

# “LA QUERCIA” RESIDENCE

This residence was created from the desire to offer you much more than a simple home: a true lifestyle, where comfort, privacy, and exclusive services come together in perfect harmony.

Set in a serene environment rich in greenery, this location provides constant contact with nature, accompanying everyday life and offering a profound sense of harmony and well-being.



## OUR VISION



Our vision is to guide architectural construction toward a future where design harmonizes with nature and society, creating spaces that are not only aesthetically pleasing but also functionally superior and environmentally responsible. We strive 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, offering 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. In just 20 minutes by car, you can reach the center of Lugano, while in 25 minutes you can access the Lugano-North highway junction.

Although it is close to all main services and transport links, the residence is set in an environment of rare tranquility, characterized by the silence and harmony of the surrounding landscape.



### TRANSPORT SERVICES

5 minute walk



### PHARMACY

5 minute by car



### SUPERMARKET

5 minute by car



### BARS AND RESTAURANTS

3 minute by car



## 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 spaces that are both welcoming and inspiring. We thoughtfully integrate high-quality elements, ensuring that every environment conveys a sense of warmth and tranquility.

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- *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 aesthetically pleasing spaces tailored to each client's lifestyle. With a keen eye for detail and a constant 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 architectural project is composed of three residential units, each hosting seven housing solutions, all designed according to the highest standards of energy efficiency.

The privileged location of the development makes it possible to maximize natural light, enhancing the interior spaces and making them brighter, more welcoming, and more comfortable.

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Spaces dedicated to relaxation and social interaction are provided through private gardens or balconies, designed to offer moments of well-being in an exclusive setting.

The building represents a unique opportunity to live in a modern environment, surrounded by greenery and equipped with pedestrian areas and efficient connections, making a tangible contribution to improving the quality of urban life.

## PEACE & BALANCE

With Residenza “La Quercia”, we wish to offer you a new lifestyle – a unique opportunity to live in a modern setting surrounded by greenery, featuring pedestrian areas and excellent connections, thus enhancing the overall quality of urban life.



## THE PROJECT

The design is born from clean geometries, rich tones, and carefully crafted spaces. Every detail is designed to enhance tranquility and sophistication.

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

It stands out for its precise craftsmanship and refined finishes, achieving an A2 energy efficiency rating.





