

“AI PRATI” RESIDENCE

An elegant residential building that rises in a perfect balance between convenience and tranquility. Surrounded by greenery and set in a peaceful environment, it is a place where nature frames everyday life, offering a true sense of well-being.



OUR VISION



Our vision is to lead architectural construction toward a future where design is harmonized with nature and society, creating spaces that are not only aesthetically pleasing but also functionally superior and environmentally responsible. We aim to be at the forefront of architectural innovation, setting new standards of excellence and sustainability

OUR MISSION



Our mission is to serve our clients with integrity and excellence, providing comprehensive architectural solutions that meet their unique needs and aspirations. We are committed to creating buildings and spaces that are thoughtfully designed and precisely planned, contributing to a better environment for present and future generations

LOCATION AND SERVICES

The residence is located in the municipality of Porlezza, in a well-served and easily accessible area. The center of Lugano can be reached in just 20 minutes by car, while the Lugano-Nord highway junction is accessible within 25 minutes

Although close to all main services and connections, the residence is set in a rare peaceful environment, characterized by the silence and harmony of the surrounding landscape



TRANSPORT SERVICES

3-minute walk



PHARMACY

12 minute walk



SUPERMARKET

a minute's walk or a
ten-minute walk



BARS AND RESTAURANTS

2 minute walk



TIMELESS ELEGANCE

Our spaces are designed to embody harmony, refinement, and balance. Each area combines natural textures, clean lines, and modern details to create an atmosphere of comfort and style. With an emphasis on timeless elegance, our design philosophy focuses on crafting welcoming and inspiring environments. We carefully integrate high-quality elements, ensuring that every space conveys a sense of warmth and tranquility

- *Modern, aesthetic, and functional spaces*
- *Natural materials with a refined touch*
- *Design that enhances everyday life*
- *Warm atmosphere with sophisticated colors*

Focused on creating timeless, functional, and aesthetic spaces tailored to each client's lifestyle. With a keen eye for detail and a steadfast commitment to excellence, we blend contemporary trends with classic elements to craft environments that inspire and elevate. Our team of skilled designers works closely with clients to understand their unique vision, ensuring that every project reflects their personality and needs



THE PROJECT

The building is developed as a single architectural project consisting of 6 apartments, equipped with garages and outdoor parking spaces.

The privileged location of this residence allows the rooms to be illuminated and makes the most of natural light, highlighting the spaces and making them more welcoming.

The location of this residence allows the rooms to be bathed in natural light, maximizing its use, highlighting the spaces, and making them more inviting.

Additionally, a charming balcony offers the opportunity to fully enjoy the view, providing a perfect space for moments of relaxation.

PEACE & BALANCE

With Residenza ai Prati, we aim to offer you a new lifestyle – a unique opportunity to live in a modern setting surrounded by greenery, with pedestrian-friendly areas and excellent connections, enhancing the quality of urban living

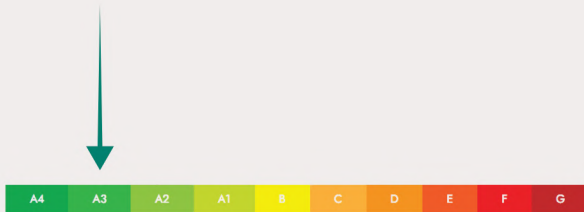


THE PROJECT

The building has been designed to ensure minimal environmental impact while offering long-term comfort and functionality.

