



# PARCO D'ORO

APARTMENT COMPLEX  
ASCONA – TI

N° 12053E

**Principal**  
Swiss Finance & Property AG  
Untermüli 7  
6300 Zug

**Total contractor**  
HRS Real Estate SA  
Largo Libero Olgiati 73  
6512 Giubiasco

**Architect**  
Stemmler Architekten GmbH  
Seefeldstrasse 305A  
8008 Zurich

**Civil engineers**  
Stefano Gautschi  
Studio d'ingegneria civile  
6653 Verscio

**Technical offices**  
**Electrical engineers:**  
Mondini SA Elettrigila  
Via Cantonale  
6652 Tegna

**Sanitary/ HVAC engineers:**  
Pierluigi Garlandini SA  
Via Varesi 40  
6600 Locarno

**Acoustics and  
construction physics:**  
Evolve SA  
Viale Stazione 6  
6500 Bellinzona

**Landscape designer**  
Andrea Branca, arch. paesaggista  
HTL/OTIA  
Via delle Vigne 40  
6648 Minusio

**Construction project location**  
Via Collinetta 3  
6612 Ascona

**Planning**  
2011 – 2013

**Implementation**  
2013 – 2016



## LOCATION/HISTORY

The Parco d'Oro is located in a former vineyard, directly above the centre of Ascona (TI). The steeply sloping terrain is accessible via the Scalinata della Ruga. The historic vineyard path leads over numerous stairs into the idyllic, loosely cultivated landscape with numerous shady trees. Directly above the site is Monte Verità, which became world-famous a hundred years ago as the focus for supporters of a healthy, liberated lifestyle.

## CONCEPT/ARCHITECTURE

The Residenza Parco d'Oro offers 14 luxury apartments with 2½ to 6 rooms in six detached buildings. They are embedded in a park landscape and correspond to the upper middle segment. The architecture is based on the existing topography, which is characterised by a fairly flat terrain on the mountainside that turns into a steep slope. The outlines avoid right angles to match the natural contour lines. The building on the valley side is



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positioned alongside the slope with its terraces open to the lake. Punctiform buildings are situated in the upper, flatter part of apartments oriented more towards the nearby park landscape.

The backbone of the facility is a central staircase and walkway system. Analogous to the Scalinata della Ruga, it runs in angular stages and provides access to the park. At the edge of the path, the architects created exciting room sequences with the character of narrow streets and public areas. All buildings have underground access to the shared underground car park accessed from the hillside with a total of 34 parking spaces.

The size and layout of the houses correspond to the buildings in the neighbourhood. They blend in harmoniously with the area. The

architecture also transports the topography into the apartments. In addition to providing a view of the lake and the mountain landscape, this also creates a reference to the surrounding area. Residents experience the contrast of close and distant views and a majestic panorama, and a sense of security provided by the setting between old trees.

High-quality materials create living spaces with individual character. The six buildings were furnished with various natural stone and wood floors. Doors and built-in furniture in differently treated oak and elegant kitchen surfaces provide a reservedly luxurious ambience. The living rooms are characterised by large, sliding door elements and all-glass railings in laminated glass. This creates an unobstructed transition to the environment.



## ENERGY

A geothermal system generates heat for heating and hot water. All apartments can be controlled separately and individually. Heat distribution in the apartments is handled by efficient underfloor heating with individual room regulation.



### PROJECT DATA

Total cost (gross):	CHF 21 million
Site area:	9,630 m <sup>2</sup>
SIA 416 volume:	22,625 m <sup>3</sup>
Gross floor area:	6,258 m <sup>2</sup>
Floors	
Above ground:	2
Below ground:	1
Residential units:	14
2½-room apartment:	1
3½-room apartment:	1
4-room apartment:	1
5-room apartments:	7
5½-room apartment:	1
6-room apartments:	3
Parking spaces	
Above ground:	3
Underground car park:	34