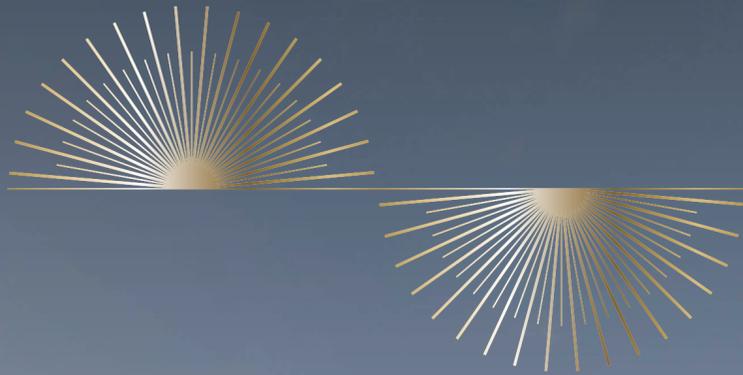




eoo

Where time slows,
a new way of living unfolds.



RESIDENZA

Eterea



5

8

11

16

ETEREA PORZA PROJECT E00

17	DAY
30	OUTDOOR
37	NIGHT
48	PLUS
57	FLOOR PLANS



There is a moment, when the light of sunset gently brushes the hills of Porza, in which everything seems suspended. Time slows down, nature embraces silence, and architecture blends into the landscape, as if floating in the air. From this feeling of lightness and harmony, the name takes shape: **Residenza Eteera**.

The name itself is rooted in ancient philosophy. According to Aristotle, beyond the four fundamental elements — earth, water, air and fire — there existed a fifth essence: ether. An intangible and perfect substance, immutable, transparent, luminous.

Ether was the breath of the universe, the very fabric of the sky — that which makes the sublime eternal.

“**Eteera**”, because this residence is not merely a place to live, but **an experience that transcends the everyday**. A refuge where luxury meets lightness, where every architectural detail is designed to enhance light, silence and the beauty of the surrounding landscape.

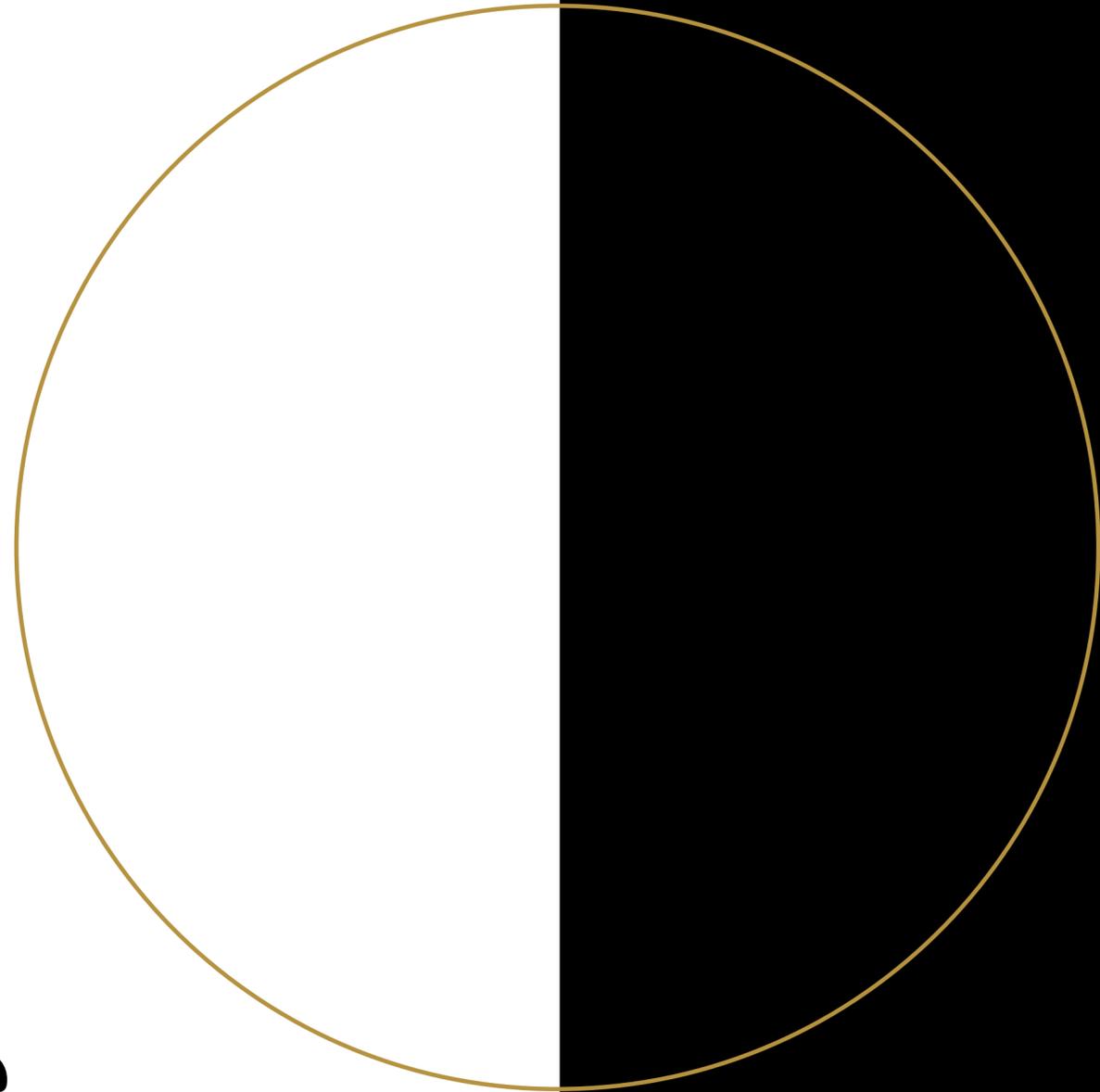
Eteera is the idea of a life suspended between nature and refinement. A sublime balance, much like Aristotelian ether itself. Not something earthly, but an aspiration — a dream that takes shape within the walls of a home.

