



# AUREA LAGO

NOT A HOME. A MASTERPIECE



LAKEXCLUSIVE



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AUREA LAGO LUXURY LIVING ON LAKE MAGGIORE

# A PLACE WHERE LIGHT BECOMES ARCHITECTURE



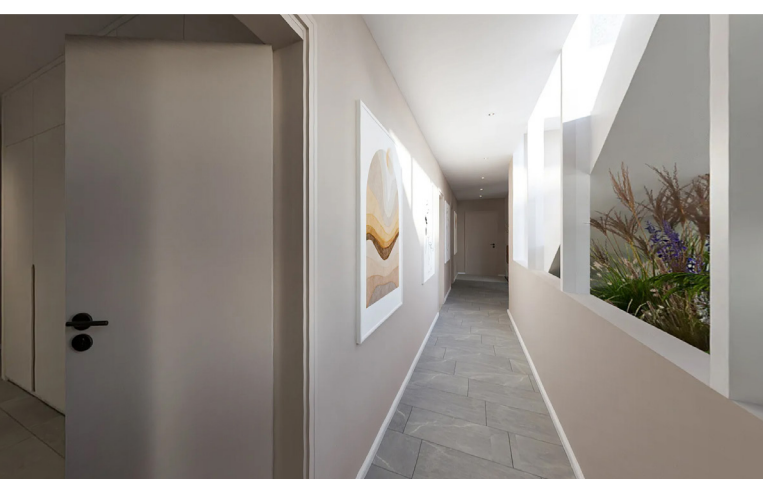
AUREA LAGO marks a new chapter in luxury living on Lake Maggiore, inspired by the Mediterranean way of life, shaped by Swiss precision, and created for those who live and love aesthetics.

Here, sunlight, water and space merge into a harmonious composition. Between the elegance of

clean lines and the warmth of natural materials emerges a home that transcends four walls a space defined by emotion, light and style.

AUREA LAGO is an expression of serenity, class and the art of appreciating beauty in its purest form.





## ARCHITECTURE & DESIGN

The development comprises a principale structure of six above-ground levels and two underground floors, housing 15 exclusive private residences and 4 elegant commercial units.

Its architecture unites Mediterranean lightness with Swiss precision - clear geometric lines, expansive window facades, and intelligently designed layouts that seamlessly combine functionality and aesthetics.

Each apartment benefits from optimal natural light and a refined spatial concept.

From private garden residences to the jewel-like penthouses with panoramic terraces, every home establishes a personal relationship with its surroundings and transforms light into the defining architectural element.

# SENSE OF SPACE & INTERIOR DESIGN

The interior design follows the principle of Luxury Minimalism: calm colour palettes, natural textures and hand-selected materials create an atmosphere of understated elegance.

Premium oak parquet flooring, large-format porcelain stoneware, bespoke joinery and designer kitchens with top-tier appliances all testify to the project's uncompromising quality.

Floor-to-ceiling windows dissolve the boundary between interior and exterior, a concept consistently applied across all units. Generous balconies and loggias extend the living areas, framing spectacular views of the lake and surrounding mountains.

Each apartment features a thoughtfully designed lighting concept and is Smart Home ready - allowing residents to control lighting, temperature and shading both centrally and remotely.



# CONSTRUCTION & MATERIALS

AUREA LAGO is being constructed in solid masonry with the highest standards of craftsmanship and finish. The facades combine structured plaster surfaces with horizontal glass elements, creating a harmonious interplay of transparency and solidity.



All windows are triple-glazed and provide superior sound and thermal insulation. The roofs will be extensively greened, contributing to natural climate regulation and overall energy efficiency.

The exterior spaces are designed as architectural gardens, featuring Mediterranean vegetation such as olive trees, palms, lavender and cypresses, lending the entire ensemble its distinctive identity and timeless elegance.





## TECHNOLOGY & SUSTAINABILITY

The entire project has been developed in line with the latest sustainability standards. AUREA LAGO meets the criteria of Minergie-P-Eco and aligns with SNBS Hochbau 2.0 principles.

Heating is provided by an air-to-water heat pump supported by a photovoltaic system installed on the roof.

This combination enables efficient, environmentally conscious operation with a minimal carbon footprint.

Each residence is equipped with low-temperature underfloor heating, individually adjustable per room. The underground garage offers charging stations for electric vehicles, and every apartment benefits from high-speed fibre-optic connectivity.

AUREA LAGO has been conceived with longevity in mind: durable building materials, robust surfaces, sustainable energy systems and timeless design ensure enduring value for generations.



# COMFORT & FUNCTIONALITY

A lift connects all floors directly to the underground garage and storage areas.

Every apartment includes a spacious cellar, some with an additional utility room or private laundry.

Residents of the lower-ground level have the opportunity to purchase private spa oases,

while the commercial spaces on the first floor offer flexible layouts – ideal for a medical practice, gallery, studio or office.