# INTERIOR PLANNING

Ground floor C3

- > N° of bedroom  
2

> N° of bathroom  
2
- > Garden  
yes

> Porch  
yes



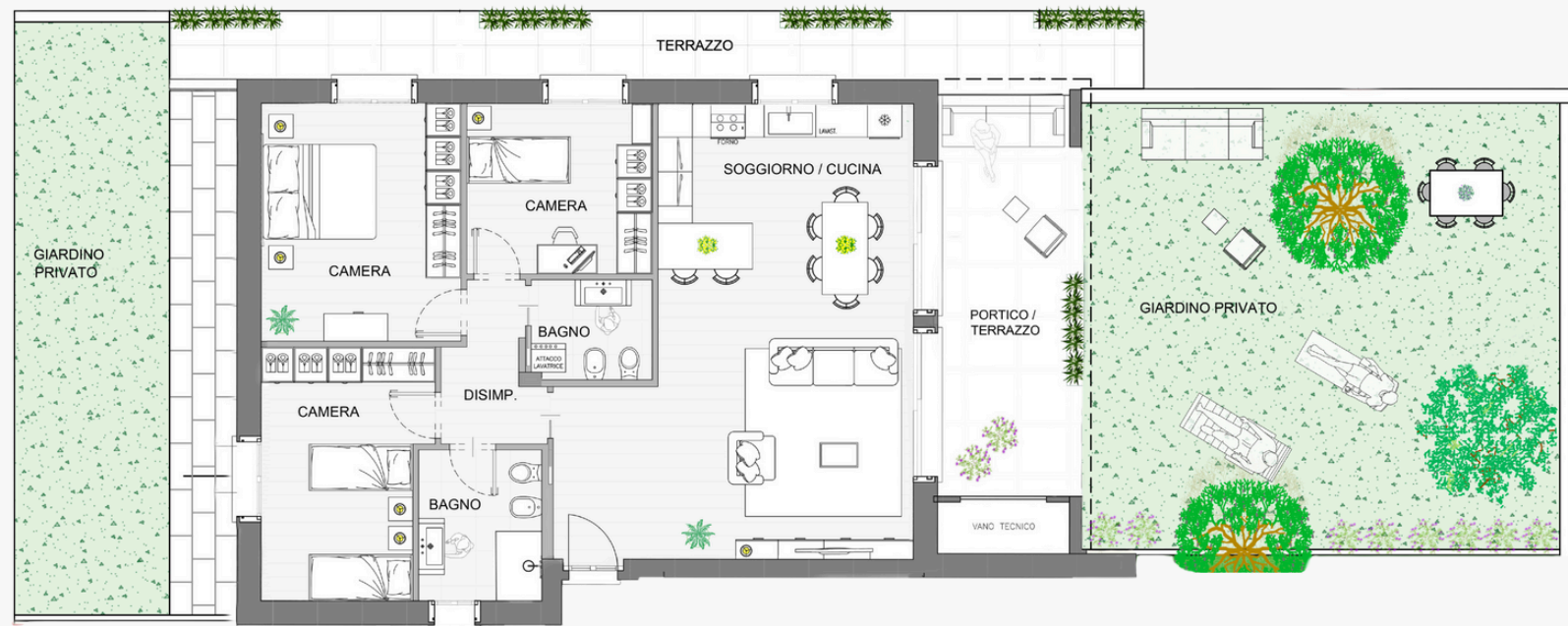
# INTERIOR PLANNING

Ground floor C3

- N° of bedroom  
2

➤ N° of bathroom  
2
- Garden  
yes

➤ Porch  
yes





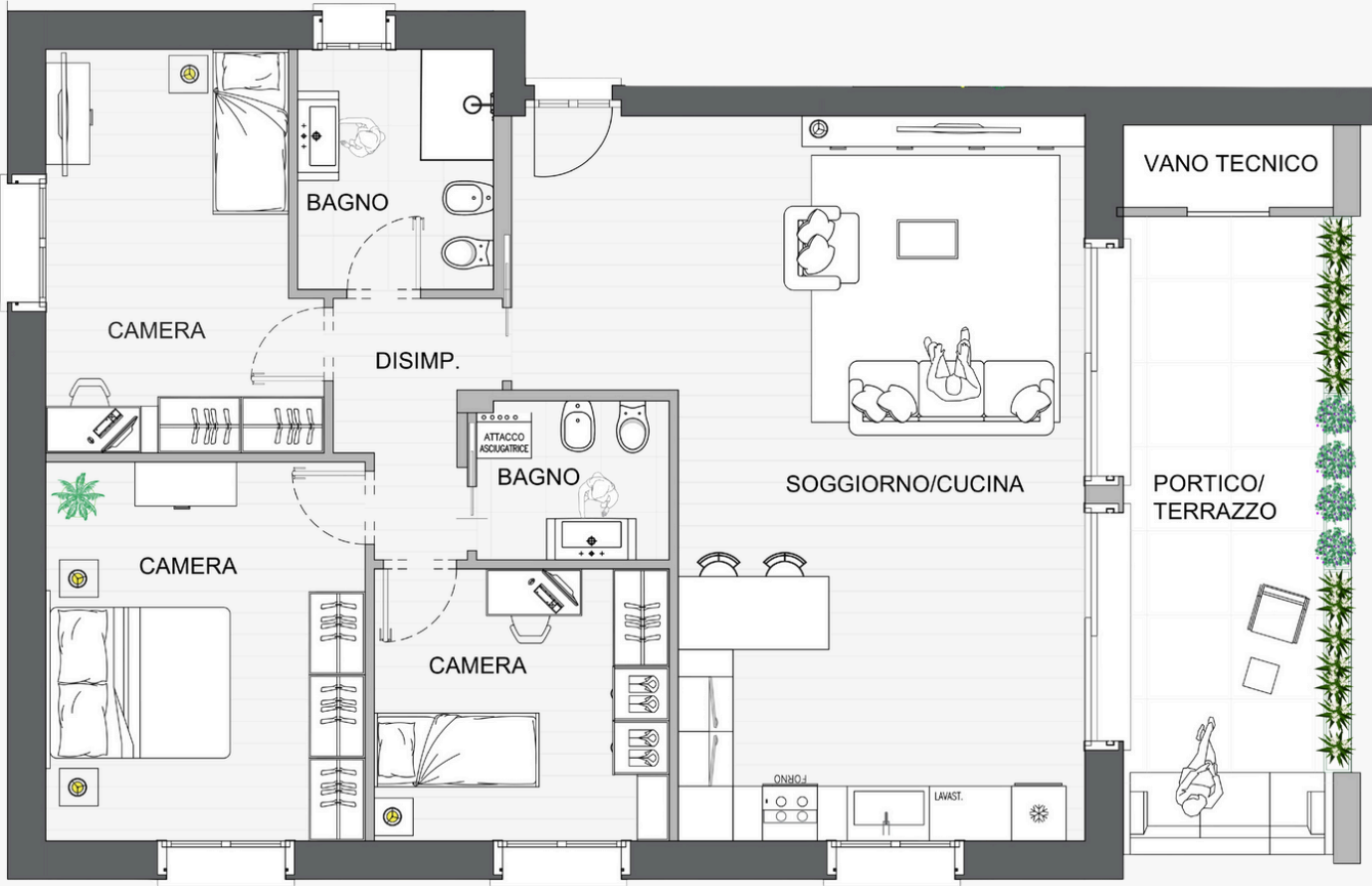
# INTERIOR PLANNING

First floor C4

- > N° of bedroom  
3

> N° of bathroom  
2
- > Garden  
/

> Porch  
yes



# INTERIOR PLANNING

First floor C5

- > N° of bedroom  
2

> N° of bathroom  
1
- > Garden  
/

> Porch  
yes





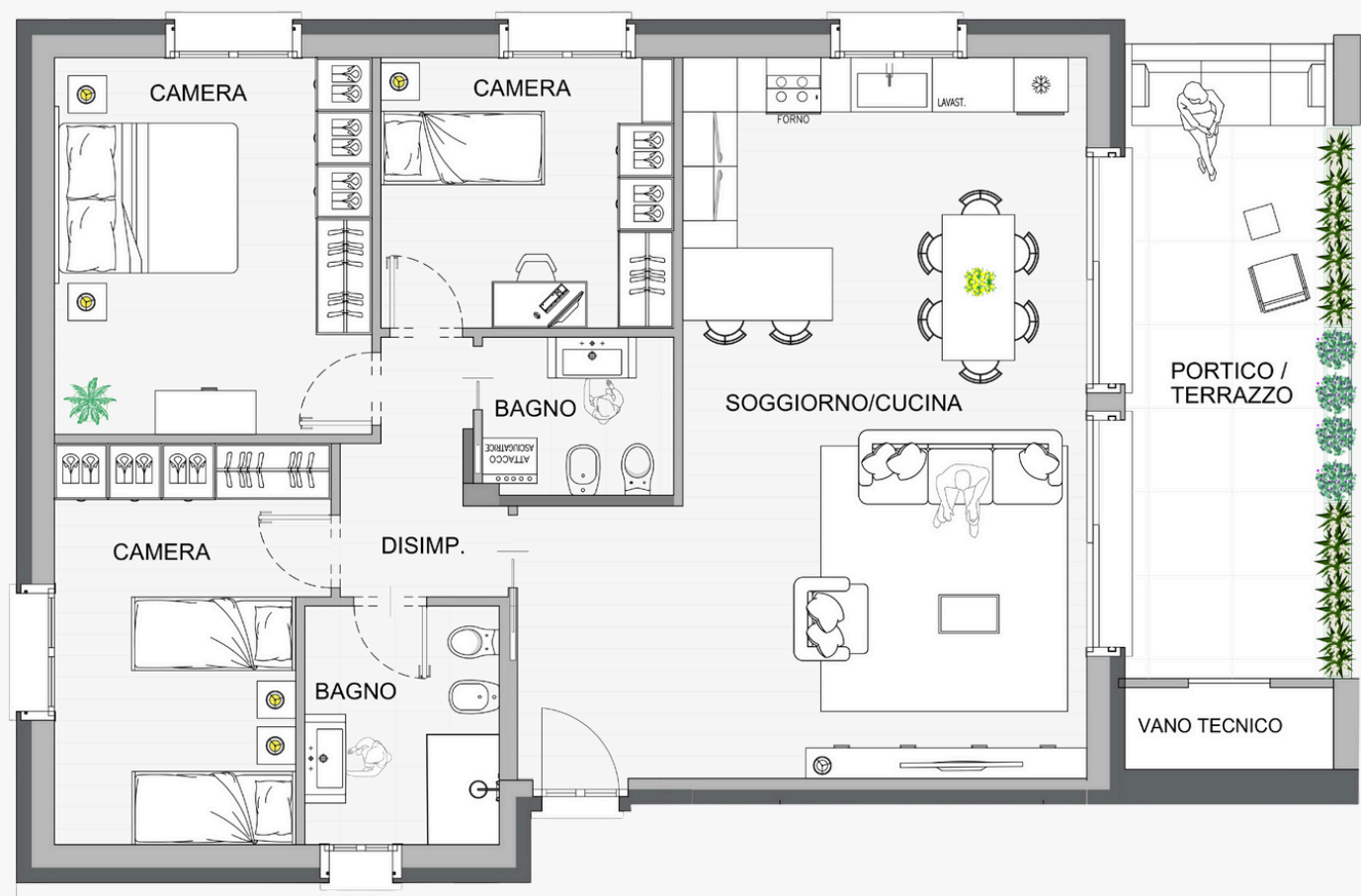
# INTERIOR PLANNING

First floor C6

- > N° of bedroom  