Eteera



Floating
in the

beauty of
the landscape



Suspended
between sky
and earth

Porza

Imagine a place where life flows with elegance and serenity, immersed in a lush, light-filled landscape: this is **Porza, a small gem resting on a hillside just moments from Lugano.**

Porza is a promise of quality of life. With its 1,719 inhabitants, it preserves an intimate and discreet atmosphere, ideal for those who wish to retreat from the pace of urban life without giving up proximity to essential services. In just eight minutes by car, you reach the heart of Lugano, with its shopping, culture and the deep blue of the lake. Yet upon returning to Porza, you are welcomed by the quiet of the trees and the harmony of homes set within greenery.

Schools — including international institutions such as TASIS — are close by, as is Agno airport. **And yet Porza retains a strong identity of its own, shaped by walks through parks, tranquil avenues and breathtaking views over Lake Lugano.**

It is a place where children can grow up playing outdoors, where every corner invites relaxation and contemplation. Here, urban development is carefully designed to integrate with nature: villas, small residential buildings and

generous private spaces, where contemporary architecture blends seamlessly with the landscape.

Living in Porza means choosing balance, aesthetics and light.

If you are looking for a place where you can truly feel at home — where each day begins with birdsong and a view that takes your breath away — Porza is that place. A small Ticinese paradise where living becomes an art.

Key facts:

Distance to Lugano: 8 minutes (3 km)

Distance to Agno Airport: 14 minutes (8.2 km)

Distance to TASIS – The American School in Switzerland: 16 minutes (6.7 km)

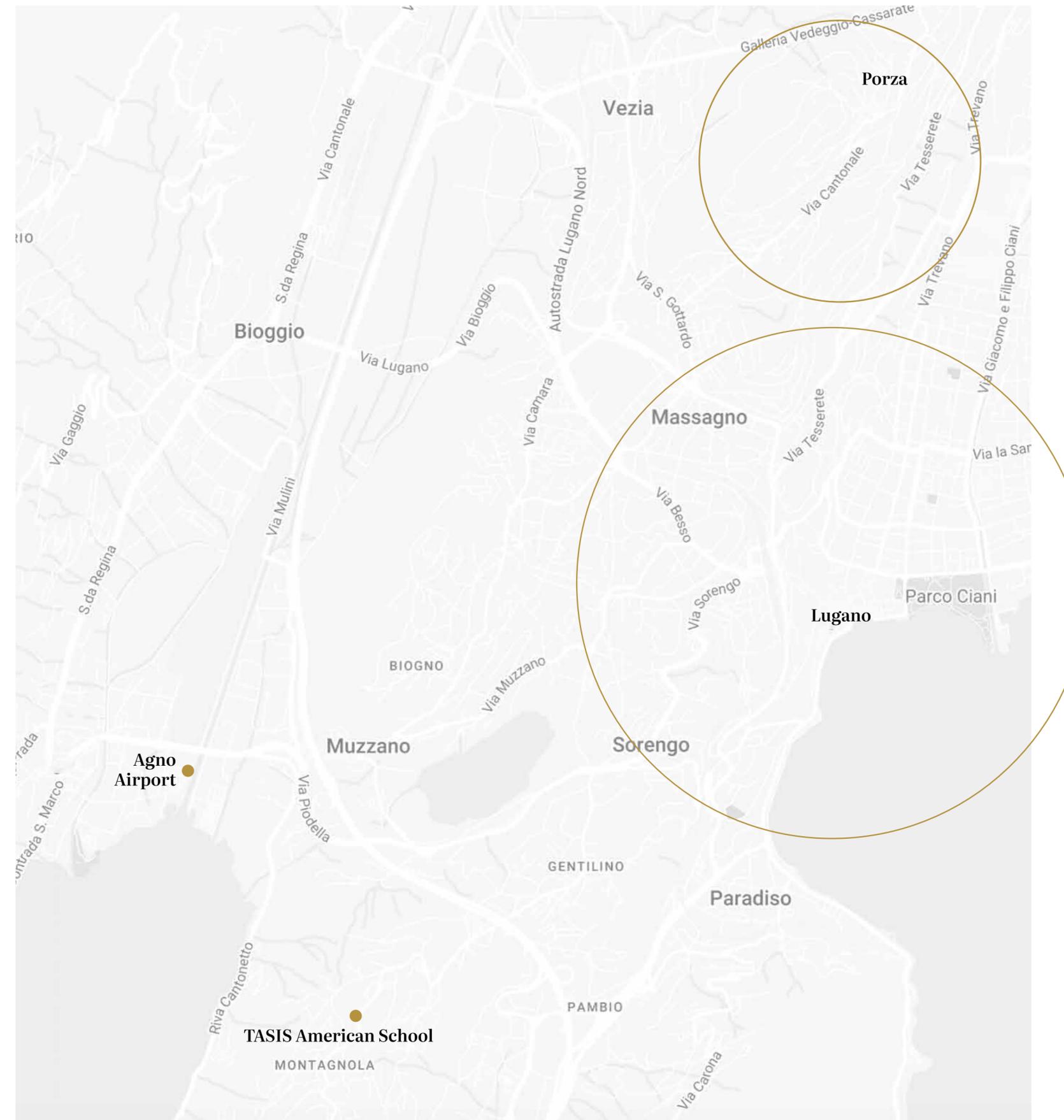
Distance to motorway access: 10 minutes (5.4 km)

