



Camorino, Ticino Switzerland

HOTEL OPERATOR WANTED



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Facts & Figures

Rental terms and conditions

Address	In Tirada 31, 6528 Camorino
Project status	In planing Timber-based vertical extension
Projectstudy 1	57 hotelrooms with shower/toilet approx. 12 m² per room
Projectstudy 2	44 hotelrooms with shower/toilet approx. 17 m² per room
Rental space	1st and 2nd floor approx. 900 m²
Guest services	Self Check-in Possible cooperation for break- fast and gym access within the building
Parking	Parking and charging facilities
Availability	By agreement, 2028 / 2029

Location

- 100'000-130'000 cars passing per day
- Prime gateway position in southern Switzerland
- Direct access to highway A2 (Milano -Zurich)
- Exceptional visibility
- Immediate and barrier-free access by car
- Just minutes from Bellinzona and within easy reach of Lugano

Key Demand Drivers

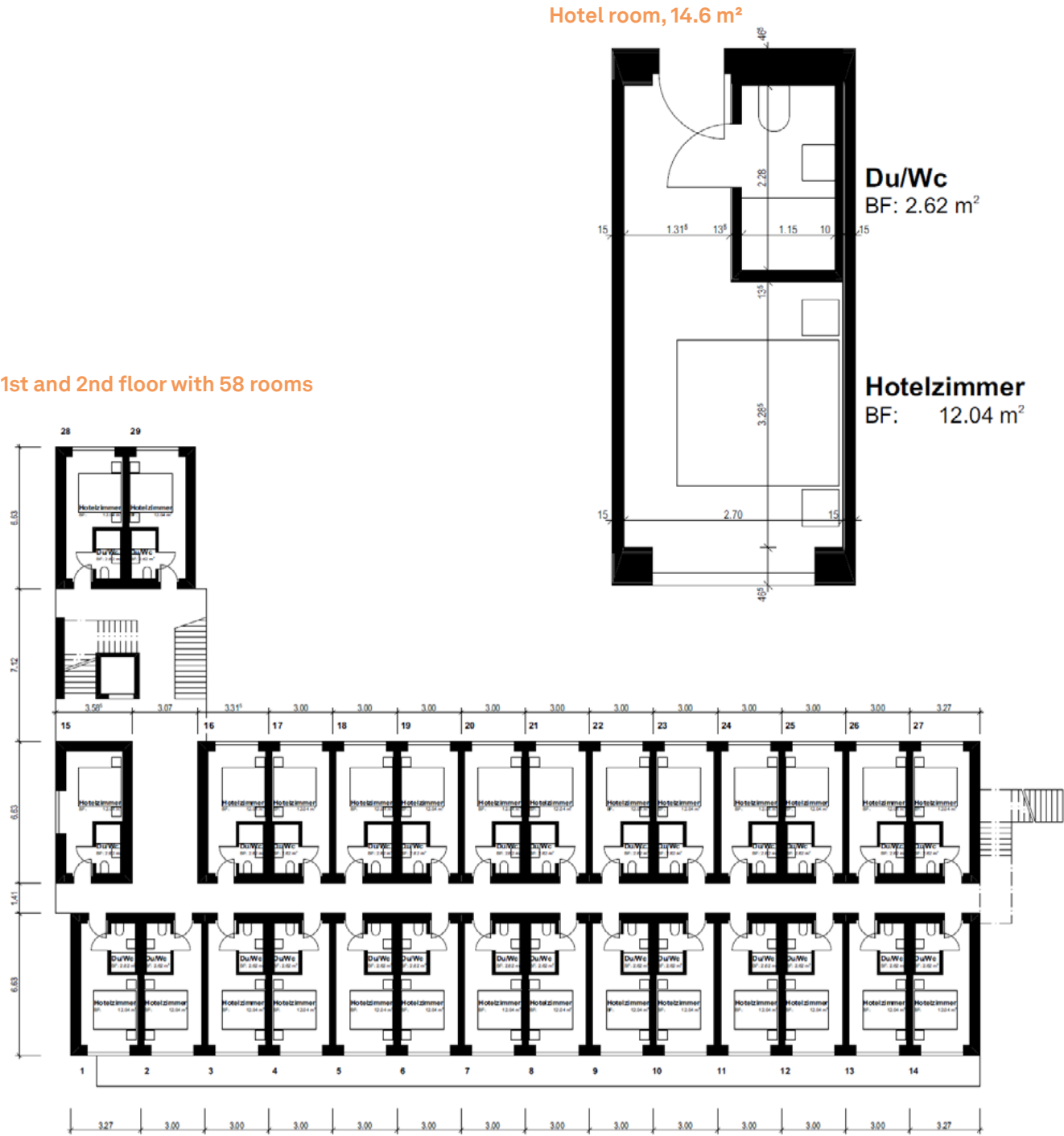
- Business / Industry
- Tourism / Leisure



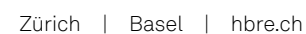
Distance by car over A13 / A2

Bellinzona	7 km
Locarno	19 km
Verzasca	19 km
Ascona	22 km
Lugano	28 km
Chiasso	50 km
Como	57 km
Milano	100 km
Zurich	183 km

Project Study 1



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