It stands out for its precise craftsmanship
and refined finishes,

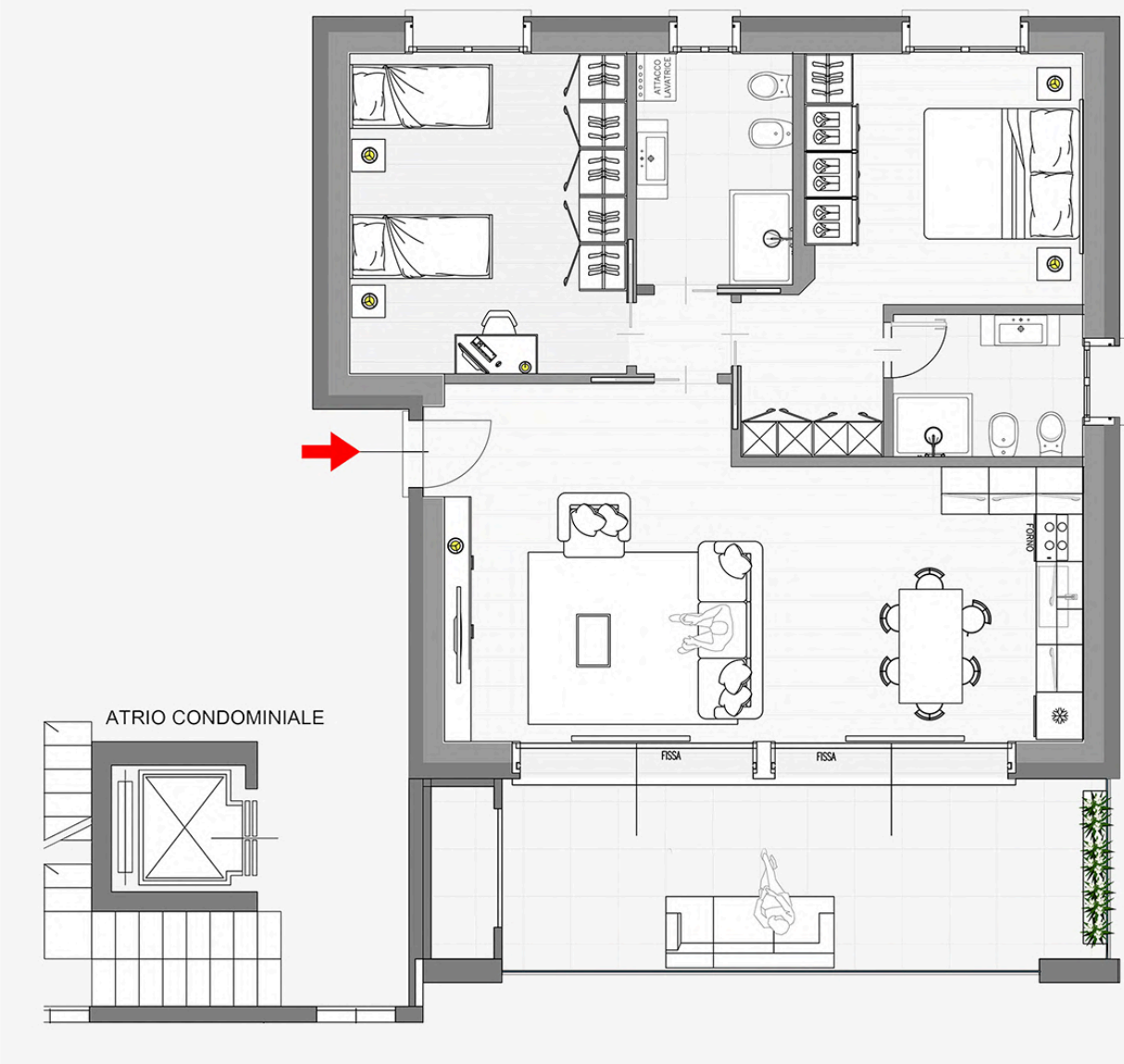
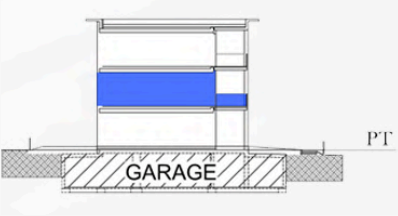
achieving an A3 energy efficiency rating.



INTERIOR PLANNING

First Floor – F4

➤ Lift Yes	➤ terrace Yes
➤ N° of bedroom 2	Garden No
➤ N° of bathroom 2	Porch Yes



