



BUTTERFLY
PARADISO

LIVING IN THE HEART OF PARADISO

OFFICE AND COMMERCIAL SPACES,
MAIN RESIDENCES, SECONDARY RESIDENCES
(VACATION APARTMENTS)

Via Giuseppe Cattori 15
6900 Paradiso, TI - Switzerland

A PROJECT OF LIKA HOLDING AG

6900

PARADISO

VIA

GIUSEPPE

CATTORI 15

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DISCLAIMER

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VISUALISATION
MODERN OFFICE

PROJECT DESCRIPTION

BUTTERFLY

Welcome to Paradiso! An idyllic residential community directly on Lake Lugano in Ticino, known for its picturesque landscape and Mediterranean climate.

Here we are realising a modern office and residential building that combines the best of urban working and living. The property offers a wide variety of office spaces and modern residential units in condominium ownership, spread over eight upper floors.



VISUALISATION
LIVING ROOM

FIRST RESIDENCE

The four underground levels contain sufficient parking spaces (underground car park), cellar and storage rooms, as well as various storerooms and a technical room for the heating and electrical systems.

On the ground floor, we are realising commercial space with pedestrian access from Via Geretta and Viale Giuseppe Cattori. The main entrance is also on Via Geretta. The roof is divided and designed as terraces for exclusive use. Two lifts connect all floors.

SECONDARY RESIDENCES | HOLIDAY APARTMENTS

limited contingent

The flats are designed with great attention to detail and offer outstanding living comfort.

High-quality materials and modern technology are used in all residential units to offer you a luxurious and pleasant living experience. Here you can leave the stress of everyday life behind you and enjoy a harmonious atmosphere.

OFFICE AND COMMERCIAL SPACES

COMMERCIAL SPACE GROUND FLOOR

Discover the perfect business space for your company on the ground floor of the BUTTERFLY!

With first-class visibility for your brand and bright, inviting spaces, we offer you the ideal environment to establish your business.

With a high footfall, our location is a hotspot for potential customers looking for unique products and services. Whether you want to run a flower shop, a clothing boutique or a travel agency, here you will find the ideal platform to present your business.

OFFICE SPACE UPPER FLOORS

Our modern office spaces offer bright rooms that are perfectly tailored to your work requirements.

Whether you work alone, manage a small team or run an expanding company - we have the right office space for you.

With a variety of size options, you can customise your working environment to suit your needs. Our central location makes commuting a breeze and allows you to focus on what's important: Moving your business forward successfully.

THE LOCATION

The location of our new-build project BUTTERFLY is unique. It is located in the tax-efficient municipality of Paradiso, surrounded by breathtaking Ticino nature, a picturesque panoramic view and Lake Lugano.

The move-in date in summer 2027 offers you the perfect opportunity to plan your new home or office space and prepare for an exciting future in one of the most beautiful regions on the lake.



PARADISO

past and today

Paradiso is a Swiss municipality with a population of almost 5,000 in the canton of Ticino, in the district of Lugano, which lies at the foot of Monte San Salvatore and in the immediate vicinity of the idyllic Lake Lugano.

Until the 1960s, the population lived mainly from agriculture and fishing; silkworm rearing was also widespread. The inauguration of the Gotthard railway in 1882 opened up new prospects, especially for tourism.

For this reason, the funicular railway to Monte San Salvatore was inaugurated in 1890. The classic funicular railway to San Salvatore is still one of the most important tourist attractions in the region today.

The municipality offers numerous and diversified activities. The good public infrastructure makes Paradiso a privileged place in terms of quality of life. Added to this is the opening to the lake, which also offers an important scenic value for the town.

PARADISO

transport connection

Paradiso has excellent transport connections. With its first-class location, you can reach the vibrant metropolises of Zurich, Milan and Munich in no time at all - ideal for business trips or spontaneous excursions.

But the daily commute is also taken care of: bus and train connections are in the immediate vicinity, so you can travel comfortably and stress-free.

Lugano-Agno Airport is only 15 minutes away from your home or office, giving you flexibility for national and international travel.



Zurich - Paradiso	210 km	3 hours
Milan - Paradiso	77 km	1 hour 15 minutes
Munich - Paradiso	420 km	5 hours



TRAIN CONNECTION

You can reach Lugano by train from various destinations in a relaxed and stress-free manner. In Lugano, take the train to Paradiso, from where it's just a 6-minute walk to your BUTTERFLY home.



BUS STOPS

Lugano/Paradiso has an excellent bus network.



LUGANO-AGNO AIRPORT

Lugano-Agno Airport is one of the six commercial airports in Switzerland. It is a 15-minute drive from Paradiso.



PARADISO

location information

The location of the residential and office complex allows you to experience the beating heart of Paradiso.

Discover charming cafés, first-class restaurants, exclusive boutiques and a vibrant culture that will enrich your lifestyle.