The inner courtyard and landscaped gardens are carefully designed to balance privacy and openness, creating tranquil retreats and social meeting points alike.





# MINUSIO

## “THE GOLDEN BALCONY OVER LAKE MAGGIORE”

Minusio is regarded as one of the most exclusive residential areas on Lake Maggiore, a place where Mediterranean charm, Ticinese tranquillity and Swiss quality coexist in rare harmony.

Situated between Locarno and Muralto, Minusio enjoys a privileged south-facing hillside location, basking in sunlight throughout the day and offering breathtaking views over the lake and surrounding mountains.

Its residential areas are elegant, peaceful and framed by lush vegetation: palms, olive trees and cypresses define the distinctive landscape.

The municipality offers first-class infrastructure - schools, restaurants, boutiques, banks and medical facilities are all close by.


The lakeside promenade of Minusio is among the most beautiful in Ticino, perfect for walking, jogging or simply watching the sun set over Lake Maggiore.





Thanks to its proximity to Locarno, Ascona and Brissago, Minusio blends the best of both worlds: discretion and serenity in everyday life, complemented by culture, gastronomy and leisure opportunities. Whether it's the Locarno Film Festival, the Ascona Golf Club or sailing on the lake, everything is just minutes away.


With over 2.300 hours of sunshine per year, Minusio enjoys a mild, Mediterranean climate all year round. It is little wonder that this location has long ranked among Switzerland's most desirable residential addresses, a place where quality of life has become a defining value.



## DISTANCES

			
Zurich Main Train Station	196km	2:25 hours	2:45 hours
Zurich Airport	212km	2:30 hours	3:00 hours
Milan Train Station	115km	1:40 hours	2:10 hours
Milan Airport (Malpensa)	110km	1:25 hours	2:30 hours

SHOPPING				
Coop Supermarket Minusio	143m	3 min	1 min	1 min
Supermercato Migros - Minusio	224m	5 min	2 min	2 min
Denner Discount	306m	7 min	3 min	2 min
Migrolino Minusio Verbano	319m	4 min	1 min	1 min
Lidl Svizzera	683m	5 min	5 min	3 min

SCHOOLS AND EDUCATIONAL INSTITUTIONS				
Rudolf Steiner Schule Locarno	309m	5 min	1 min	1 min
Kantonsschule Locarno	2.3km	38 min	9 min	9 min
Scuola dell'infanzia / Kindergarten	32.5km	608 min	187 min	51 min

# DOLCE VITA WITH A SWISS SIGNATURE

AUREA LAGO embodies the lightness of the South and the precision of the North.  
A home that does not seek attention, yet leaves a lasting impression.

Each morning begins with the shimmering light of the lake and ends with a sunset that  
paints the mountains in gold. A sanctuary for those who consider time, space and tranquility  
to be the truest forms of luxury.



# HIGHLIGHTS

15 apartments and  
4 commercial units

Architecture by  
LANDS Architettura,  
Arch. Emanuele Saurwein

Developed by  
Meraki (Swiss) SA

Marketed by  
LAKEXCLUSIVE Real Estate

Heat pump,  
Photovoltaic system,  
Smart Home preparation

Terraces with lake view,  
Garden apartments,  
Penthouse lofts

Underground parking,  
Lift, Spa,  
Sustainable construction

Sunny, peaceful  
location – minutes  
from Locarno & Ascona

## PROJECT DATA

Project	AUREA LAGO
Address	Via Rinaldo Simmen 19, Minusio (TI)
Architect	LANDS Architettura • Arch. Emanuele Saurwein
Developer	Meraki (Swiss) SA
Marketing	LAKEXCLUSIVE Real Estate • Krunoslav Zuparic
Construction Start	November 2025
Completion	End of 2027







LAKEXCLUSIVE

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# GROUND FLOOR



A 0.1  
App. 4,5  
161,5 m<sup>2</sup>

A 0.2  
App. 2,5  
72,0 m<sup>2</sup>

A 0.3  
App. 4,5  
125,0 m<sup>2</sup>

A 04  
App. 4,5  
136,5 m<sup>2</sup>





A 3.1  
App. 4,5  
171,0 m<sup>2</sup>

A 3.2  
App. 2,5  
72,0 m<sup>2</sup>

A 3.3  
App. 3,5  
133,5 m<sup>2</sup>

A 3.4  
App. 4,5  
141,5 m<sup>2</sup>



A 3.1  
App. 4,5  
171,0 m<sup>2</sup>

A 3.2  
App. 2,5  
72,0 m<sup>2</sup>

A 3.3  
App. 3,5  
133,5 m<sup>2</sup>

A 3.4  
App. 4,5  
141,5 m<sup>2</sup>

# PENTHOUSE



A 4.1  
App. 4,5  
172,5 m<sup>2</sup>

A 4.2  
App. 2,5  
84,0 m<sup>2</sup>

A 4.3  
App. 5,5  
187,0 m<sup>2</sup>

