



STABIO GARDEN LIVING



“Experience an **exclusive**
urban revolution
redefining the concepts
of **home** and **community**”



1 Location & Lifestyle

CONNECTED TO WHERE
YOU WANT TO BE.





SWITZERLAND

ITALY

MILAN
MALPENSA

THE ALLURE OF EUROPE

Nestled in Switzerland,
bordering on Italy,
connected to everywhere



Arrival by car:

- 🕒 60 min » Milan
- 🕒 30 min » Como
- 🕒 25 min » Lugano
- 🕒 10 min » Mendrisio
- 🕒 26 min » Varese
- 🕒 50 min » Bellinzona
- 🕒 60 min » Locarno
- ✈️ 45 min » Malpensa Airport
- ✈️ 180 min » Zurich Airport



Arrival by train:

- 🕒 80 min » Milan
- 🕒 26 min » Como
- 🕒 30 min » Lugano
- 🕒 3 min » Mendrisio
- 🕒 16 min » Varese
- 🕒 50 min » Bellinzona
- 🕒 63 min » Locarno
- ✈️ 63 min » Malpensa Airport
- ✈️ 232 min » Zurich Airport

The Stabio Garden Living project is located in the heart of Stabio, in an exclusive setting where tranquility, nature, and strategic connectivity come together. Just 300 meters from the train station, it offers quick and convenient access to key regional and international routes, while the highway, only 1 km away, ensures smooth and efficient travel. Within minutes, you can reach some of the region's most captivating destinations, including Como, renowned for its iconic lake and timeless charm, Varese,

surrounded by greenery and elegant villas, and Lugano, a refined and cosmopolitan lakeside city. For those seeking the energy of a global metropolis, Milan is just about one hour away, making Stabio Garden Living an ideal choice for both living and commuting. A truly privileged location that brings together the best of Switzerland and Italy, offering a connected, and high-quality lifestyle, enhanced by a peaceful residential atmosphere that ensures comfort, privacy, and well-being every day.

A LIFESTYLE OF EXCLUSIVITY

A rich tapestry of
international experiences
will infuse your lifestyle
with the essence of an
everlasting holiday

Stabio Garden Living is where people with experiences from all around the world come together and cultivate a stimulating environment.

Fostering connections among nationalities in a shared pursuit of an exclusive and fulfilling lifestyle.

Nestled in an ideal location, **the charm of the town of Stabio lies in its serene atmosphere** while being at the heart of where you want to be. An ideal retreat from the urban hustle, it invites you to take a breath and decide when to immerse yourself in the **stunning landscapes** and **dynamism of the surrounding area.**

STRATEGICALLY LOCATED, POISED ON THE CUSP OF
A VISIONARY LIFESTYLE

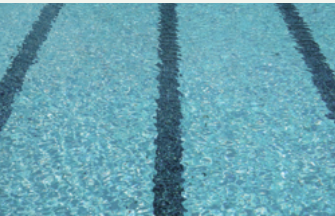




1 Sports Field

10 min

Nearby area designated for outdoor sports and recreational activities, encouraging residents to engage in physical fitness and community engagement.



4 Swimming Pool

5 min

Nearby facility providing a venue for aquatic leisure and exercise, offering residents a convenient spot for swimming and relaxation within the vicinity of Stabio Garden Living.



7 Golf Course

9 min 16 min

Local golf course facility situated nearby, providing residents with the opportunity to enjoy the sport and outdoor leisure activities within a short distance from Stabio Garden Living.



2 Post Office

3 min

Conveniently located facility for sending and receiving mail, situated within close proximity for easy access to postal services.



5 Supermarket

5 min

Nearby grocery store offering a diverse selection of food and household items, ensuring convenience for residents to fulfill their shopping needs.



8 Cinema

8 min 14 min

Nearby movie theater showcasing the latest films and cinematic experiences offering easy access to entertainment options within few minutes' drive.



3 School

9 min

Local educational institution within the vicinity, offering quality education and serving as a valuable resource for families residing in the area.



6 Shopping Mall

7 min 17 min

Nearby retail destination featuring a variety of shops, restaurants, and entertainment options, enriching the local area with convenience and diverse lifestyle offerings.