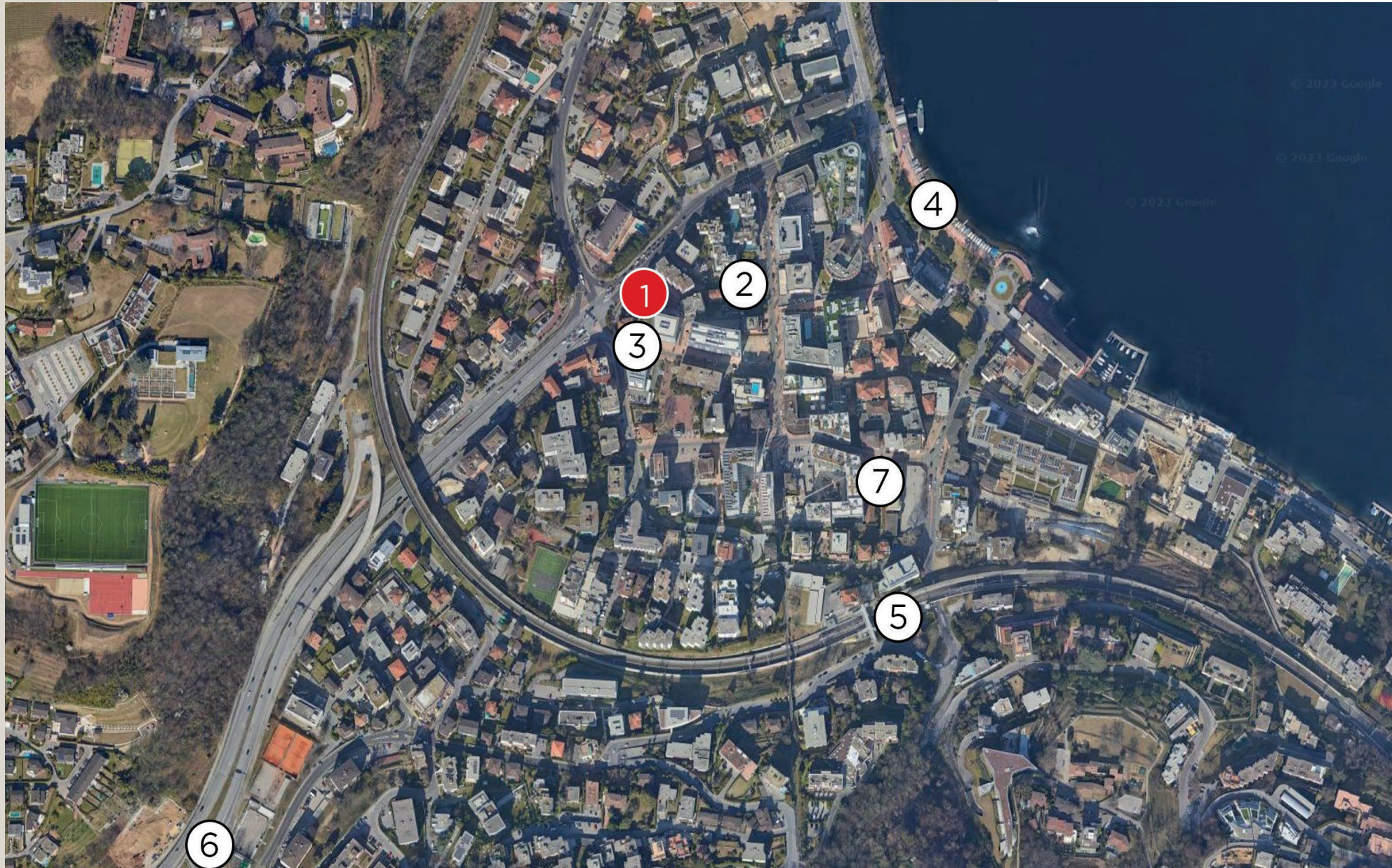
The nearby city centre offers a wealth of leisure activities, art galleries and museums that will delight your senses.

①	BUTTERFLY	Your home Office
②	Bus stop	1 minute
③	Migros supermarket	1 minute
④	Lakeside promenade	5 minutes
⑤	Train station	12 minutes
⑥	Highway access	1.2 km
⑦	Elementary school	7 minutes

In walking minutes

PARADISO

location information



BEING ACTIVE IN PARADISO

Leisure time and sport

Welcome to Paradiso, the city that offers you countless opportunities to spend your leisure time in an active and varied way.

Whether you like sports or just want to enjoy nature, you'll find everything your heart desires here. Our fitness centres, swimming pools, tennis courts and golf courses offer you the perfect opportunity to get active and stay fit.

If you prefer to spend time outdoors, you can go hiking or cycling in the nearby mountains and enjoy the breathtaking scenery.



SUSTAINABILITY BUTTERFLY

for today and tomorrow

Paradiso BUTTERFLY generates heat efficiently thanks to a heat pump that uses ground source and covers the annual demand of the building.

BUTTERFLY has a rear-ventilated facade with travertine panels alternating with photovoltaic panels. For the benefit of a sustainable future, photovoltaic panels will also be installed on the flat roof.



PROPERTY INFORMATION

Building specification and buyer budget

The detailed building description for the BUTTERFLY property can be found in the separate document « Technical sales documentation ».

The budget details for your interior fit-out can be found in the separate document «Buyer budget Paradiso Butterfly».



PROPERTY VISUALISATIONS





VISUALISATION
BUTTERFLY



VISUALISATION
ROOF TERRACE

OFFICE AND COMMERCIAL SPACES for innovative ideas

Secure your preferred office or commercial space and realise your successful business idea in the vibrant centre of Paradiso.

With its prime location, BUTTERFLY Paradiso offers a unique opportunity to establish your business.

What are you waiting for?

Seize the opportunity to start or expand your business in Paradiso. Together we can create the perfect space for your successful business idea!



WHY...

...should you **decide** in favour of our **office and commercial space**?

Here are some of the many reasons:

HIGH PEDESTRIAN FREQUENCY

High visitor frequency in the neighbourhood - also due to the nearby valley station of the funicular railway to Monte San Salvatore.

VERSATILE NEIGHBOURHOOD

A large number of different potential customers and partners move around the centre of Paradiso - tourists and locals.