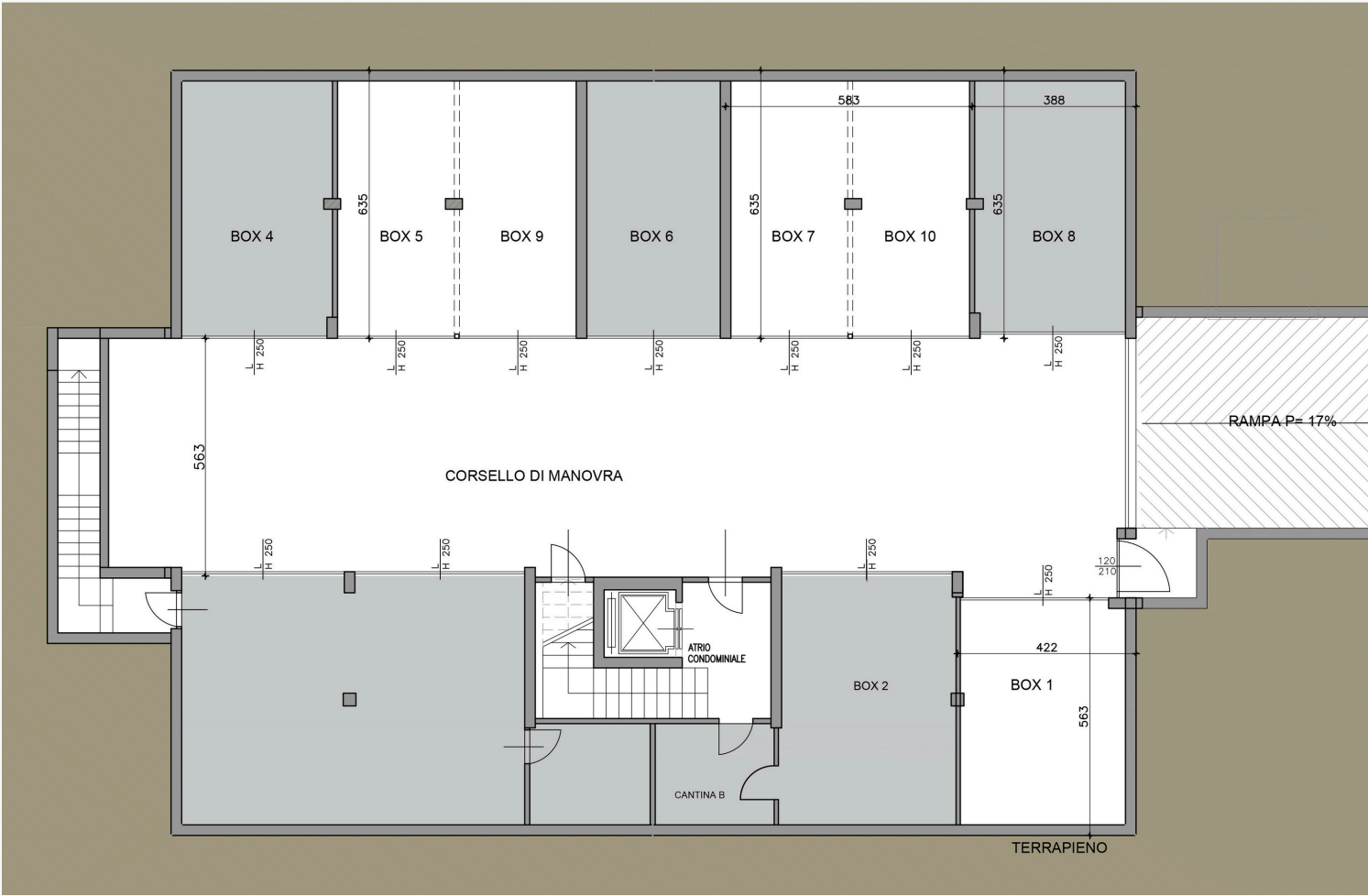
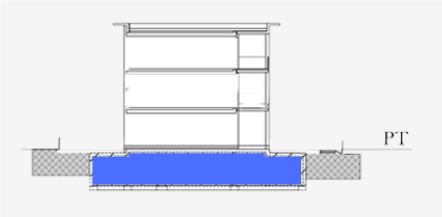
INTERIOR PLANNING

Basement floor



Box

1	mq	23,79
5	mq	18,32
9	mq	18,73
7	mq	18,73
10	mq	18,32



Possible interior housing solution



LIVINGROOM

Possible interior housing solution



LIVINGROOM

HARMONY IN DESIGN

Every detail is carefully selected to balance comfort, style, and functionality. Textures play a key role in this harmonious combination, with soft fabrics contrasted against smooth surfaces—inviting both touch and admiration

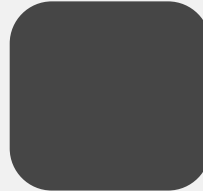
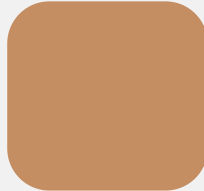
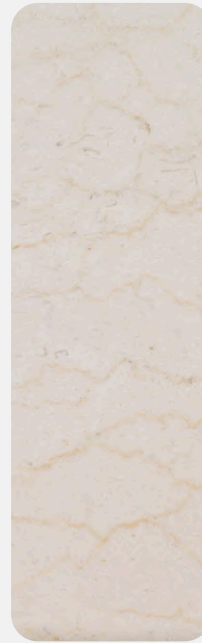
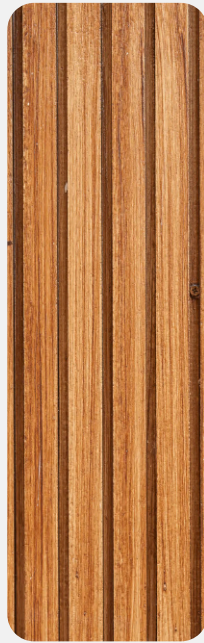
TIMELESS ELEGANCE

Neutral tones and bold contrasts create interiors that are both warm and sophisticated. Soft beiges and creamy whites form a calming backdrop, while accents of anthracite gray and deep mahogany add depth and character



BEDROOM AND SERVICES

We carefully select the perfect color palette for each client, ensuring harmony with their lifestyle, personality, and space. Every detail is customized to create a unique atmosphere that reflects their individuality





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