

# LUGANO

Located on the splendid lakeside gulf and set between the peaks of the Bre and San Salvatore which increase the beauty of this city and help it retain all its human charm and the fame of being "Queen of the Lake". It affords some breathtaking views. These range from the harmonious crown of mountains which surround it to the open plains east and west which were created by the great post-glacial meltings that also created the rivers Po and Adda which make their tortuous way into the peaceful Lombardy plains.

Located almost at the geographical center of Europe, it became part of the Swiss Confederation by the will of Napoleon. This opened it up to Europe's southern markets and in the course of the last century transformed it from a lakeside resort into the third financial hub of the Confederation and a worldwide competitor in all commercial matters.

It is now the seat of many internationally known banks, it has many cultural activities including musical gatherings and concerts of international repute, a well-known Jazz Festival, many exhibitions of past and present painters, prestigious shows for residents and tourists, congressional meetings of all types, hospitals of fame, shopping of the highest class, an international casino and the choice of a variety of sporting and other activities which compete well with any other European city.

Lugano, apart from its natural facilities such as nearby mountains, lake and valleys offers a choice of high mountaineering (St. Moritz and the Engadine Valley are two hours drive away). If your choice is the seaside the Adriatic is just two hours drive away and the French Riviera three. Apart from all this Milan is only an hour's drive away and one can safely say that Lugano with the ten million inhabitants who surround it is well qualified as a residential area with easy access to Malpensa Milan airport, by way of the super highway and, above all, because of the security and tranquillity made possible because of the universally acknowledged first class Swiss administration.

The Mantegazza Complex is the most updated, elegant and prestigious residence you could wish to have and use in this unequalled location.



# THE BIRTH OF THE PALAZZO MANTEGAZZA

This came about because of the Mantegazza brothers Sergio and Geo's wish to signal in a strong and visual way the coming of age of Lugano, in this third millennium, as one of the major economic and civil entities in Switzerland and also a reminder of the Mantegazza family contribution to this development during the past century.

The luganese architect Giampiero Camponovo, well known for his work on private and public buildings, here and abroad, was given the task of undertaking the architectural project. He received the first prize when competing with other well known international architects.

The visual impact of the winning design gives the onlooker an immediate sense of its size, elegance, sophistication, technology, coherence, transparency and light. All of these, fused into an expression of luxury and refined modernity. Your feelings are overwhelmed by the fusing of these elements and this quite unique design to be found only in Lugano.

The vast use of glass exalts its architectural characteristics and fits it into the splendid gulf which surrounds this lively and fascinating city.

It's a modern fairy tale which takes us into the future where every wish has been not only thought but turned into reality.

Nothing has been left to chance. The luxury, the serenity and coherence of materials used in the interior of the Mantegazza Complex make it a meeting and entertainment hub where commercial and cultural activities become a perfectly integrated residential choice unrivalled in Europe. Once again, the vast use of glass allows massive natural light and contributes and enhances the magic of the atmosphere, the more salient points of the panorama and its extraordinary quality.



DESTINATION	DISTANCE	TIME
St. Moritz	122 km	2h 00 min
Nice	388 km	3h 55 min
Venice	340 km	3h 25 min
Milan	76 km	50 min
Zurich	200 km	2h 15 min
✈ Lugano-Agno	7 km	15 min
✈ Milan-Malpensa	85 km	50 min
✈ Milan-Linate	108 km	1h 15 min



# LOCATION

The exclusivity of the Mantegazza Complex is emphasized by its strategic location on the shores of the Lake Lugano at the very center of Europe which has become ever more exigent in matters of communication and travel.

Located in an exclusive and central part of the city it nevertheless has immediate access to the north-south highway which gives easy entrance to all commercial and tourist traffic to Lugano's neighbouring cities of Varese, Como and Milan, in Italy.

The local airport of Agno and that of Malpensa and Linate (in Milan) allow for immediate international connections. The railwail station is nearby and all transport facilities, postal services, schools, public and private services, lake navigation, etc. are of Swiss standard quality.



# STRUCTURE

The Mantegazza Complex has been undertaken as an architectural and technological project into the future. Selected and refined building materials carefully handled and of great luxury go into the making of eleven storeys: the first three commercial and administrative cover an area of 1600 m<sup>2</sup> of which 1000 at street level.

The last two floors host three duplex villas with roof garden measuring a total of 650 square meters each, and two 450 square meters penthouses, all with a 360° breathtaking view over the region.

# SERVICES

To satisfy the wishes and requirements of all those polled, the complex has a fitness and wellness center of 900 m<sup>2</sup> for sport and relaxation with its own vast swimming pool with view onto the lake. The residential and the commercial sections have the use of a fully equipped (telecommunications, internet, video, etc.) conference room for a variety of workshops or congressional meetings.