TOP LOCATION

Our spaces are located in the centre of Paradiso. They enjoy optimum visibility and easily reach potential customers, tourists and locals.

FLEXIBILITY

Whether you want to open a retail shop, a café, an office or a gallery - our **commercial space** offers you the freedom to realise your business idea without restrictions.

INFRASTRUCTURE

Our **office and commercial space** is well connected to the public transport network. With various bus stops and a nearby railway station, it is equally easy for customers and employees to reach BUTTERFLY.



VISUALISATION
OFFICE





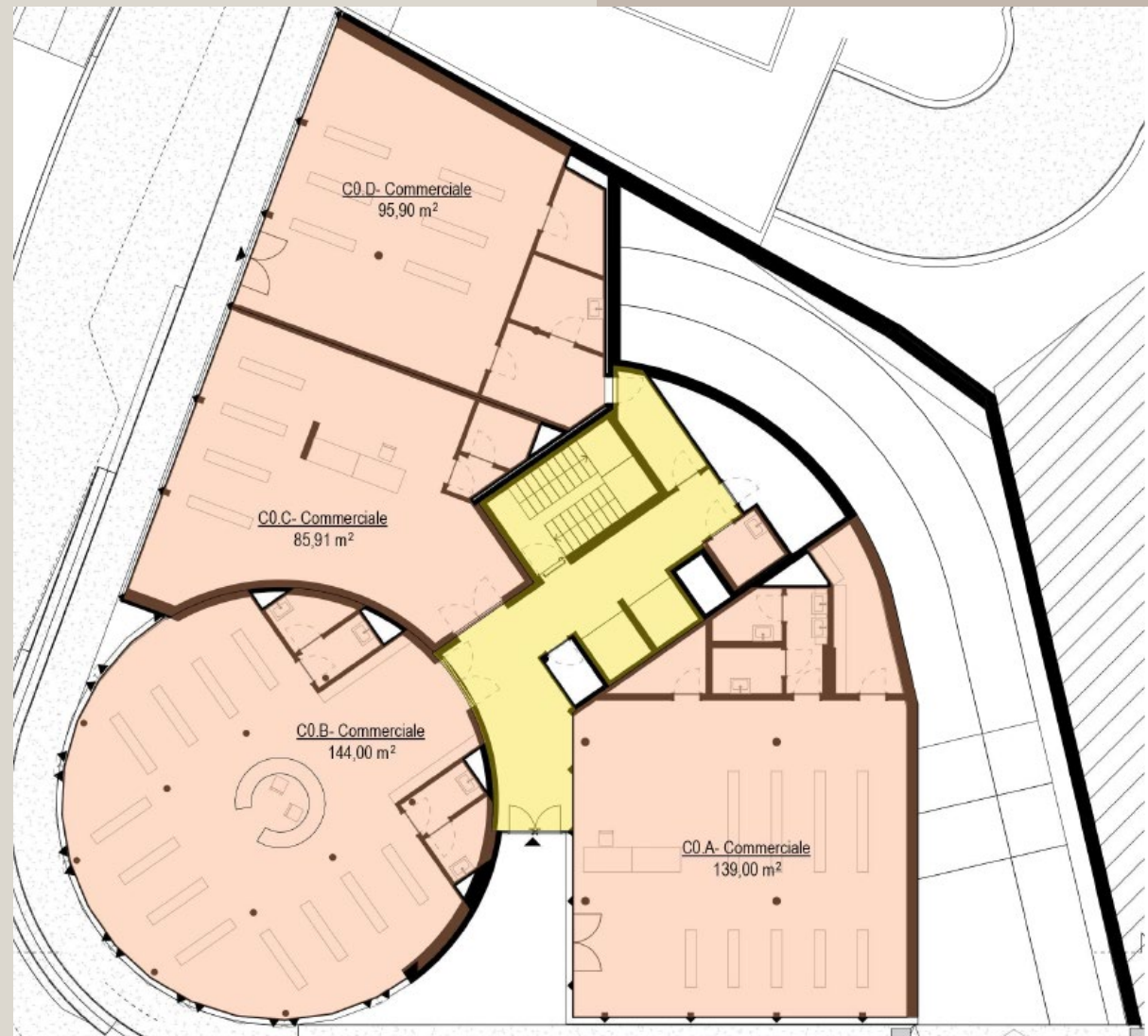
OUR OFFER

COMMERCIAL AND OFFICE SPACES

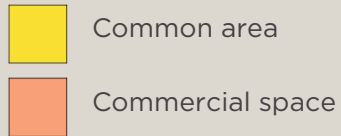
Below you will find all office and commercial space for sale, which is expected to be ready for occupation in summer 2027.

Our commercial premises offer flexible partitioning options. You will find various options on the following pages.