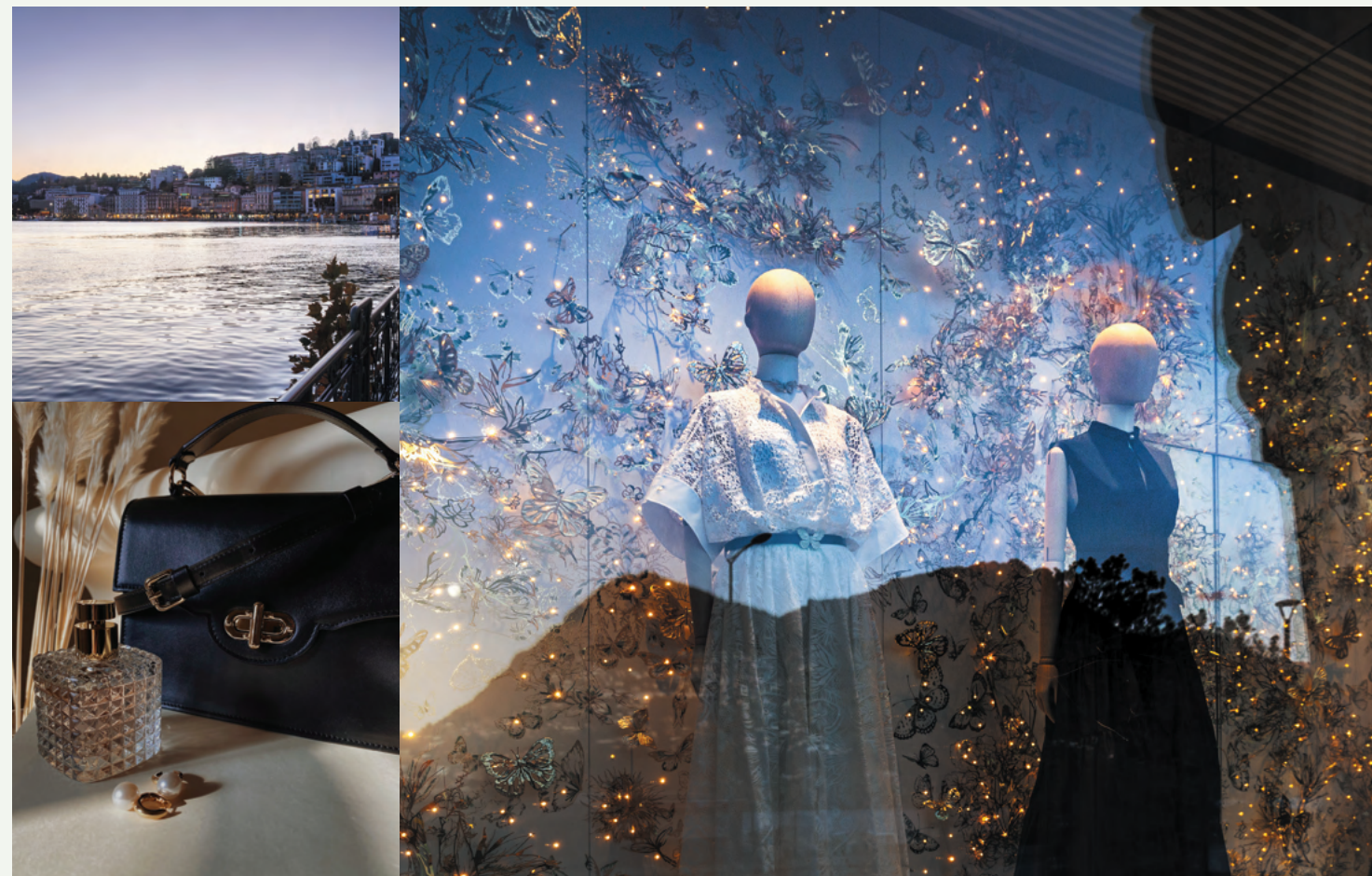
THE TIMELESS CHARM OF TRANQUILLITY

Sport & Nature

BE ENTHRALLED BY THE
DIFFERENT AMBIENCE AT EACH
OF THE NEARBY LAKES; LUGANO,
VARESE AND COMO

Following a day immersed in the rich history
of Mendrisio, indulge in sophisticated lakeside
dining in Lugano while contemplating an
excursion to captivating Lake Como.

**A rich tapestry of experiences await to be
integrated into the rhythm of your lifestyle,
whether it be for work or pleasure.**



INTERNATIONAL STYLE AND CLASS

Entertainment

DISTINCTIVE LIVING IS A WORLD
OF DIVERSITY

Be inspired by **breathtaking natural beauty**,
enchanted by **traditional cultures** and
grand historical monuments, stimulated for
business engagements or relax in refined
settings and indulge in high end fashion.
Nothing is beyond reach.

