Sidd Residence Montagnola



EROP
Real Estate Partners

There is such beauty in the world,
and you never grow tired of it.
It remains faithful to you,
and you always perceive it as new:

the sight of alpine ridges,
green valleys immersed in silence,
a stream leaping over rocks,
a bird singing in the dark,

a child laughing in a dream,
the shimmer of winter stars,
a red sunset over a clear lake
encircled by pastures and frozen snow,

a song caught along a hedge,
a greeting exchanged with passersby,
a memory of childhood,
a tender, ever-awake longing,

that at night, through sorrow,
widens your once-constricted heart
and beyond pale, beautiful stars
creates a distant realm of nostalgia.

HERMANN HESSE

CLOSE YOUR EYES.
TAKE A DEEP BREATH.

Now imagine waking up wrapped in soft, natural light. Just a few steps toward the large windows, and your gaze drifts effortlessly across the calm waters of Lake Lugano, gently framed by the greenery of Collina d'Oro.

You are home. You feel it immediately: the warmth of noble materials beneath your feet, the comforting scent of freshly baked biscuits welcoming your morning. There are no rigid boundaries—only a natural elegance designed to embrace your everyday life.
The interiors blend seamlessly with the outdoors, turning terraces and gardens into your private stage for unforgettable sunsets.

Here in Montagnola, in a retreat suspended between poetry and nature, we have created far more than a prestigious residential development: an oasis of privacy and absolute comfort, where you can rediscover balance and create meaningful memories with the people you love.

Now open your eyes.
This is no longer just imagination.
Welcome to Sidd Residence.
Welcome home.



We are EROP.
We were founded with a clear purpose: not simply to build properties, but to create authentic and lasting value for those who live in them and for the surrounding environment.

To achieve this, we operate as a true ecosystem, bringing together investors, professionals, and creative talents around a shared vision. Our greatest strength lies in people. We strongly believe in the integration of expertise: architects, engineers, master craftsmen, and strategic experts collaborate daily, inspiring one another. By working side by side, we ensure each project is executed with tailored precision, allowing every phase to develop smoothly and without disruption. Through this dynamic and passionate network, we deliver prestigious residential developments and urban regeneration projects—combining entrepreneurial vision, a deep respect for sustainability, and the creativity needed to transform a space into a place you will truly call home.



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Every window is a painting. Every balcony is an invitation.

In Montagnola, at the heart of Collina d'Oro, Sidd Residence awaits you.
Not simply an address, but a refined sanctuary.
Eight exclusive homes, designed to embrace natural light and the majestic panorama of Lake Lugano, are harmoniously arranged across three levels.

A continuous dialogue between architecture and nature, where the gaze extends endlessly toward the horizon. Generous living spaces, filled with natural light, are ready to be shaped around your most authentic desires. Premium materials and outstanding finishes, carefully selected with artisanal attention, create an atmosphere of warm sophistication.

EIGHT RESIDENTIAL UNITS

LAKE VIEW

PRIVATE TERRACES AND GARDENS

PANORAMIC ROOFTOPS

PRIVACY AND TRANQUILITY

Montagnola: a perfect balance of natural beauty, exclusive services, and refined surroundings, offering an uncompromising quality of life.