Distance to post office: 4 minutes (1.3 km)

Distance to Grancia shopping centres: 18 minutes (13.2 km)

Municipal area: 1.76 km²

Population: 1,719 inhabitants







Residenza Eterea

Residenza Eterea is born from an idea of harmony, where architectural elegance meets the quiet strength of the landscape. The project consists of **two independent residences**, designed to coexist in perfect balance, each preserving its own identity and complete privacy.

The first residence unfolds on the **upper level** and is distinguished by its suspended, almost floating configuration. At its heart lies a two-level **rooftop garden** — a green oasis open to the sky, offering both privacy and a sense of wonder. Completing the scene is a suspended **infinity pool**, blending seamlessly with the horizon and capturing every reflection of the surrounding landscape.

The interior spaces are generous and filled with light, featuring a striking living area, refined spaces dedicated to relaxation, a private **home cinema**, a secluded study and a **private spa** with gym, sauna, hammam and massage area.

The second residence, located on the ground floor, extends naturally and powerfully into the landscape. Here, the earth takes centre

stage: a **private garden of over 1,400 square metres** embraces the home like a green refuge. The feeling is that of a villa breathing in harmony with nature, with outdoor spaces designed to be enjoyed throughout the seasons — panoramic terraces, a kitchen garden and orchard, a play area and expansive relaxation zones. Inside, comfort and elegance prevail: each space is generous and enveloping, conceived for wellbeing and contemplation. This residence also features a **private spa**, offering a truly immersive sensory experience.

Both residences share the same aesthetic language: **organic forms, refined materials and a constant visual openness towards the surrounding landscape**. Two distinct souls, united by a single vision — to offer an exclusive and refined lifestyle, fully immersed in beauty.

Residenza Eterea is not simply a residential project. It is a manifesto of timeless elegance.



EAST VIEW





NORTH-EAST VIEW



NORTH VIEW





ENTRANCE VIEW



eoo

DAY

18	ENTRANCE
19	LIVING ROOM
22	DINING ROOM
24	KITCHEN AND DINING ROOM
27	OFFICE
29	GUEST BATHROOM

OUTDOOR

31	LIVING
33	KITCHEN AND DINING
35	POOL

NIGHT

38	MASTER BEDROOM
41	WALK-IN CLOSET
42	MASTER BATHROOM
44	GARDEN OF THE MASTER BEDROOM
45	GUEST BEDROOM
47	TERRACE OF THE GUEST BEDROOM