GASTRONOMIC BLISS: YOUR CULINARY ESCAPE

Food & More

CULINARY AND WINE DELIGHTS: A COMPLETE GOURMET EXPERIENCE

The area offers a complete culinary experience, enriched by the presence of **renowned Michelin-starred restaurants** and **famous wineries**. Indulge in refined and innovative dishes at prestigious restaurants, then explore local wineries to sample the region's wines. With such a variety of options, every moment spent here becomes an **unforgettable culinary adventure**.



AN INTERNATIONALLY STRATEGIC LOCATION

Mobility & Connections

THE EASE OF EFFICIENT CONNECTIVITY WHERE NOTHING IS FAR AWAY

An abundance of historic and scenic beauty in both Switzerland and Italy is enticingly close with **excellent road and rail connections** that serve both work and pleasure. From the comfort of home decide which direction, which country, which culture you wish to engage with. **And tomorrow, choose a different experience.**



DIFFERENTIATED LIVING

A practical,
sophisticated style
to inspire your senses

Be part of a new direction in living where
architectural design promotes wellbeing for both
residents and the natural environment.
Thrive in a **dynamic, international ambience**
curated by dwellings of superior quality enriched by
the convergence of diverse elements.





FEEL NATURE'S DUAL EMBRACE OF INVIGORATING TRANQUILLITY

Contemporary design integrates renovated historic buildings, a nod to the importance of days gone by. Strategic positioning of new low-rise apartment buildings ensures privacy while creating a sense of abundant space immersed in nature.



INTELLIGENT USE OF SPACE
WELCOMES YOUR PERSONAL TOUCH

Private, communal, smart-working and commercial spaces are thoughtfully designed to enhance daily life. Personalise your surroundings in this intimate and secure urban sanctuary, adding your unique touch to redefine elevated living.





MOXY HOTEL BRINGS
A CONTEMPORARY AND
INTERNATIONAL ENERGY TO
STABIO GARDEN LIVING, BECOMING
A VIBRANT HUB FOR HOSPITALITY,
SOCIAL INTERACTION, AND
NEW CONNECTIONS



LIVE, CONNECT, THRIVE

Hospitality
that feels like home,
a place to thrive



At the heart of Stabio Garden Living, Moxy Hotel elevates everyday life through a curated selection of **coworking spaces, wellness areas, and exclusive amenities**. Designed for both discerning travelers and residents, it offers a sophisticated environment where **productivity, relaxation, and social connection** are seamlessly intertwined.

3

Interior Design

CONTEMPORARY FINESSE
CREATING SUPREME LIVEABILITY.



REFINE YOUR SENSE OF HOME

Sleek interior
design utilising
**sumptuous, natural
materials** and
neutral tones

This artful combination creates a sanctuary where elegance meets functionality and presents a canvas to add your personal touch. Apartments are designed to accommodate diverse preferences, offering the flexibility of fully furnished or a more customised environment to personify your specific desires.



LIVING AREAS ARE CRAFTED NOT ONLY
FOR SUPERIOUR LIVABILITY BUT FOR
NATURE TO BE EVER PRESENT

Seamless indoor-outdoor flow connects nature to your
daily routine, providing privacy and inspiration.





REFINED SOPHISTICATION IS IN THE
BALANCED SIMPLICITY OF BEAUTIFUL,
ELEGANT LINES



REFINE YOUR SENSE OF HOME

Indulge in the creative interplay of light and natural space



Abundant use of floor-to-ceiling windows ensures ample natural illumination throughout spacious rooms. Each room is thoughtfully and tastefully designed to capture the essence of an elevated lifestyle. Discover a place where style and innovation meets comfort, where you are the focal point of an extraordinary home.





PRACTICAL THOUGHTFUL DESIGN CRAFTS THE PERFECT EASE OF LIVING

Awake to the touch of nature with garden views and the use of natural, sustainable materials. Ingenious design ensures organisation for daily living is a breeze with ample storage and creative living solutions.







4

Amenities

ELEVATE YOUR LIVING
EXPERIENCE.



NATURAL AESTHETICS

Stabio Garden Living blends top-tier amenities with natural elements, creating a **harmonious space** focused on **wellness** and a **balanced lifestyle**.