The vast and prestigious entrance hall to the public and commercial area has been developed around an inside small "Piazza" overlooked by a restaurant. All the hall floors are reachable by an ingenious helicoidal pass-way which offers magnificent views inside and out.

This unique and fascinating venue will be available for cultural commercial and promotional events and has all necessary ancillary services.



# AREAS

## **THE COMMERCIAL AREAS**

The commercial and entertainment areas are a focus of attractions. They have been carefully thought out in order to allow a high number of visitors and an all round attractiveness of the highest standing. All this is enhanced by the stupendous panoramic hall covering a surface of 300 m<sup>2</sup> and occupying three storeys used for exhibitions and entertainment. The sales potential is overwhelming and made more attractive by corollary services which form part of an innovative, comfortable and complete "shopping mall". Furthermore there is plenty more space for offices and shops.

## **THE RESIDENTIAL AREA**

An independent entrance hall, completely separated from commercial traffic built on two floors and made attractive with water springs, pools and falls leads to the exclusive and luxurious residential part which has a choice of apartments and penthouses of unequalled beauty and reachable by means of seven independent lifts.

Another three internal lifts, reserved for each penthouse give access to the floors and roof-garden.

Total security is guaranteed to all residents by the use of all main access doors being sound proof, armoured and alarmed, monitored by the control center at the residential entrance and by video cameras in all communal parts of the complex. All accessory functions in each apartment are workable by means of remote control.

The residential area is noticeable for the luxurious standard of all materials used (see separated list of added values).

## **PARKING**

The Complex has parking space from the second to the fifth underground floors for 200 cars, 70 of these on the second floor are for public parking on a rotation basis. The access ramp is easy and all flats are reachable by elevators, as well as the commercial area.



Wake up each morning with this great sight before your eyes.

# EXCLUSIVE CHOICE

The Palazzo Mantegazza is characterized by its modern architecture designed with huge glass surfaces and characterized by large gull wings, perfectly integrating this majestic 11-storey building with the surrounding landscape. Within its shell, incredibly beautiful from whichever side you look at it, Palazzo Mantegazza contains state-of-the-art technology for the safety, tranquility and comfort of its tenants.

Palazzo Mantegazza also contains a **commercial zone** with a large hall built on 3 floors where you can go to the restaurant bar, the newsstand, offices and shops, stroll along the helical footbridges suspended in the air or soar in elegant panoramic lifts designed to enhance the marvelous view of the hall and the splendid scenery of the gulf of Lugano.

Entering the **residential zone** is truly sensational. To the elegance of the materials selected are added features that create superb effects. An elegant footbridge between cascades and jets of water, marble and precious materials that mark the path to the checkpoint where a security guard monitors access to the building.

**Security** is a central and primary element of the project. Obviously the details of the protection and surveillance systems cannot be discussed in the context of this promotional document but we can go into more detail in our sales office.

Once you have gone past the security desk the doors to the elegant and spacious atrium of the residential zone that extends to two floors open.

On the ground floor you immediately find an **oasis of welcome** where you can meet your own guests before accompanying them to the apart-

ment or your guests can wait for you to come down before you leave together for dinner or a night on the town. To better appreciate the exquisite atrium of the residential zone of Palazzo Mantegazza just take a look from its second level. The extent and exclusivity of the space are indicated by elegant furniture, jets of water that emerge from a modern fountain and plants and flowers that connect the internal to the external gardens by means of wide crystal walls. Elegance and refinement make for a prestigious welcome for you and for your guests.

The features of each **individual apartment** can be discussed with our sales office. Large glass doors and comfortable balconies guarantee living at its best, inside and outside with an incredible view over Lake Lugano and the city.

On the second floor of Palazzo Mantegazza there is a **covered pool** and connected services to it, as well as **modern fitness and wellness equipment**.

As well as the covered pool and the prestigious wellness and fitness centres, Palazzo Mantegazza offers, among other things, an incredible technological and **multimedia room** for your work needs or where you can receive up to 50 people as well as 4 stories of covered parking space.

Among the most innovative equipment please note in particular dividing walls with total acoustic absorption, the air conditioning of rooms using an innovative technology with special invisible panels enabling the cooling of the spaces without any movement of air; a "BUS" system to control from any distance the main control functions of your apartment, a brilliant and highly practical micro slat system inserted between the glass doors and a guarantee that you can use your mobile phones in any part of the Palazzo.

Being sure the sight of all this will stimulate your interest in the great environmental and living qualities of this amazing project, we will let you decide whether to continue to dream of your ideal home or to live out your dreams by deciding to sample the splendid reality of Palazzo Mantegazza. The best example of the art of living.