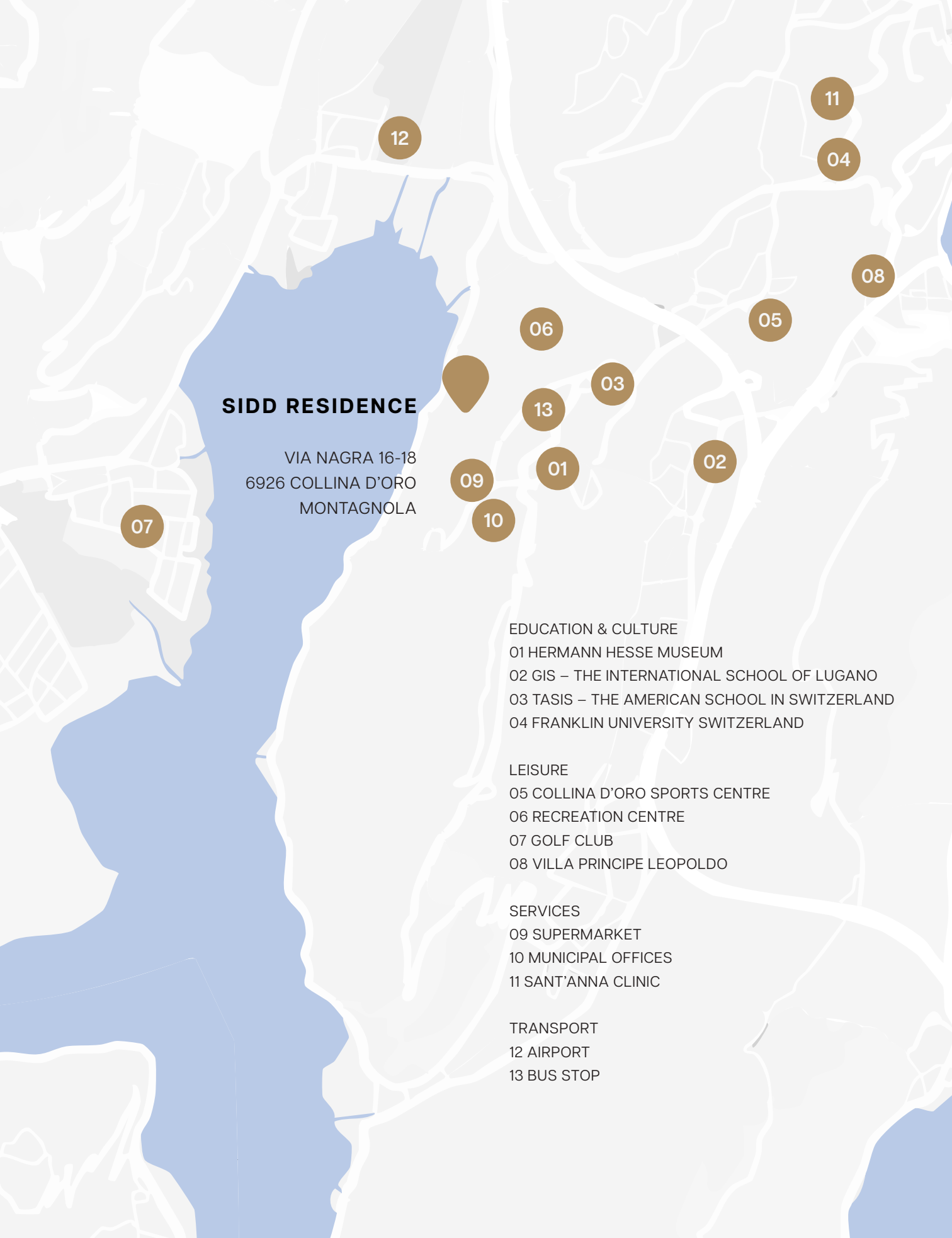
One of the most sought-after areas in Ticino, this charming corner of Collina d'Oro welcomes you with unspoiled beauty and unparalleled tranquility. Here, nature takes center stage, offering the ideal setting for those seeking privacy and an authentic connection with the landscape.
Life in Montagnola is an open invitation to the outdoors: scenic walking paths wind through lush greenery, perfect for restorative walks. The cultural soul of the area is enriched by the presence of **Hermann Hesse**. His home, walking trails, and dedicated museum infuse the surroundings with a profound sense of inspiration.

Everyday life is designed for maximum convenience. In the immediate vicinity, you will find all **essential services**: supermarkets, refined restaurants, fitness centers, and tennis courts. The proximity to Lugano ensures easy access to excellent infrastructure, including private clinics, luxury boutiques, and the vibrant lakeside.
For families, **TASIS – The American School in Switzerland**, one of the most prestigious international schools, represents a key reference point.
Montagnola is not just a location, it is a lifestyle: a unique balance where breathtaking landscapes, impeccable services, and an exclusive atmosphere come together to create an unparalleled residential experience.

LUGANO CITY CENTER - 5 KM

AIRPORT - 8 KM

TASIS - 850 M



EDUCATION & CULTURE
01 HERMANN HESSE MUSEUM
02 GIS – THE INTERNATIONAL SCHOOL OF LUGANO
03 TASIS – THE AMERICAN SCHOOL IN SWITZERLAND
04 FRANKLIN UNIVERSITY SWITZERLAND

LEISURE
05 COLLINA D'ORO SPORTS CENTRE
06 RECREATION CENTRE
07 GOLF CLUB
08 VILLA PRINCIPE LEOPOLDO

SERVICES
09 SUPERMARKET
10 MUNICIPAL OFFICES
11 SANT'ANNA CLINIC

TRANSPORT
12 AIRPORT
13 BUS STOP







Your window onto the world: a spectacle renewed with every glance.

At Sidd Residence, the view is not just a horizon, it is an emotion that surrounds you, a constant source of inspiration. Large openings become perfect frames for a breathtaking panorama stretching uninterrupted across **Lake Lugano** and its gentle shores, embracing the **Gulf of Agno** in a continuously evolving display.

Imagine: the silver tones of dawn painting the water, the midday sun warming the hills with light and color, and the countless reflections dancing across the lake at sunset. Every moment of the day, every season, transforms your view into a living painting, your personal, ever-changing work of art. Here, the beauty of the landscape enters your home, becoming an integral part of your daily life, inspiring tranquility and a deep sense of well-being.

A powerful and intimate connection with nature that nourishes the spirit every day.























The homes at Sidd Residence are designed to offer superior living quality and full customization.

Each apartment is designed to be fully bespoke, offering the flexibility to redefine interior layouts, develop duplex solutions, and create spaces that truly reflect your lifestyle.

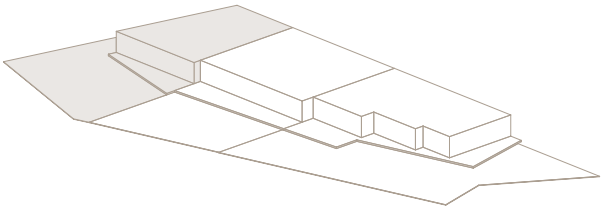
Among the key features of each residence:
Spacious and light-filled interiors: surface areas range from approximately 110 m² to over 250 m².
Living areas with full-height glazing: designed to maximize natural light and enhance the panoramic views of the surrounding landscape.
Private outdoor spaces: each apartment includes panoramic terraces or private gardens, conceived as a natural extension of the living area.
Private rooftops: top-floor residences benefit from dedicated rooftop outdoor spaces.
Comprehensive amenities: each home is equipped with in-unit laundry, a private cellar, and assigned covered parking spaces, ensuring maximum comfort and everyday functionality.

