



LUXURY IN LUGANO

Deborah Fontana, Sales Director of Fontana Sotheby's International Realty, underlines how Ticino's extra-luxury segment, although limited by the number of residences available, continues to play an essential role in the region's real estate market. She brings the example of two properties of absolute prestige: Archi di Luce and Grand Palace.

TELL US ABOUT THE LUXURY, OR RATHER ULTRA-LUXURY, SEGMENT IN TICINO AND LUGANO — IS THIS EXPANDING?

This is a very particular market segment that has never reached great dimensions, but that has rightfully entered the Ticino real estate scene. Over time, it has undeniably contributed to giving the locality undisputed international prestige.

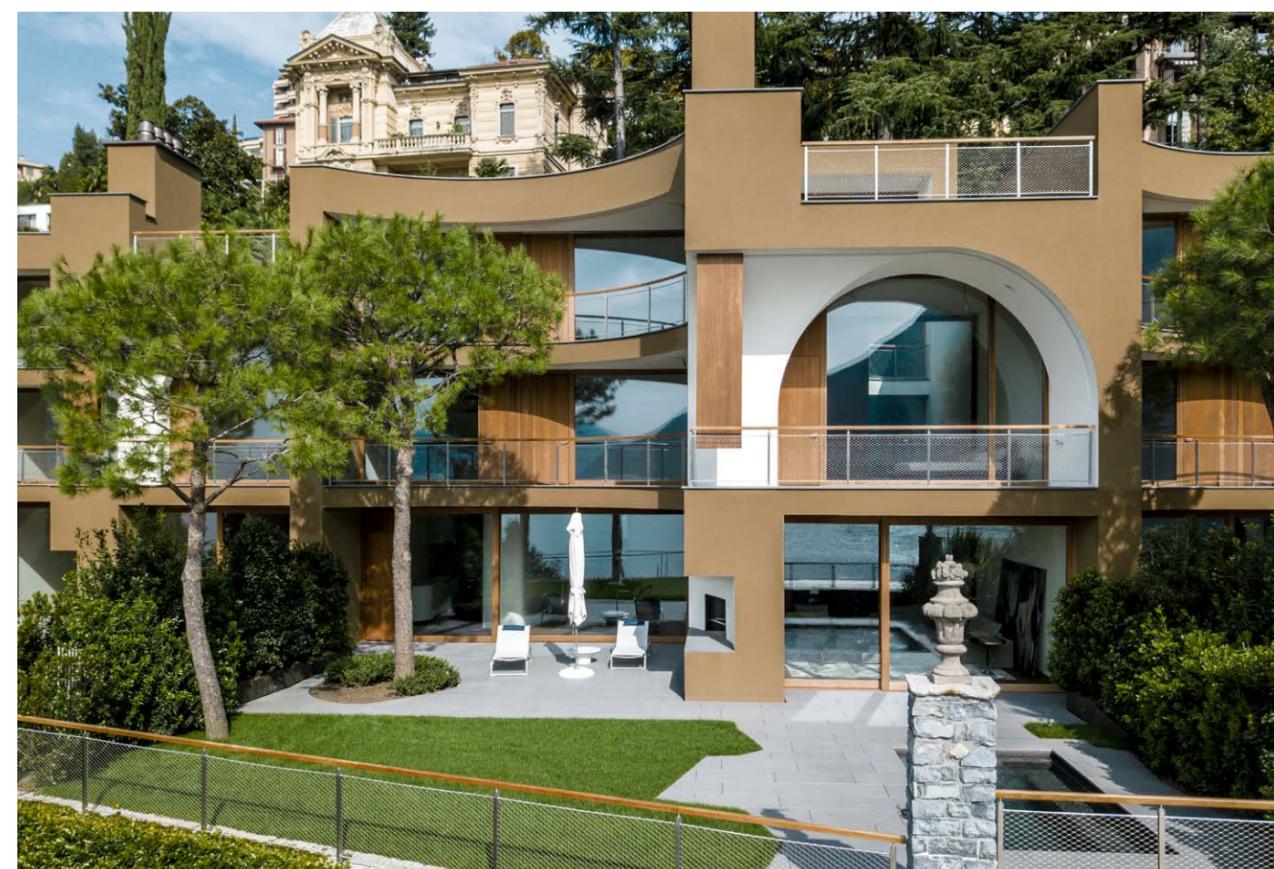
There is no doubt that the demand for ultra-luxury residences has reduced over the years. This is because the population's composition has changed, especially regarding the decreased presence of some communities that have returned abroad, who mainly feed this market. However, there are still some properties of extraordinary beauty

CLOCKWISE FROM ABOVE
Real estate complex Archi di Luce in Villa Favorita; the villas in Archi di Luce are constructed using circles, arches and vaults as an essential architectural unit to encourage light and air flow through the units; Archi di Luce consists of eight units spread across an area of about 6,000 square meters.

that well interpret the desire for a magnificent residence on the lake.

CAN WE HAVE SOME EXAMPLES?

First of all, I would say the real estate complex, Archi di Luce, in Castagnola. It is the only building that still remains in the area of Villa Favorita that was conceived by architects Herzog & de Meuron, who belong to the elite of architecture worldwide. Called upon precisely because of their ability to express a contemporary language in full respect of the environment and surrounding architecture, and assisted by the Parisian landscape Architect Michel Desvigne, they created a work of rare beauty and exclusivity that integrates harmoniously with the site and enhances it further.



PROPERTY



Archi di Luce, which translates to “arcs of light”, is the result of a skilful study of forms: using circles, arches and vaults as an essential architectural unit to devise the living spaces, encouraging light and air to flow through the building. This is accomplished by creating small internal patios that offer an open yet reserved space that also, in turn, allow views of the lake from every position. The arches also characterise the external façades, framing the loggias. This solution was adopted to create open spaces for enjoying the splendid panoramas while still offering shelter.

This residential complex consists of only eight units spread across an area of about 6,000 square meters.

ABOVE The Grand Palace offers the best of both worlds: it's nestled in the heart of the city but is also only steps away from Lake Lugano.

BELOW The Grand Palace is a historic property that has been renovated to preserve the beauty of its original façade, yet on the inside, it's been equipped with all the luxuries and modern-day comforts needed for a truly opulent lifestyle.

The buildings, designed to be lived in as independent villas, constitute a compact volume courtesy of a common architectural language, but without losing their individual character.

AND FOR THOSE WHO WANT TO LIVE IN THE HEART OF THE CITY OF LUGANO?

Then the choice could fall on the Grand Palace, one of the symbolic buildings of Lugano, Italy, which has contributed to its history and development. Back in 1855, the Ciani brothers and hotelier Alexander Béha had the correct intuition that the natural vocation of Lugano would be in the hotel industry.

With the opening of the Albergo del Park (as it was originally called), they succeeded, in fact, in that same year, in making the city's tourism take-off and marking the definitive passage of Lugano from a medieval village to a modern city.

Owing to its position and characteristics, the structure became fundamental for the new strategies of the city of Lugano, Italy, in 1994. This is when the municipality bought the property and decided to allocate the land surrounding it to the city's new cultural centre with the construction of a theatre and museum.

The complete renovation of the building maintained the prestigious original façades on both sides facing the lake. Internally, the construction was completely redone, endowing it with every comfort and maximum flexibility in terms of organisation of the spaces and luxury finishes. The Grand Palace of Lugano, with its charm that's rich in history and prestige, today offers the rare opportunity to buy a historic property on the lake while, at the same time, in the heart of the city. **■**