Gym



An invigorating haven where wellness and strength converge, empowering you to reach your fitness goals.

Coworking



A vibrant hub where collaboration meets creativity, fostering a sense of community and productivity.

Food & Beverage



A culinary journey with exquisite food and beverage amenities, designed to elevate your experience.

Event area



A versatile outdoor space designed for private events, social gatherings, and shared experiences.

Lobby



An inviting gateway to your destination, where warmth and hospitality welcome you to begin your journey.

Lockers



Enjoy stress-free deliveries and convenient pickup, enhancing your home's comfort and practicality.

Play area



Designed for fun and safety, this vibrant space offers a variety of play equipment and activities for kids.

Reading area



Surrounded by nature, this serene space invites you to unwind, offering a peaceful retreat for relaxation and reflection.

Relax area



Step into our relaxation haven, where tranquility meets comfort within our residential enclave.

Bike storage



Store your bicycle in our secure area with racks, e-bike charging, and enhanced security.

MANY WAYS AND OPPORTUNITIES TO ENRICH YOUR TIME

Revitalizing spaces for your wellness and fitness

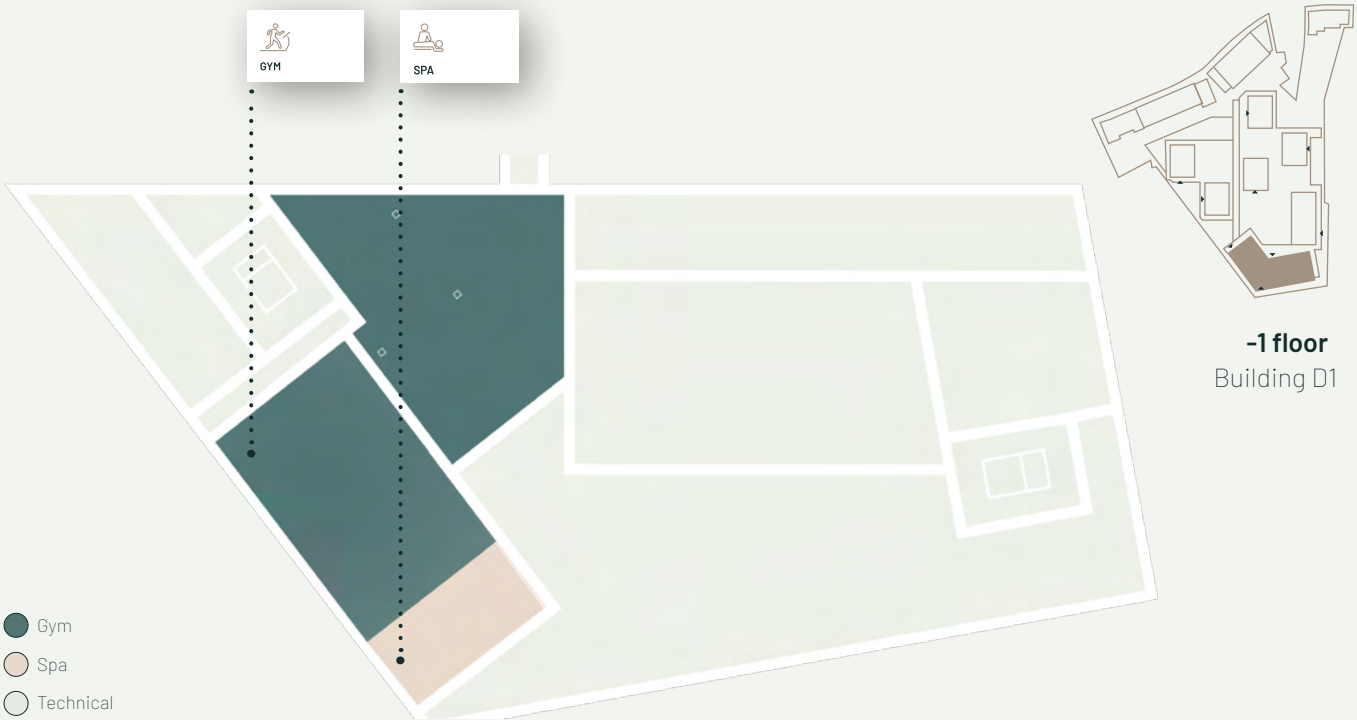
Discover a world of unparalleled comfort and connectivity in our meticulously crafted community. From state-of-the-art fitness centers to serene outdoor spaces, every amenity is designed to enhance your lifestyle and foster a sense of belonging. Explore how we redefine modern living with a focus on your well-being and convenience. Unlock the doors to a new level of comfort and leisure.