Unit	Floor	Size	Net Living Area	Terrace	Garden	Rooftop	Cellar
GARDEN RESIDENCE I	PT	4.5	110.2 m²	29.9 m²	287.7 m²		16.9 m²
GARDEN RESIDENCE II	PT	3.5	120.9 m²	51.9 m²	183.6 m²		8.4 m²
GARDEN RESIDENCE III	PT	5.5	178.6 m²	73.4 m²	371.4 m²		8.4 m²
PANORAMA RESIDENCE I	P1	4.5	110.2 m²	29.9 m²			8.4 m²
PANORAMA RESIDENCE II	P1	5.5	174.5 m²	51.9 m²			8.4 m²
PANORAMA RESIDENCE III	P1	4.5	182.4 m²	73.6 m²			8.4 m²
SKY RESIDENCE I	P2	5.5	250.4 m²	62.5 m²		125.9 m²	12.8 m²
SKY RESIDENCE II	P2	6.5	227.0 m²	96.0 m²		145.3 m²	13.6 m²

Floor PT
Size 4.5

In calculating the apartments' commercial surface areas, the following weighting criteria have been applied: gardens at 10% up to 250 sqm and 2% thereafter; terraces and rooftops at 50%; cellars at 20%.

AREA	GROSS	SALEABLE
INTERNAL AREA	129.4 m²	129.4 m²
TERRACE	29.6 m²	15.0 m²
GARDEN	287.7 m²	25.8 m²
CELLAR	16.9 m²	3.4 m²
TOTAL SURFACE AREA		**173.5 m²**



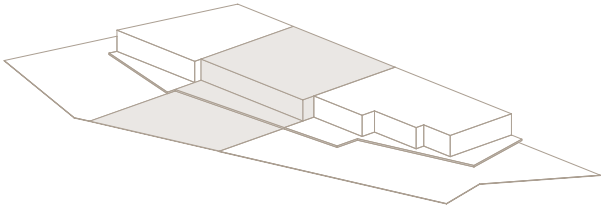


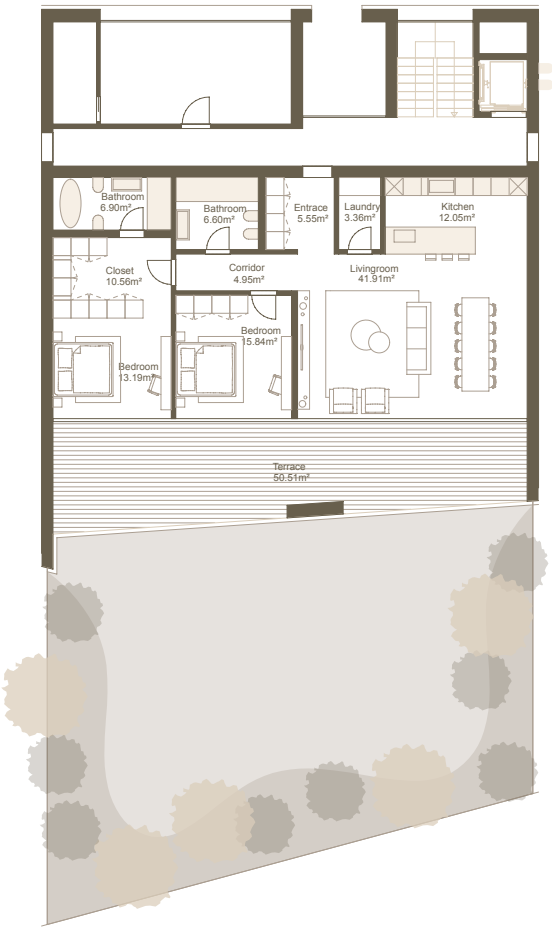
TOTAL NET LIVING AREA: **110.2 m²**

Floor PT
Size 3.5

In calculating the apartments' commercial surface areas, the following weighting criteria have been applied: gardens at 10% up to 250 sqm and 2% thereafter; terraces and rooftops at 50%; cellars at 20%.