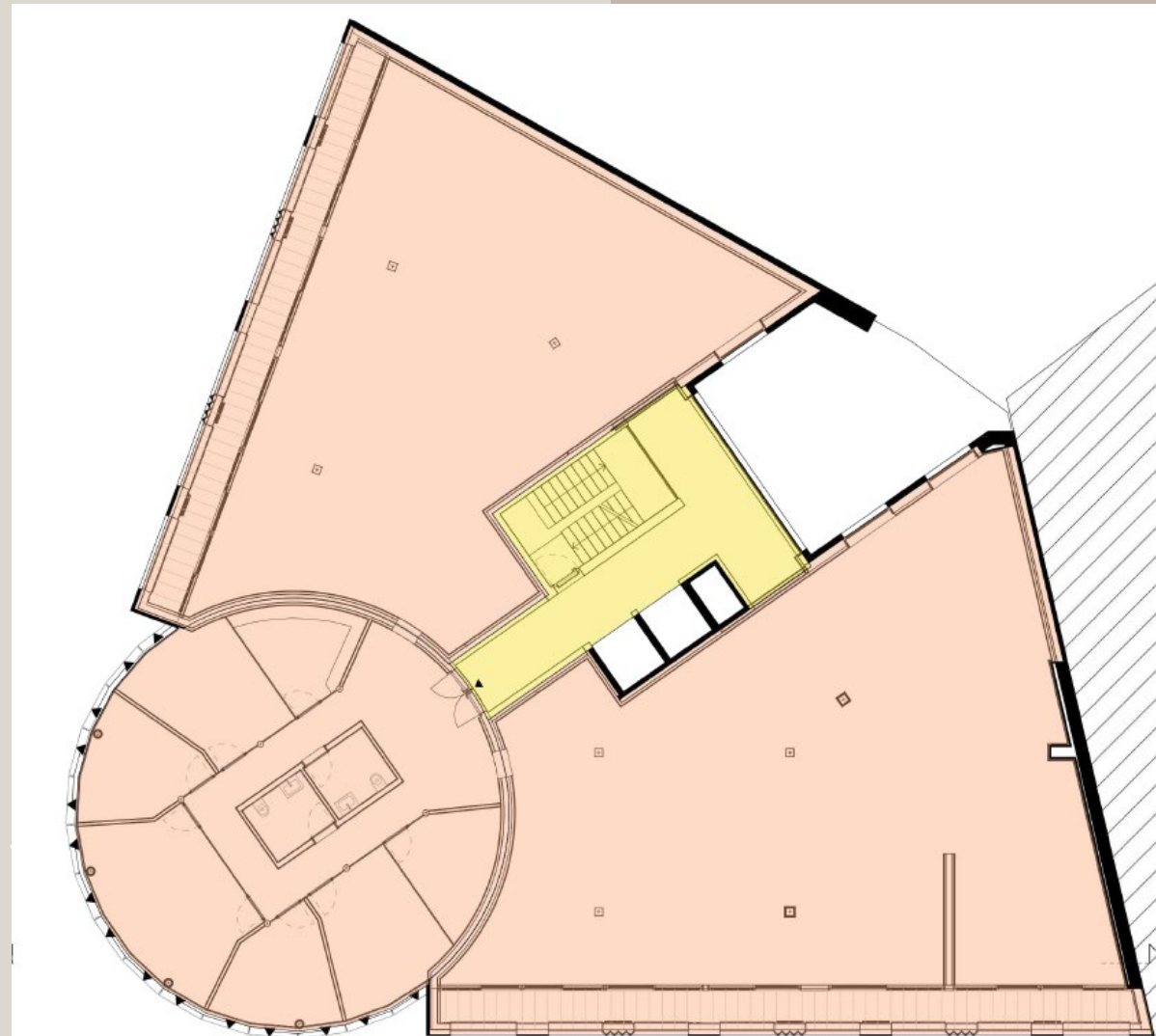
GROUND FLOOR -
ARRANGEMENT OF THE
BUSINESS PREMISES



FLOOR PLANS COMMERCIAL SPACES

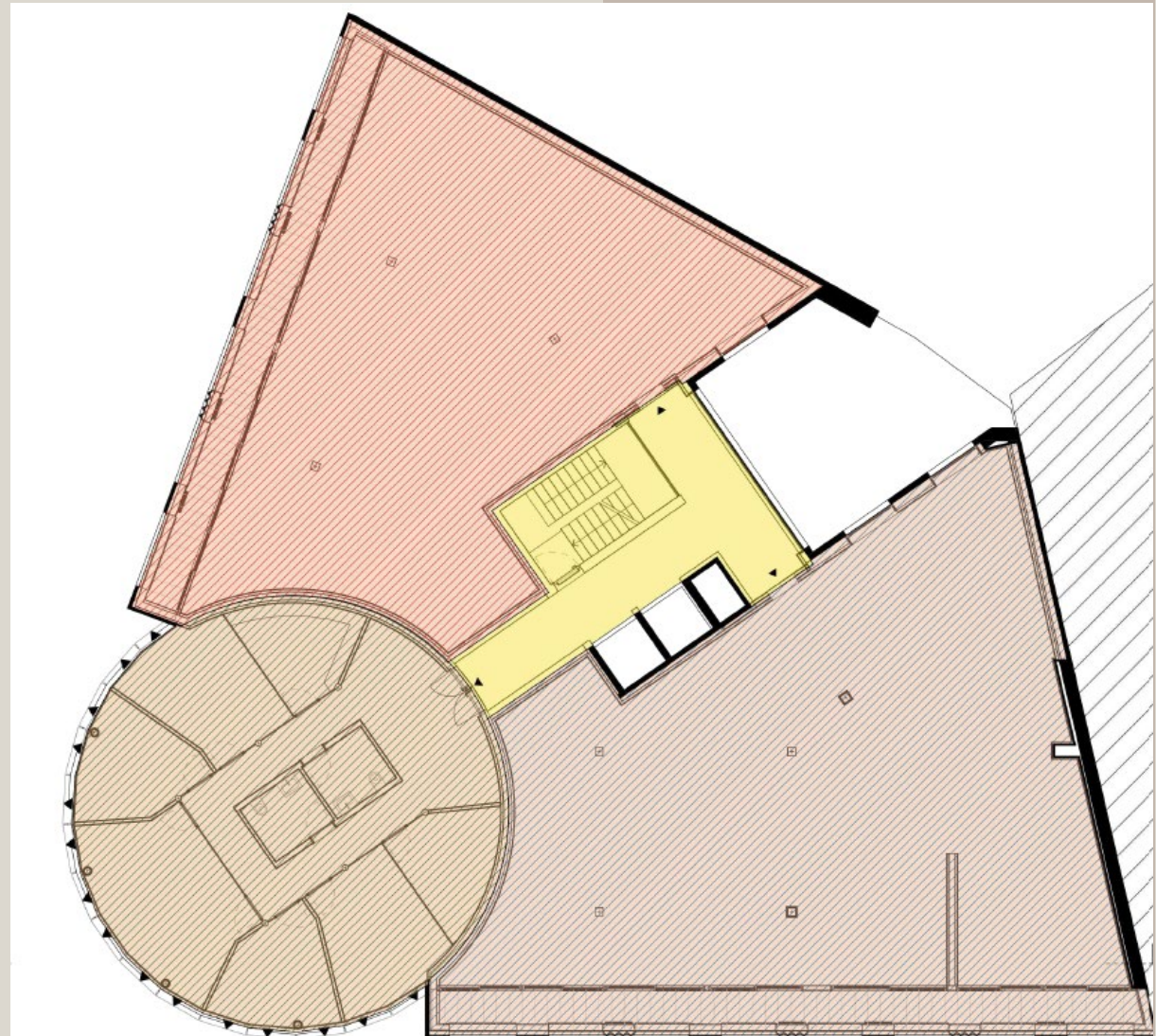


OPTION A:
OFFICE ON THE ENTIRE FLOOR



FLOOR PLANS COMMERCIAL AREAS

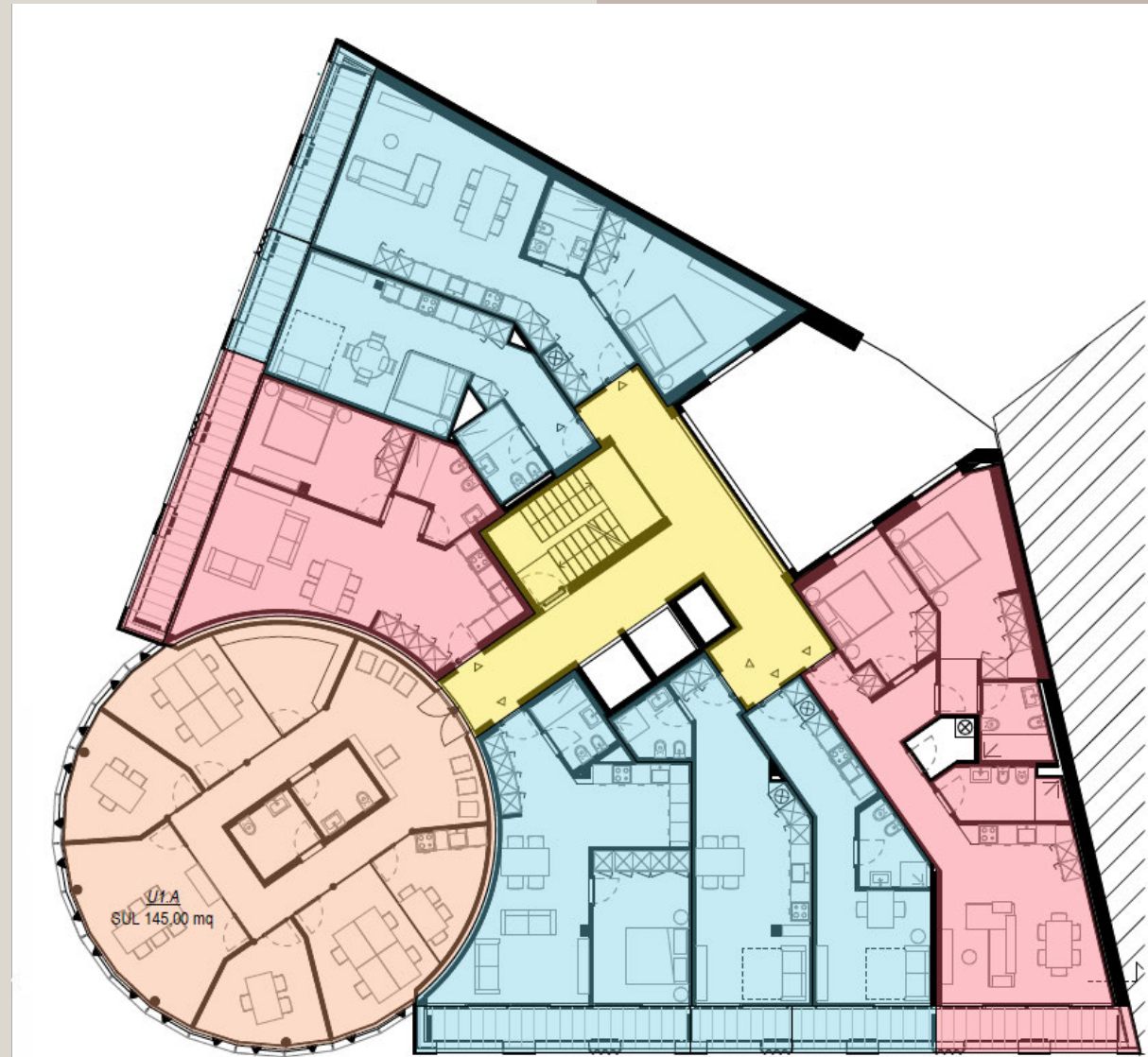
OPTION B:
OFFICES IN THREE
ROOMS



FLOOR PLANS COMMERCIAL AREAS



OPTION C:
OFFICE IN A CENTRAL
LOCATION