PLUS

49	HOME SPA
52	HOME CINEMA
54	GARAGE

PLANIMETRIE

58	LEVEL 0
59	LEVEL 2
60	LEVEL -1

Day





ENTRANCE ROOM



LIVING ROOM



LIVING ROOM



CONVERSATION AREA



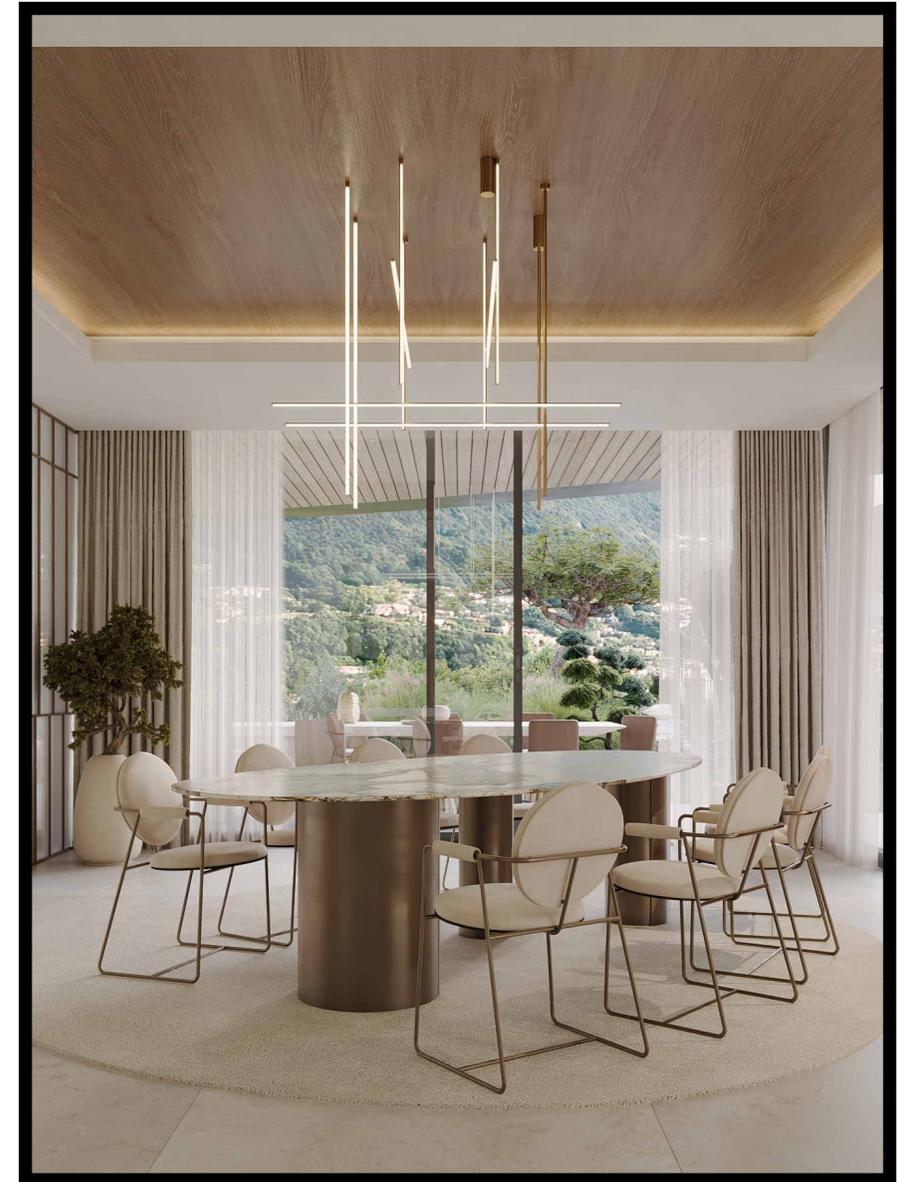
DINING ROOM



DINING ROOM



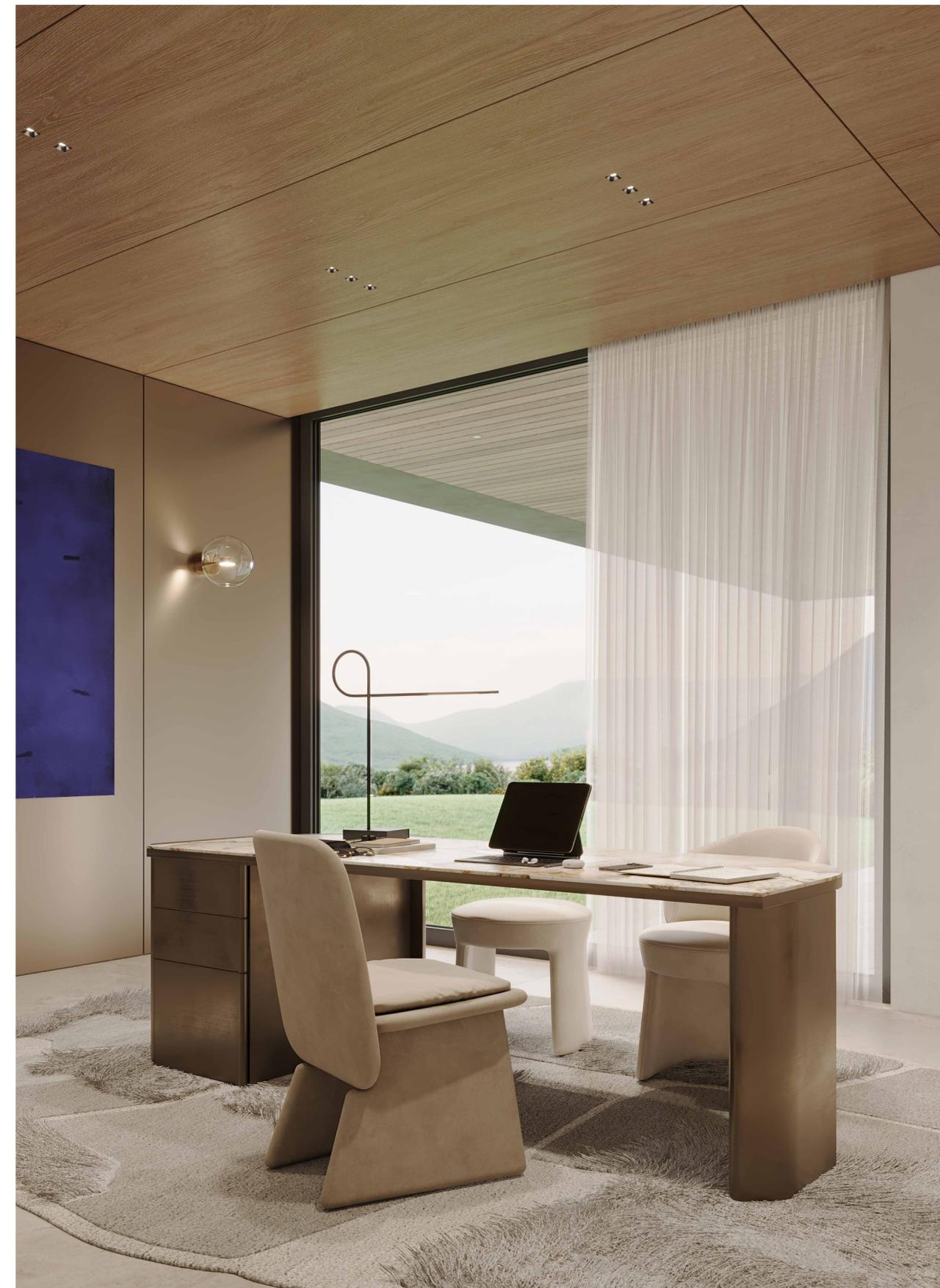
KITCHEN

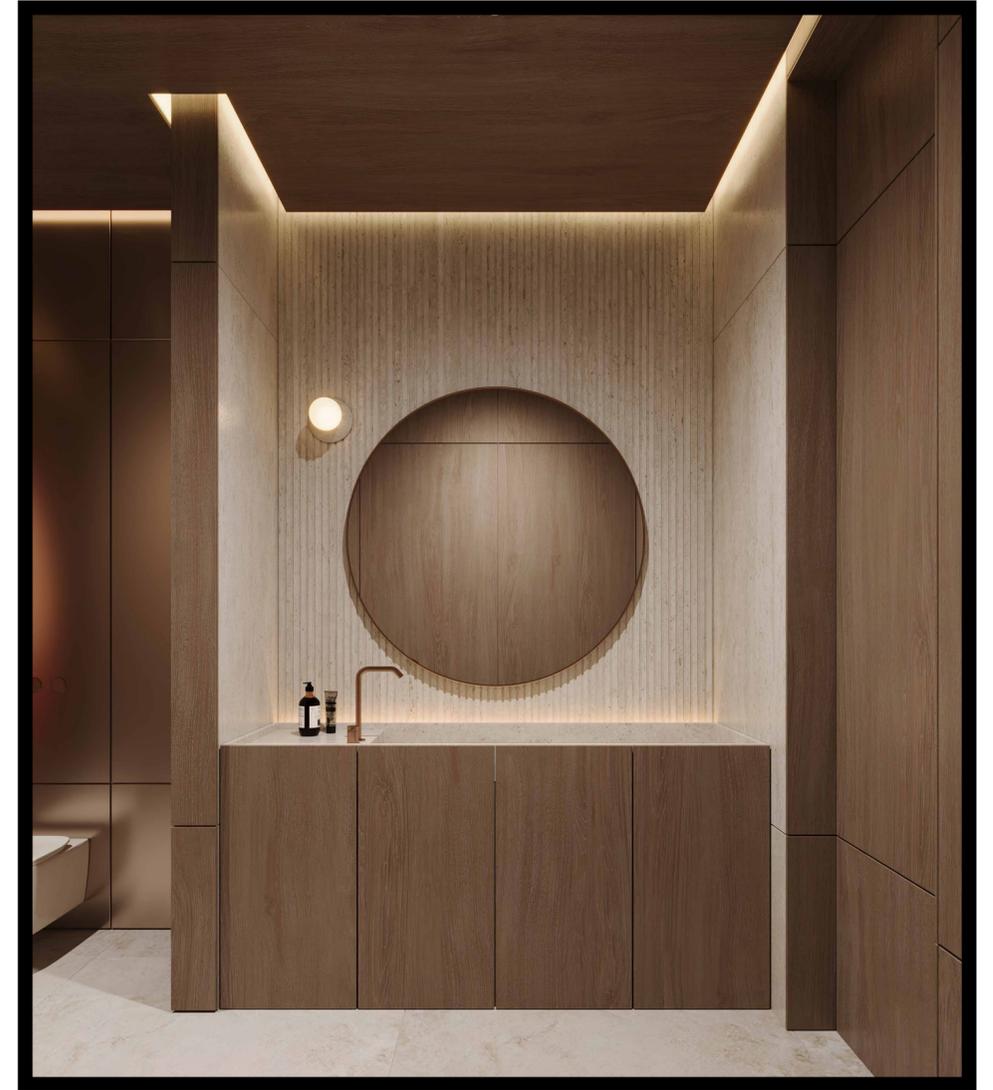




KITCHENS DINING ROOM







GUEST BATHROOM

Outdoor



LIVING ROOM



LOUNGE

THE SIMPLE BEAUTY OF AN OPEN-AIR KITCHEN