AREA	GROSS	SALEABLE
INTERNAL AREA	134.4 m²	134.4 m²
TERRACE	51.9 m²	26.0 m²
GARDEN	183.6 m²	18.4 m²
CELLAR	8.4 m²	1.7 m²
TOTAL SURFACE AREA		**180.4 m²**





TOTAL NET LIVING AREA: **120.9 m²**



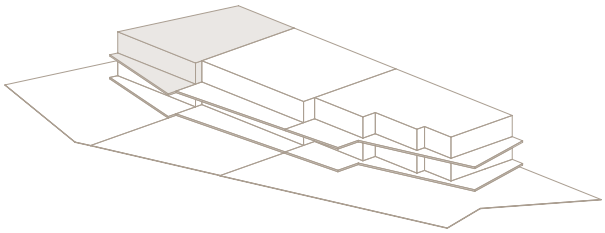


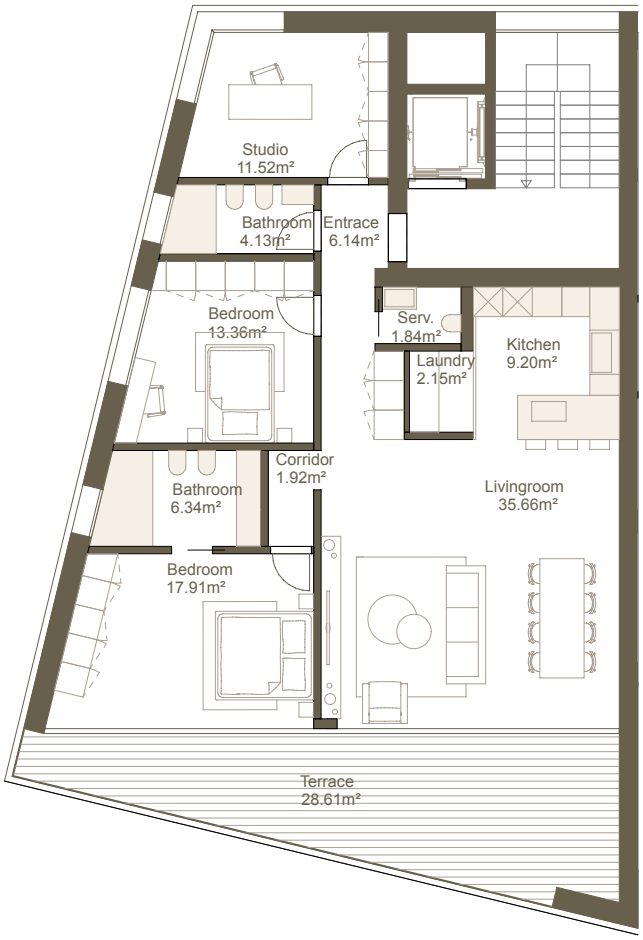


Floor P1
Size 4.5

In calculating the apartments' commercial surface areas, the following weighting criteria have been applied: gardens at 10% up to 250 sqm and 2% thereafter; terraces and rooftops at 50%; cellars at 20%.

AREA	GROSS	SALEABLE
INTERNAL AREA	129.4 m²	129.4 m²
TERRACE	29.9 m²	15.0 m²
CELLAR	8.4 m²	1.7 m²
TOTAL SURFACE AREA		**146.0 m²**