WELCOME TO THE HOME

VISUALISATION
LIVING AND DINING ROOM



VISUALISATION
BEDROOM



OF YOUR DREAMS

VISUALISATION
LIVING AND DINING ROOM



VISUALISATION
BATHROOM



OUR OFFER

APARTMENTS

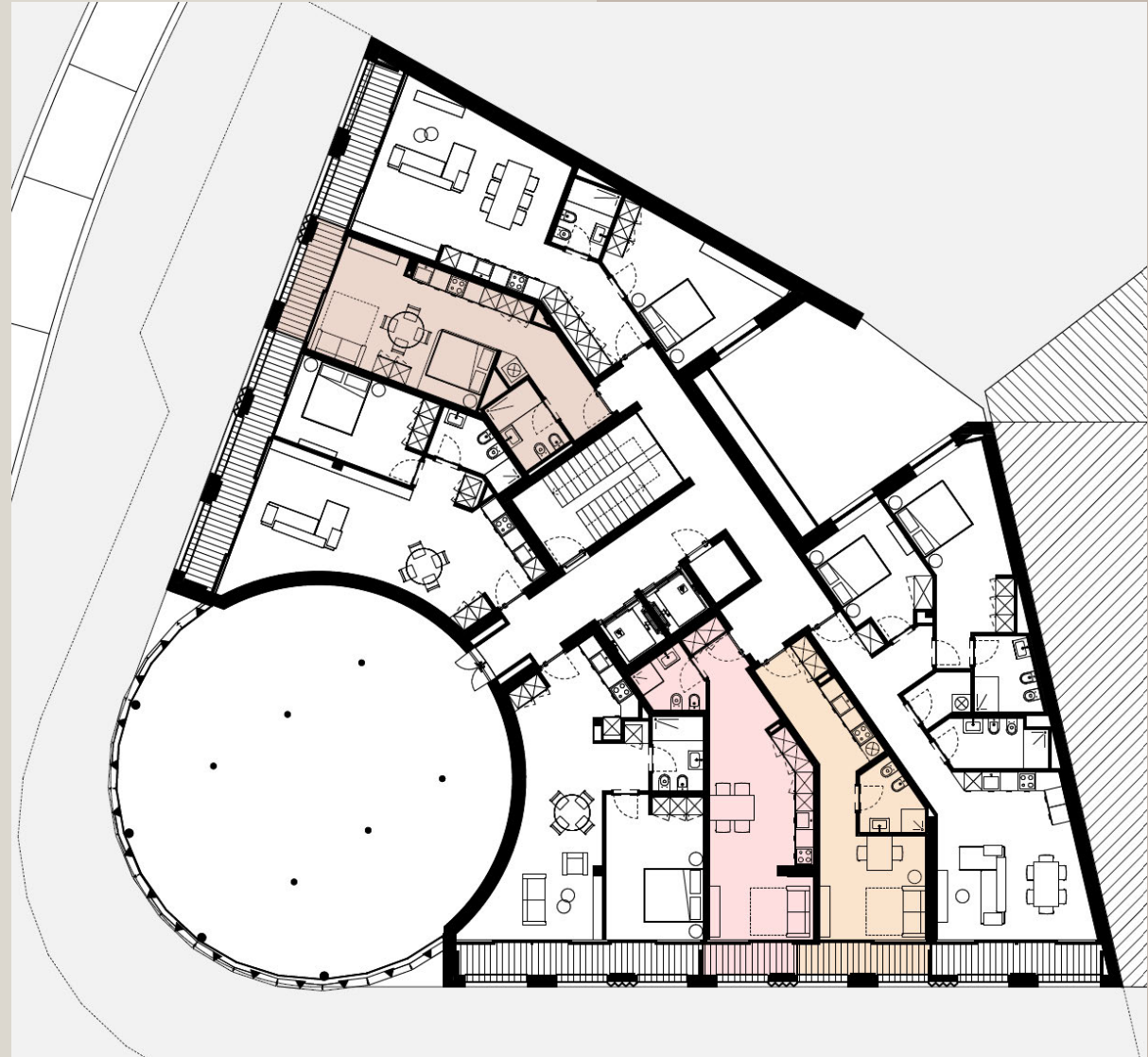
Below you will find the floor plan types of the 1.5 - 3.5 room apartments, which are identical from the 1st to the 7th floor and are expected to be ready for occupancy in summer 2027. The 8th floor is reserved for the three exclusive 4.5 room penthouses with roof terrace.

The apartments can be purchased as main residences or second residences/vacation apartments (limited contingent).

The building has light-flooded and spacious apartments. Whether singles, couples or families, everyone will find a suitable home at BUTTERFLY.