At the heart of the garden, the en plein air kitchen invites everyday rituals to be lived outdoors, surrounded by the scent of aromatic herbs and the quiet of nature. A space where conviviality blends seamlessly with the landscape.

Long, relaxed lunches unfold as the aromas of the garden and the barbecue mingle with the fresh air; afternoons pass slowly while children play on the lawn and the table fills with freshly baked treats; evenings extend into summer dinners under the stars, softly lit and accompanied by the gentle rustle of the wind.

An experience that brings together intimacy and togetherness, transforming each day into a refined ritual, immersed in nature.

SALA DA PRANZO ESTERNA



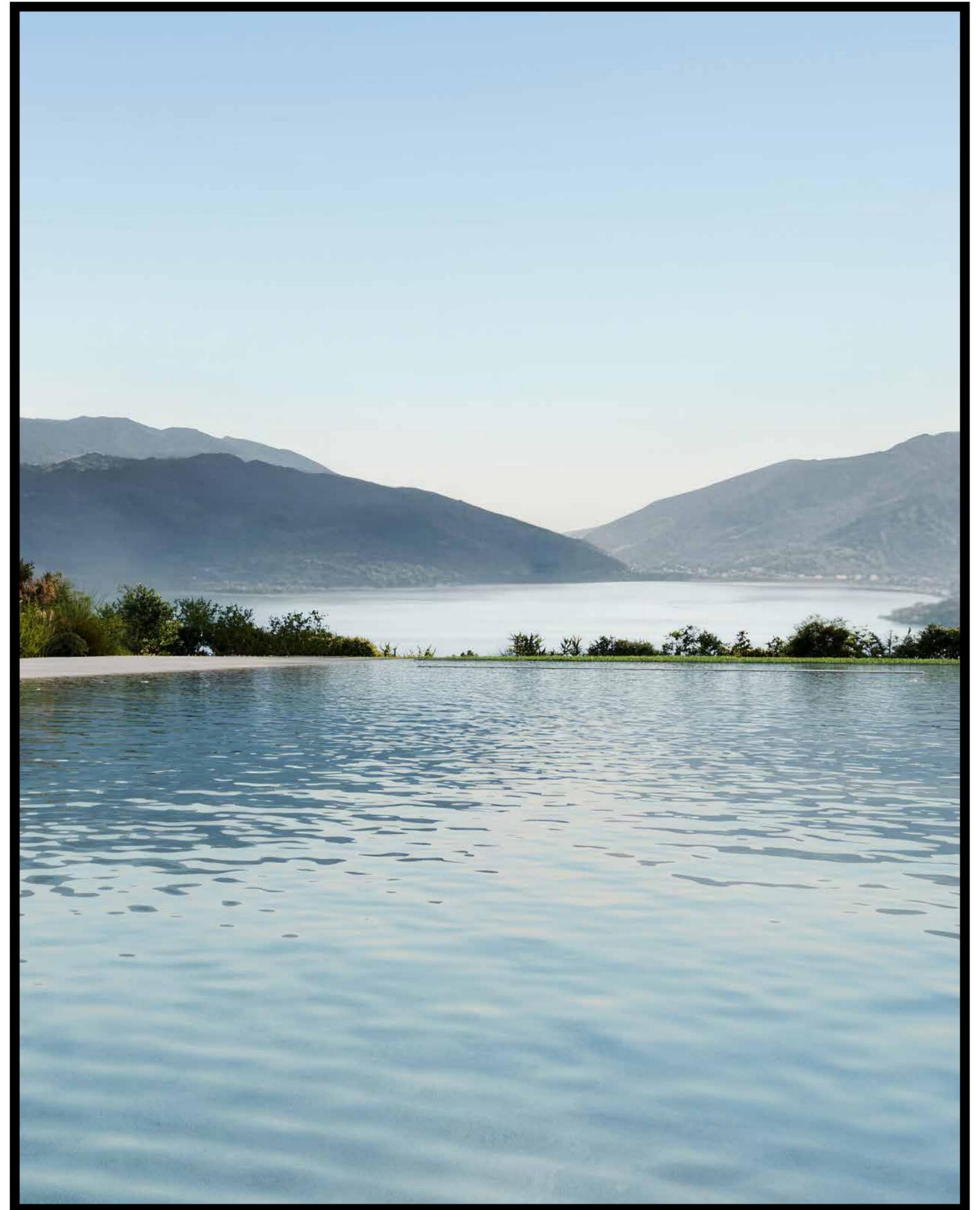
Infinity Pool

An infinity pool that reaches out towards the landscape, drawing a delicate line between sky and water.