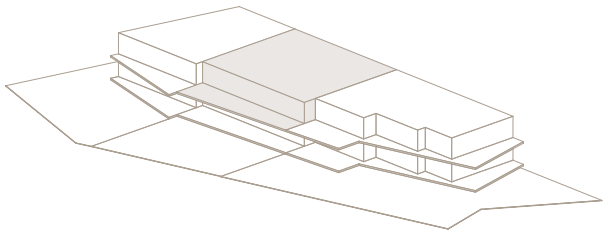


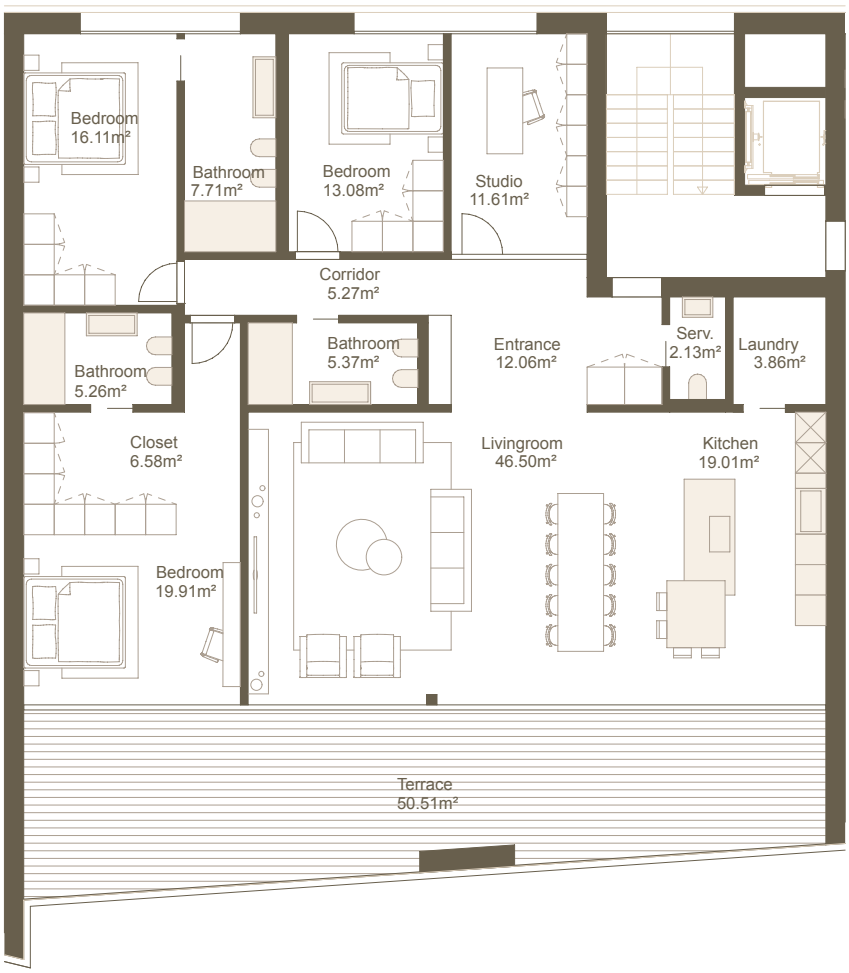
TOTAL NET LIVING AREA: **110.2 m²**

Floor P1
Size 5.5

In calculating the apartments' commercial surface areas, the following weighting criteria have been applied: gardens at 10% up to 250 sqm and 2% thereafter; terraces and rooftops at 50%; cellars at 20%.

AREA	GROSS	SALEABLE
INTERNAL AREA	196.5 m²	196.5 m²
TERRACE	51.9 m²	26.0 m²
CELLAR	8.4 m²	1.7 m²
TOTAL SURFACE AREA		**224.1 m²**



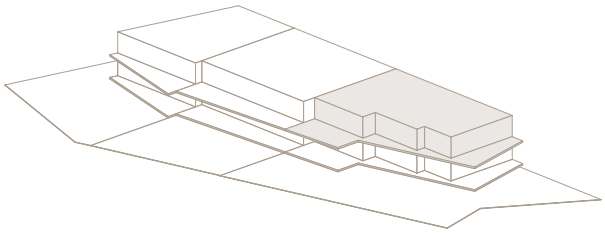


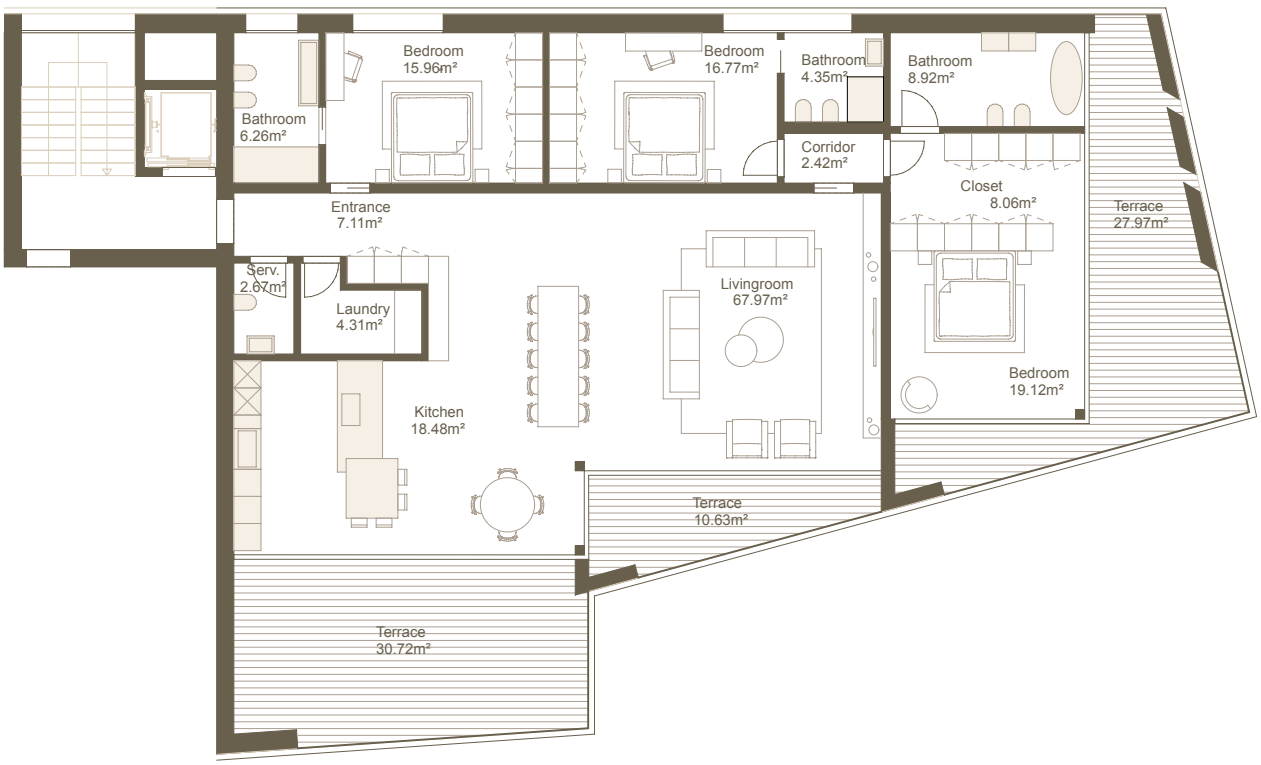
TOTAL NET LIVING AREA: **174.5 m²**

Floor P1
Size 4.5

In calculating the apartments' commercial surface areas, the following weighting criteria have been applied: gardens at 10% up to 250 sqm and 2% thereafter; terraces and rooftops at 50%; cellars at 20%.