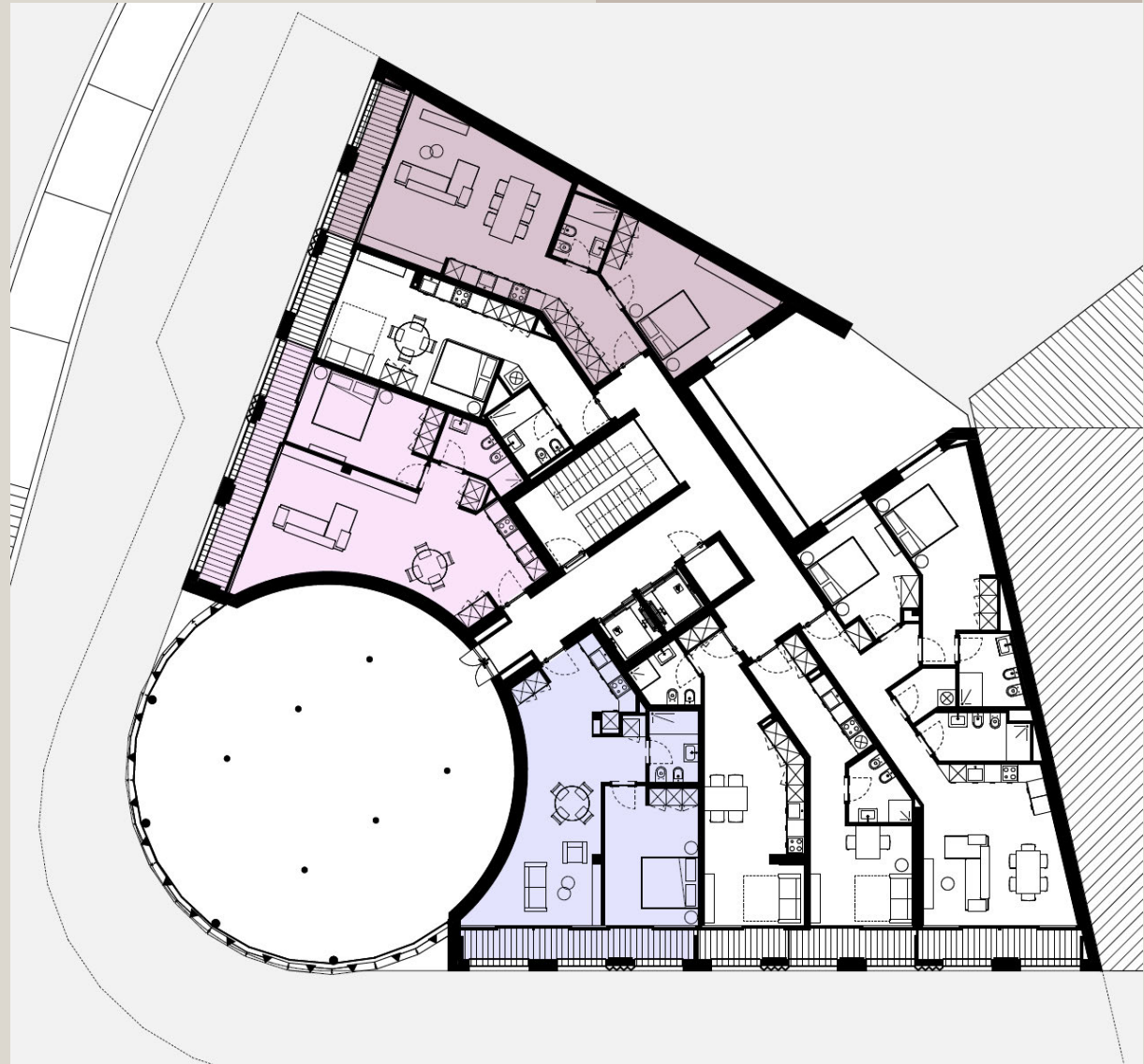
All floor plans can be found on the project website butterfly-paradiso.ch.