3

> N° of bathroom  
2
- > Garden  
/

> Porch  
yes



# INTERIOR PLANNING

## Basement floor

|        |    |       |
|--------|----|-------|
| > Box  |    |       |
| Box 1  | mq | 24,95 |
| Box 2  | mq | 24,54 |
| Box 4  | mq | 28,10 |
| Box 5  | mq | 25,29 |
| Box 6  | mq | 24,95 |
| Box 7  | mq | 37,12 |
| Box 9  | mq | 37,36 |
| Box 10 | mq | 28,95 |



Potential interior living solution



LIVING ROOM

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Potential interior living solution



LIVING ROOM

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## 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

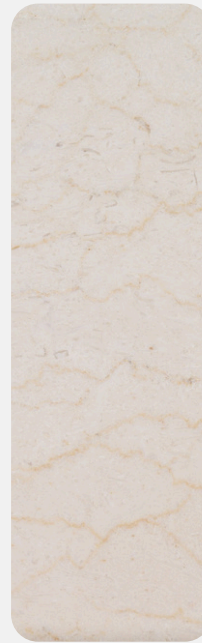
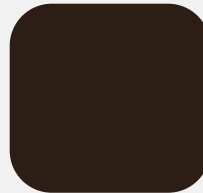
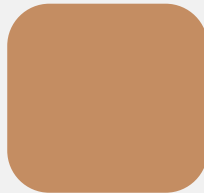
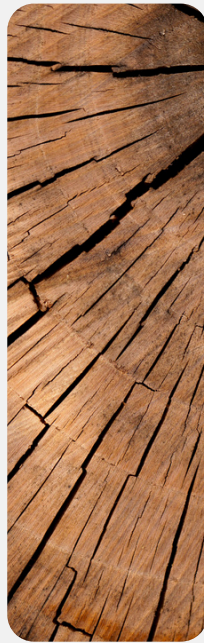
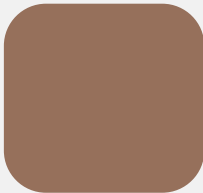
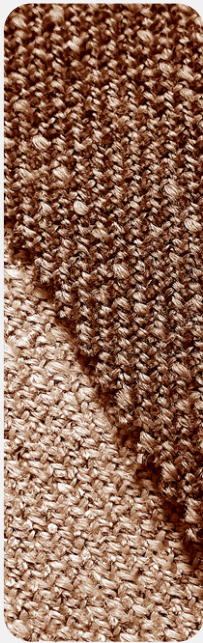
Neutral tones and bold contrasts create interiors that are both warm and sophisticated. Soft beiges and creamy whites form a relaxing backdrop, while accents in anthracite gray and rich mahogany add depth and character.



## 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







# “ LA QUERCIA ” RESIDENCE

## CONTACT

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GIARDELLI COSTRUZIONI