GYM

- Cardio Area
- Changing Rooms
- Snack area
- Reception desk

SPA

- Sauna
- Turkish Bath
- Relaxation Room



MANY WAYS AND OPPORTUNITIES TO ENRICH YOUR TIME

Vibrant areas of culinary delight and social gathering



FOOD & BEVERAGE

Diner



CO-WORKING

Co-working Space

Meeting Rooms

Maintenance and repair service 24/24 7/7



LOBBY

Smart Concierge Service

Video Surveillance



-1 floor
Building D1



EXPERIENCE THE PERFECT BLEND OF PRODUCTIVITY AND SERENITY IN OUR LUSH COWORKING SPACE

Discover a new way of working at Stabio Garden Living's exclusive coworking space, where productivity meets tranquility in a refined, nature-inspired setting. Surrounded by greenery and natural light, this thoughtfully designed environment fosters focus and creativity, offering a peaceful retreat where ideas can truly flourish. Complementing this experience, vibrant spaces dedicated to culinary experiences and social connection bring people together in an atmosphere of warmth and style, where

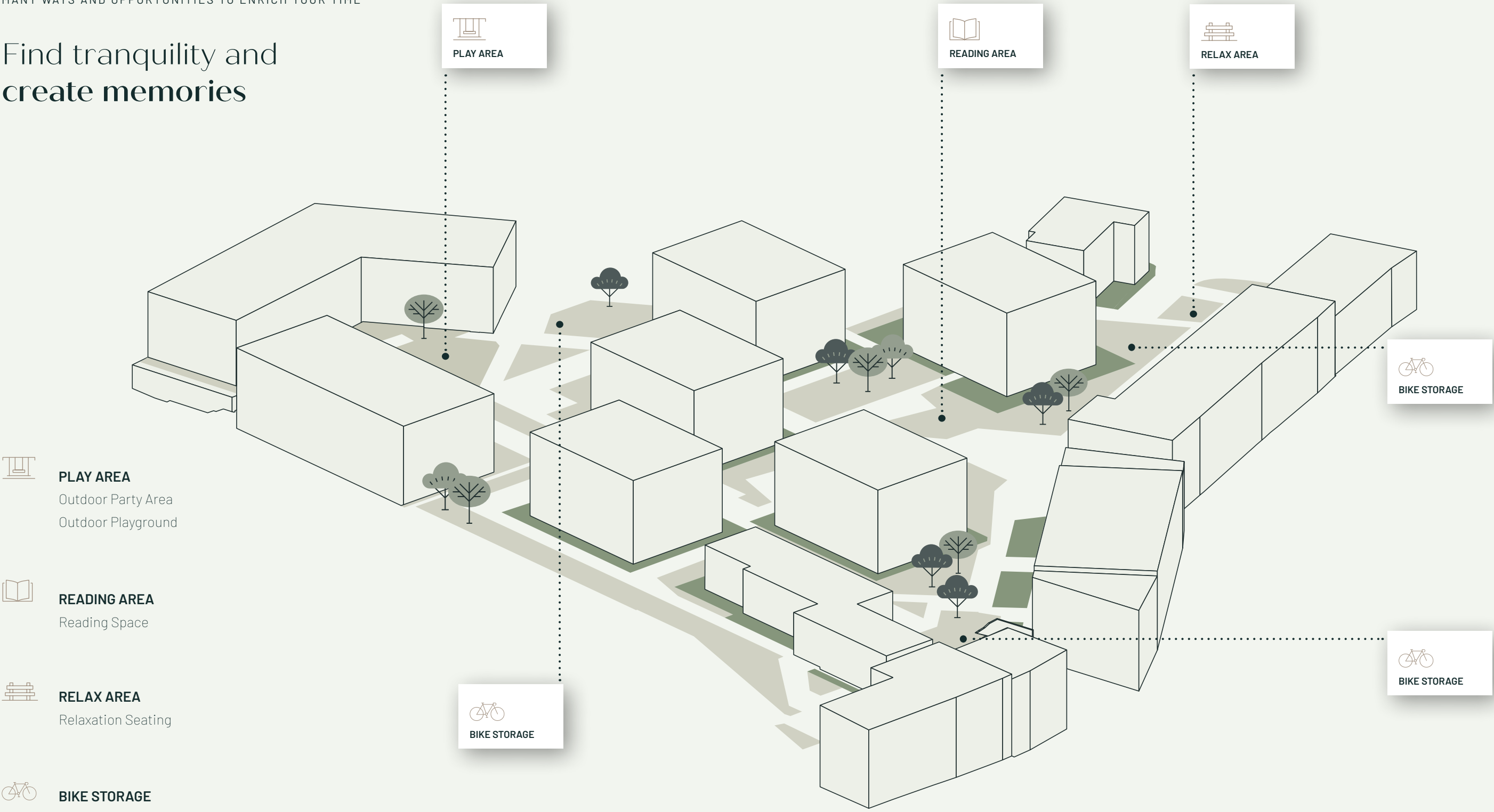
flavors, design, and conviviality create moments of genuine enjoyment and everyday living is enriched by sharing and relaxation. Every detail has been considered to enhance comfort and inspire well-being, making the space not just a workplace, but a destination. Here, innovation and serenity coexist, providing an environment where both professional ambition and personal balance are effortlessly nurtured.