1.5 room apartments



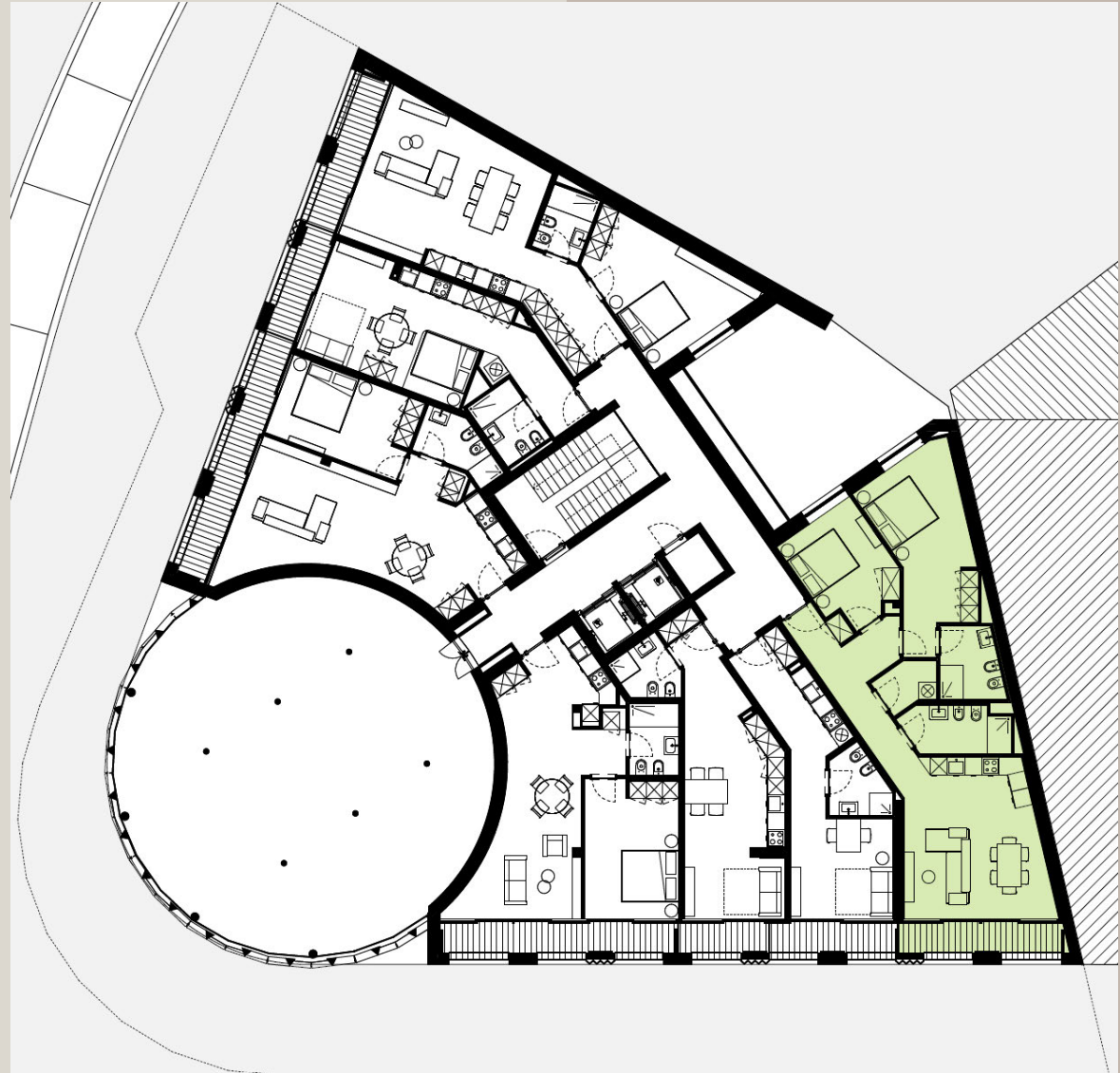
FLOOR PLANS APARTMENTS

2.5 room apartments



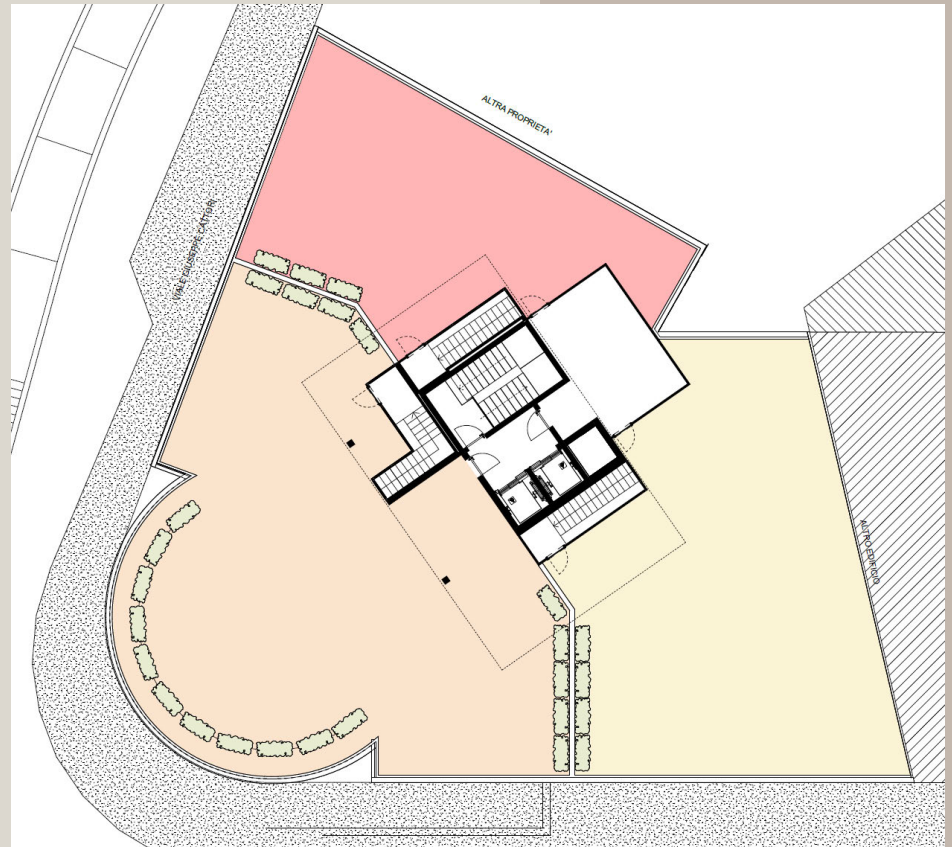
FLOOR PLANS APARTMENTS

3.5 room apartments



FLOOR PLANS APARTMENTS

4.5 room penthouse with roof terrace



SALES CONTACT

Have we aroused your interest?

Contact us for a no-obligation consultation. We look forward to accompanying you on your way to the perfect apartment or ideal office space!

You can rely on our experience, expertise and personalised service.

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MANY YEARS
OF EXPERIENCE

REAL ESTATE
EXPERTS

TRANSPARENT

UNCOMPLICATED
HANDLING

A PROJECT OF



For more than a decade, LIKA Holding AG has successfully contributed to shaping the Swiss real estate landscape. The real estate group designs and builds high-quality construction projects in all of Switzerland. First-class buildings made by LIKA have significantly shaped small and large villages, towns and cities alike. When planning, the focus is always on local needs and demands. In doing so, buildings are created that are a perfect fit for the overall appearance of the place and meet high quality requirements. The bold spirit and innovative thinking enable LIKA Holding AG at any time to tackle challenging projects and implement them successfully.



BUTTERFLY
PARADISO