A pool that seems to dissolve into the blue, offering a unique perspective over Lake Lugano, framed by the stillness and natural beauty surrounding the residence.

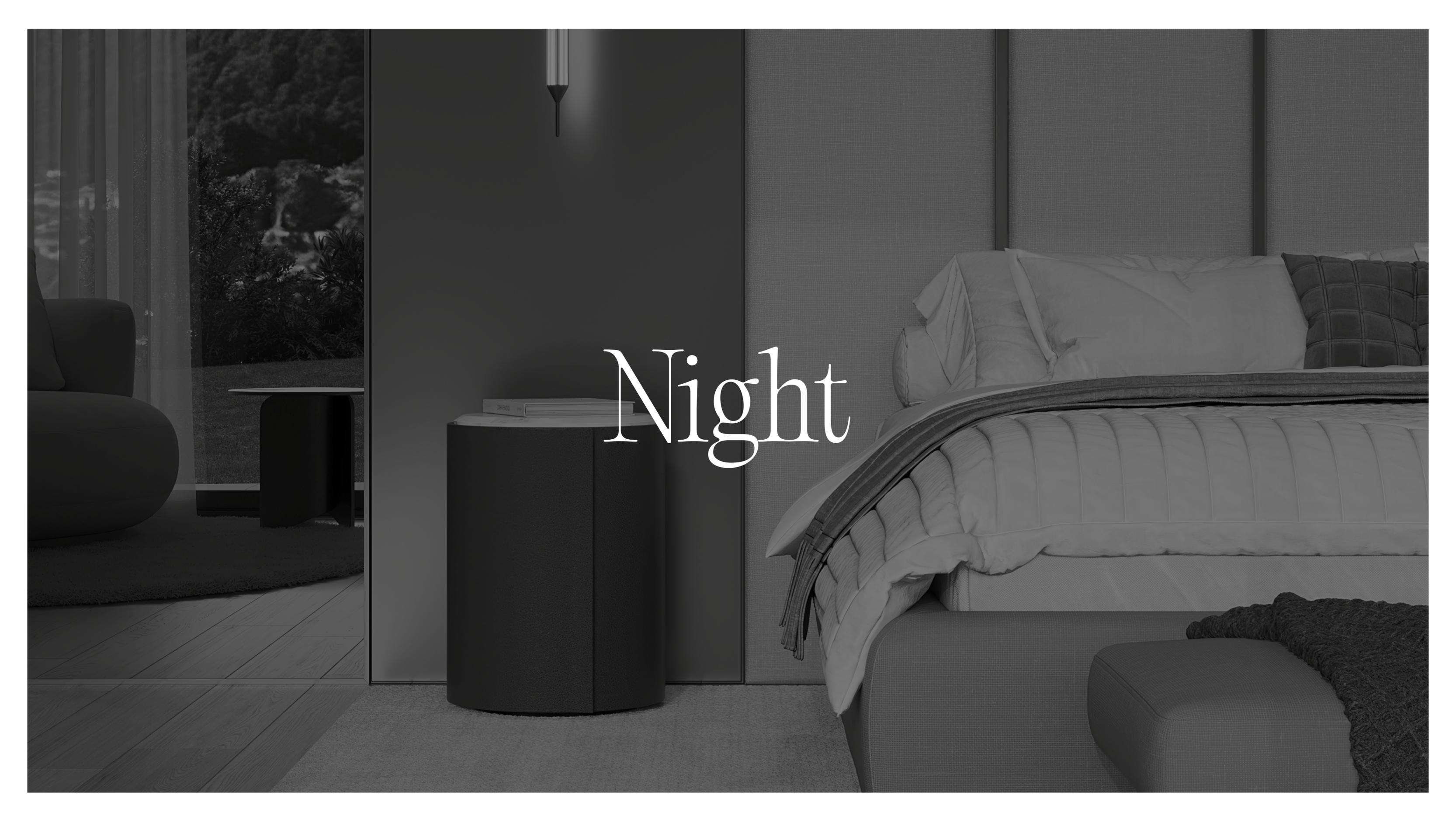
The design is clean, contemporary and essential: every detail is conceived to integrate elegantly into its setting, enhancing the space without ever overpowering it. The water, crystal-clear and luminous, reflects the ever-changing colours of the sky, transforming each moment into a visual and sensory experience.