MANY WAYS AND OPPORTUNITIES TO ENRICH YOUR TIME

Find tranquility and create memories



5

Inspirational Dialogues

IN CONVERSATION
WITH A++ GROUP





Stabio Garden Living The Vanguard of Urban Regeneration

INTERVIEW WITH **PAOLO COLOMBO**
FOUNDER AND MANAGING DIRECTOR OF A++ GROUP



Stabio, Ticino – The landscape of urban regeneration is infused with innovation and sustainability with the ambitious project Stabio Garden Living. Led by architectural group A++ this project stands out for its cutting-edge vision and commitment to a more sustainable future.

“Stabio Garden Living is the result of a ‘total project,’ where the environment remains paramount alongside a social, international community approach,” says Paolo Colombo, CEO of A++. “Our goal is to create a space that goes beyond the traditional concept of residence, embracing a modern and sustainable lifestyle while ensuring the well-being and tranquility of our residents.”

Strategically positioned amidst the natural beauty of Switzerland and Italy, Stabio Garden Living aims to redefine the concept of quality of life for the contemporary community. “The architectural composition of the buildings expresses purity through a clear language of signs, details, and

materials,” emphasizes Paolo Colombo. “Stabio Garden Living is not just a place to live but a true life experience, where modernity harmoniously merges with the surrounding nature.”

Certified with the prestigious Minergie standard, Stabio Garden Living emerges as a tangible example of commitment to eco-sustainability. “We are proud to be pioneers in this field,” says Paolo Colombo. “The project will be the first realization to fully embody the cutting-edge and completely sustainable living experience.”

Stabio Garden Living symbolizes a future where innovation and sustainability go hand in hand, demonstrating that change can begin right in our cities.

Stabio Garden Living Where Urban Elegance Meets Sustainability

INTERVIEW WITH **CARLO COLOMBO**
PARTNER AND CREATIVE DIRECTOR OF A++ GROUP



Stabio, Ticino – A new chapter begins for Stabio with the arrival of Stabio Garden Living, a landmark project developed by A++. Conceived as a forward-thinking urban transformation, the development introduces an innovative and sustainable approach set to redefine contemporary living.

“Stabio Garden Living is much more than a residential project; it represents a new lifestyle vision,” explains Carlo Colombo, Creative Director of A++. “Its architecture is defined by a clear and refined language of forms, materials, and details, while the surrounding urban environment is reimagined to create a distinctive and harmonious living experience.”

At the core of the project lies a strong commitment to regenerating and enhancing an underutilized central area of Stabio, transforming it into a vibrant and livable community. “Our approach places people at the center, guided by sustainability and coherence in design,” adds Carlo Colombo. “Stabio

Garden Living represents a unique proposition within the Ticino landscape, and likely beyond.”

The project is designed to cater to the needs of modern residents, offering a comprehensive mix of amenities that promote well-being, connectivity, and convenience. From thoughtfully landscaped gardens and recreational spaces to dedicated coworking areas and wellness facilities, every aspect of Stabio Garden Living has been conceived to enhance daily life and foster a strong sense of community. “This project reflects the future of living,” concludes Carlo Colombo, “where urban elegance and sustainability come together to create a truly distinctive residential experience.”

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DESIGNED BY



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