AREA	GROSS	SALEABLE
INTERNAL AREA	205.3 m²	205.3 m²
TERRACE	73.6 m²	36.8 m²
CELLAR	8.4 m²	1.7 m²
TOTAL SURFACE AREA		**243.8 m²**





TOTAL NET LIVING AREA: **182.4 m²**

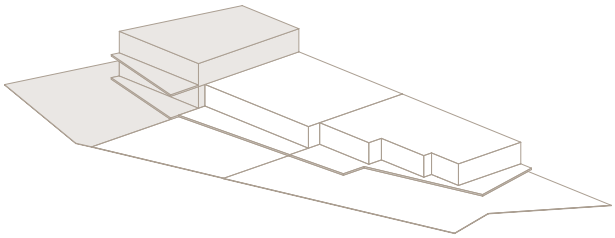




Floor PT
Size 6.5

In calculating the apartments' commercial surface areas, the following weighting criteria have been applied: gardens at 10% up to 250 sqm and 2% thereafter; terraces and rooftops at 50%; cellars at 20%.

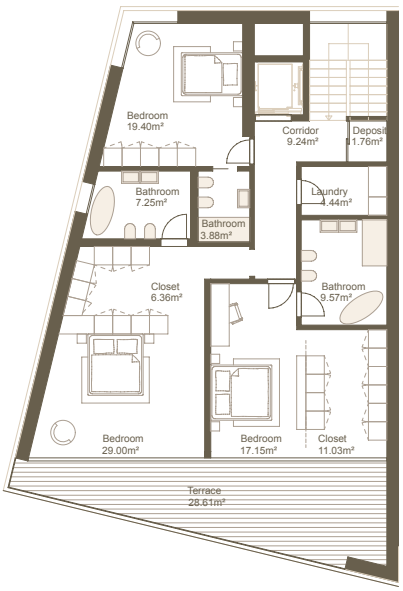
AREA	GROSS	SALEABLE
INTERNAL AREA	306.2 m²	306.2 m²
TERRACE	59.1 m²	29.5 m²
GARDEN	287.7 m²	25.8 m²
CELLAR	25.3 m²	5.1 m²
TOTAL SURFACE AREA		**366.6 m²**





Floor P1

In calculating the apartments' commercial surface areas, the following weighting criteria have been applied: gardens at 10% up to 250 sqm and 2% thereafter; terraces and rooftops at 50%; cellars at 20%.

