

Morbio Inferiore – Tessin

Interesting sky-land building perfectly maintained and leased

Property ID: IT252942657



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PURCHASE PRICE: 5.250.000 EUR • LIVING SPACE: ca. 1.780 m² • LAND AREA: 2.470 m²

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At a glance

Property ID	IT252942657
Living Space	ca. 1.780 m ²
Year of construction	1967
Type of parking	16 x Other

Purchase Price	5.250.000 EUR
Commission	Subject to commission
Total Space	ca. 2.470 m ²

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A first impression

In Morbio Inferiore, in Viale Breggia 5, we present an interesting income-producing sky-rise residential building, located in a particularly favorable position due to the strong presence of border crossers and the immediate proximity to the border, Chiasso and Mendrisio. An established, served and highly sought-after context, ideal for investors looking for a stable and performing asset.

The property, built in 1967 and maintained with great care over the years-with maintenance documentation available for the last fifteen years-is on a plot of 1,663 m² and is under PPP, "ownership by floors." It consists of two independent entrances, each dedicated to 12 apartments, for a total of 24 residential units, of which twenty-three are currently rented. The structure includes four above-ground floors, a non-habitable attic, and a basement, where the twenty-four cellars, technical rooms, and common areas such as laundry and drying rooms are located.

The apartments, distributed in three different types, offer functional cuts that are in high demand in the local market: three-room units and four-room variants, all with balconies, cellars, and well-organized interior spaces. The commercial surfaces range between 67 and 79 sq. m., responding effectively to mixed family and professional users.

The gross usable area is 2469.83 sq m, of which: 1781.28 only for apartments + sq m 50.80 for garages + 483.93 of basement (cellars and common and technical rooms) + 153.82 common parts.

18 parking spaces and 6 garages complete the property.

The property is equipped with a rooftop solar system and is already prepared for the installation of an elevator, for which a targeted quote is available, although it has always guaranteed high occupancy even in the absence of such equipment.

The current yield stands at annual rents of about CHF 230,000 (in euros about 246,448), with an expandable potential of up to CHF 260,000 (in euros about 278,593), as some expiring contracts - between March 2026 and September 2028 - have values below market rents. The request amounts to CHF 4,900,000, or €5,250,414.

Based on Mortgage Bank State Mortgage, there are 8 mortgage folders (6 bearer and 2 registered - from 1st grade to 8th grade) for a total amount of CHF 2,617,500 (in euros approximately 2,804,685) in principal, divided into 4 mortgages, with the following rates (these fixed): 0.90% - 1.25% - 3.10% and (this variable) 1.09%. Maturities: 31.3.2027 renewable, while the variable is without maturity. For the mortgage, there is both the possibility of take-over/transpass to the buyer (subject to creditworthiness verification by State Bank) and the possibility of repayment at the same time as the deed of sale.

Full documentation available where of interest, on a confidential basis.

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Contact partner

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