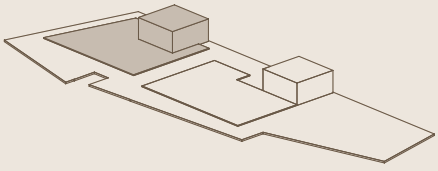


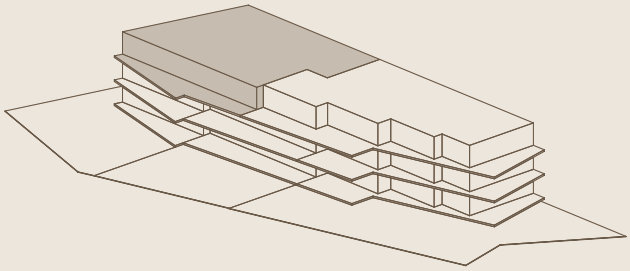
TOTAL NET LIVING AREA: **240.6 m²**

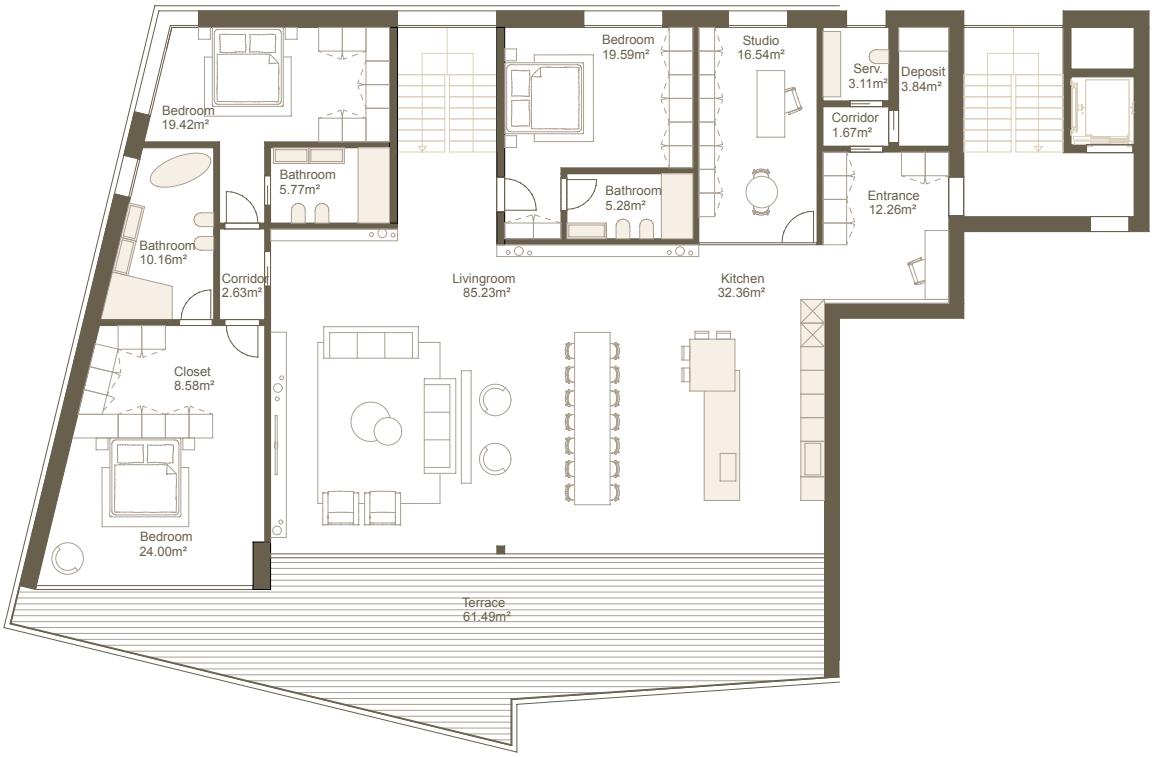
Floor P2
Size 5.5

AREA	GROSS	SALEABLE
INTERNAL AREA	289.4 m^2	289.4 m^2
TERRACE	62.5 m^2	31.3 m^2
ROOFTOP	125.9 m^2	63.0 m^2
CELLAR	15.1 m^2	3.0 m^2
TOTAL SURFACE AREA		**386.6 m^2**

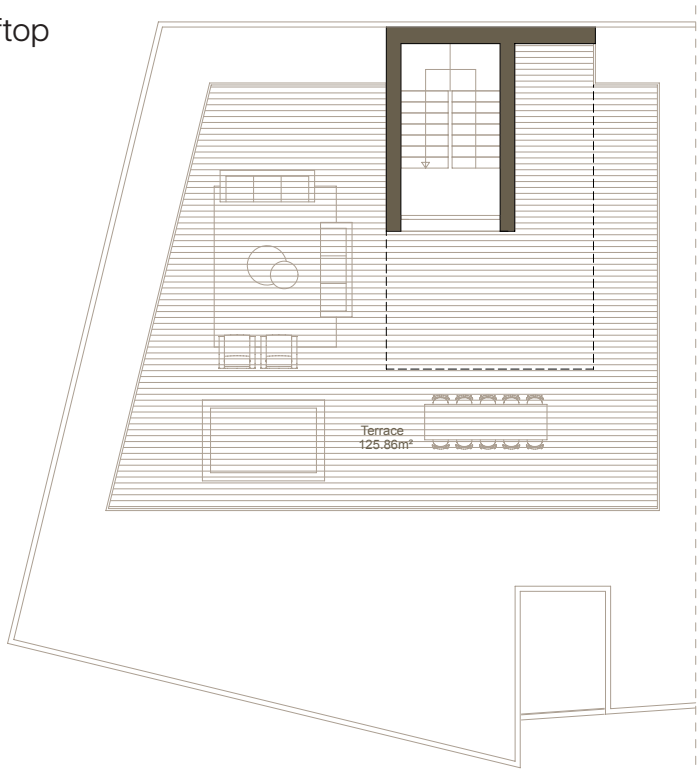
In calculating the apartments' commercial surface areas, the following weighting criteria have been applied: gardens at 10% up to 250 sqm and 2% thereafter; terraces and rooftops at 50%; cellars at 20%.







Rooftop



TOTAL NET LIVING AREA: **250.4 m²**

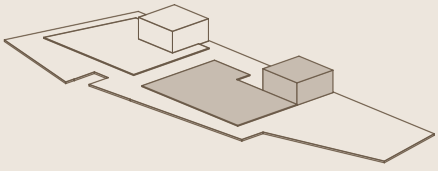


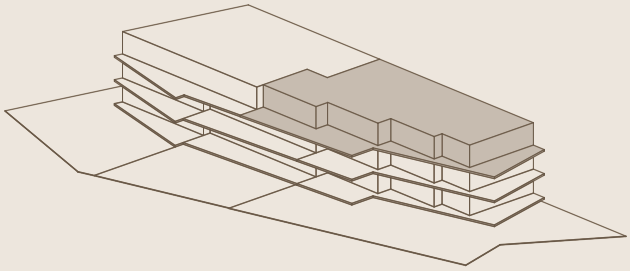


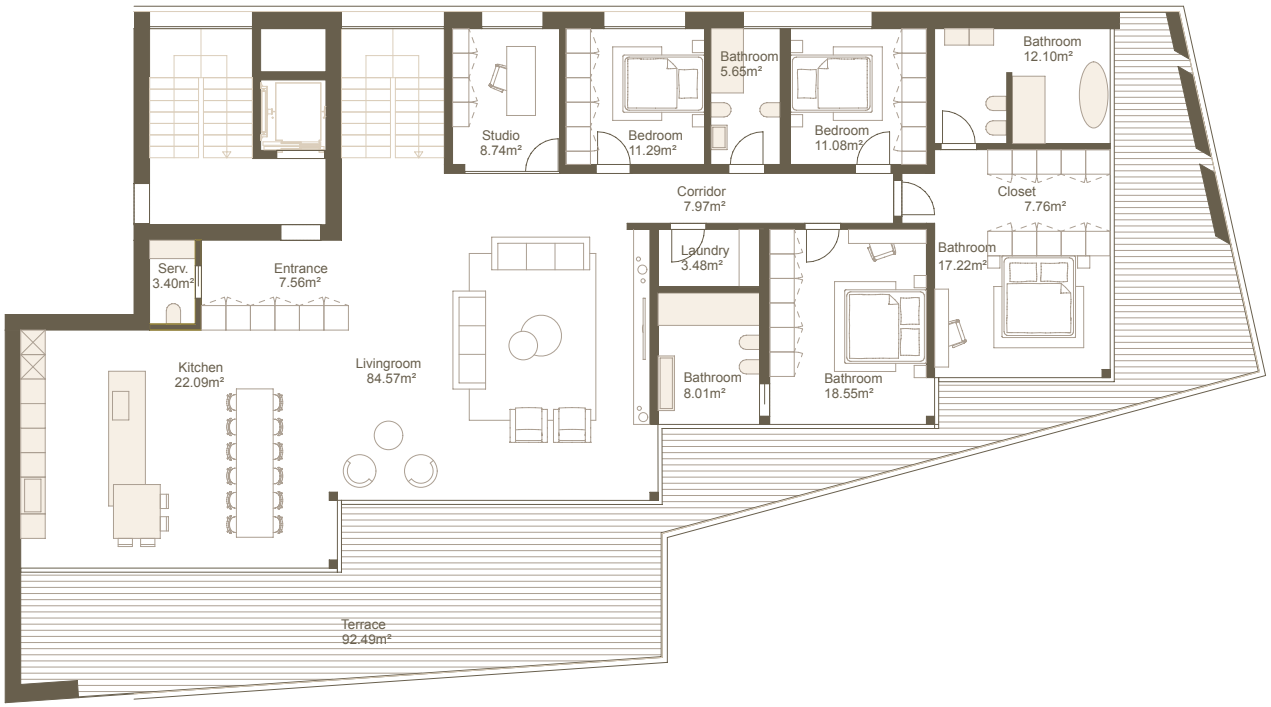
Floor P2
Size 6.5

AREA	GROSS	SALEABLE
INTERNAL AREA	263.9 m^2	263.9 m^2
TERRACE	96.0 m^2	48.0 m^2
ROOFTOP	145.3 m^2	72.7 m^2
CELLAR	60.1 m^2	12.0 m^2
TOTAL SURFACE AREA		**396.6 m^2**

In calculating the apartments' commercial surface areas, the following weighting criteria have been applied: gardens at 10% up to 250 sqm and 2% thereafter; terraces and rooftops at 50%; cellars at 20%.







Rooftop



TOTAL NET LIVING AREA: **227.0 m²**





GARAGE

25 INDOOR PARKING SPACES

2/3 PARKING SPACES AVAILABLE PER APARTMENT

PRIVATE STORAGE ROOMS AND CELLARS OF VARIOUS SIZES

4 STORAGE UNITS

2 OUTDOOR GUEST PARKING SPACES





ENERGY PERFORMANCE	• Building compliant with CECE A standard, ensuring above-average energy efficiency. • High-efficiency air-to-water heat pump, reducing energy consumption and operating costs.
RENEWABLE ENERGY PRODUCTION	• Integrated photovoltaic system on the roof (approx. 415 m²) with flush-mounted panels for a clean, glare-free aesthetic. • Energy production dedicated to common areas. • Significant reduction in electricity drawn from the grid thanks to the extensive photovoltaic surface.
BUILDING ENVELOPE & INSULATION	• Insulated façade system with cladding, ensuring: 1. high thermal insulation 2. reduced energy consumption 3. natural humidity regulation 4. enhanced long-term durability • High-quality external finishes using carefully selected materials. • Triple-glazed windows with selective glass: advanced acoustic insulation and maximum year-round comfort. • Glass railings compliant with SIA standards, ensuring safety and visual continuity.
STRUCTURE & DURABILITY	• Reinforced concrete structure, stable and highly resistant to seismic activity. • Floors, staircases, and vertical elements constructed with high-durability materials. • Designed to minimize routine maintenance—an important advantage for homeowners.

INTERIOR COMFORT	• High-end finishes, customizable upon request. • Interiors designed to ensure consistent natural brightness thanks to full-height glazing. • Terraces and gardens conceived as natural extensions of the living area.
TECHNOLOGY & HOME AUTOMATION	• Prepared for smart home integration: 1. lighting control 2. climate management 3. security and access control 4. integrated video surveillance • Remote management capability.
MOBILITY & ACCESSIBILITY	• Garage with 25 parking spaces, including spaces for reduced mobility. • Barrier-free access, with elevators compliant with SIA 500 standards. • Vehicle ramp with slope <6% for optimal usability.
SUSTAINABILITY & ENVIRONMENTAL COMFORT	• Systems designed to reduce energy consumption and environmental impact. • Carefully selected materials to ensure durability over time. • Landscaped green areas designed to improve microclimate and shading. • Removal of unstable trees and strategic planting to optimize sunlight exposure and views.



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