From here, the view is absolute. There are no distractions — only the perfect meeting of nature and architecture. A space designed for slowing down, for breathing deeply, for losing oneself in the infinite. A place where time does not rush, but gently carries you along.





POOL



Night

Master Bedroom

A space that interprets the concept of comfort through a contemporary lens.

The master bedroom opens onto the private garden through expansive glass walls, dissolving the boundaries between indoors and outdoors.

Two separate walk-in wardrobes — one for her, one for him — organise the sleeping area with elegance and functionality, while the generous proportions allow for a secluded lounge corner, ideal for moments of relaxation or quiet reading.

Outdoors, a whirlpool tub immersed in greenery completes the suite experience, transforming the everyday act of rest into a ritual of wellbeing.

The atmosphere is intimate and serene: here, daily life takes on the quality of a private suite stay, surrounded by the beauty of the natural landscape.





MASTER BEDROOM



MASTER BEDROOM



WALK-IN CLOSET





MASTER BATHROOM



MASTER BATHROOM



A SECRET GARDEN WHERE RELAXATION BECOMES EVERYDAY LIFE

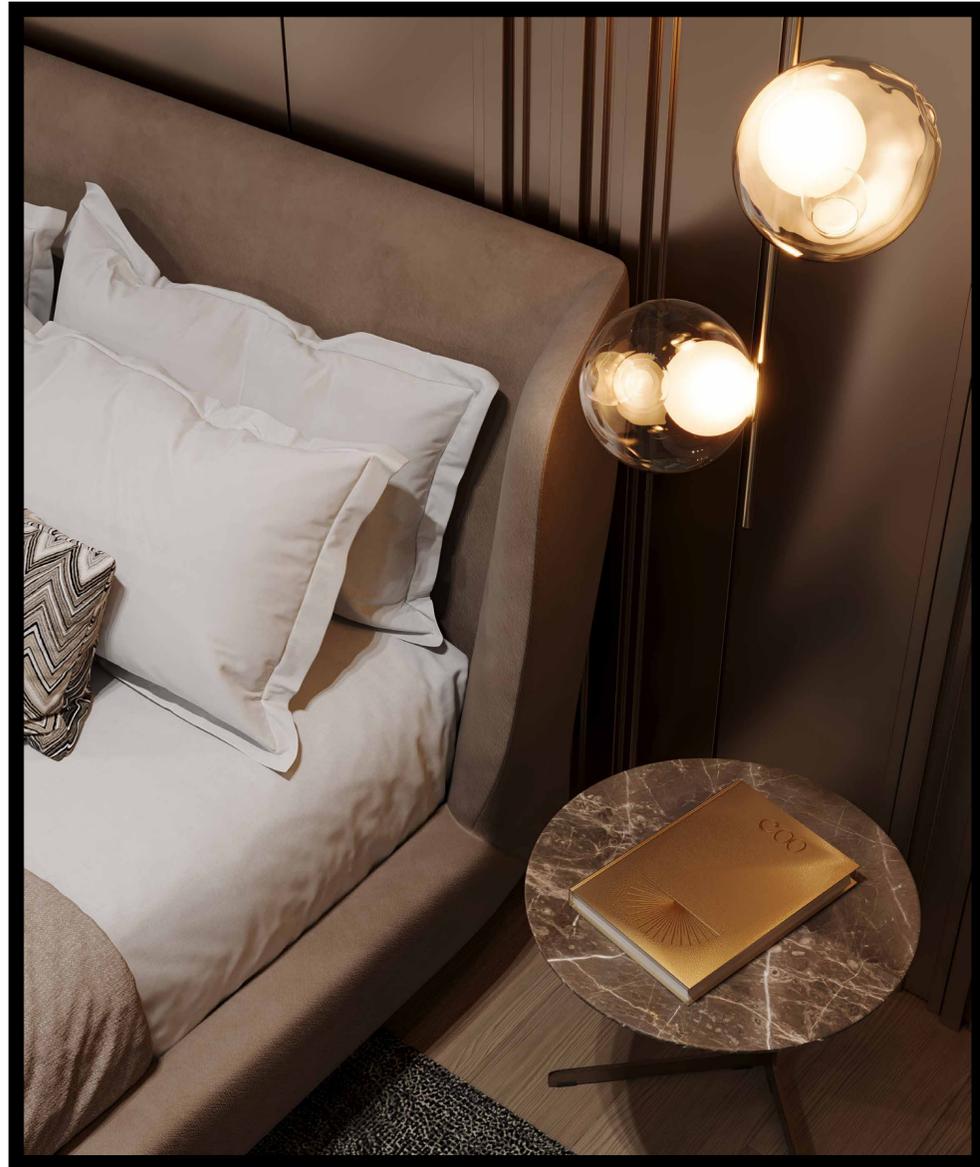
The master bedroom opens onto a private garden.
A whirlpool tub, nestled within the greenery, invites moments of pure
relaxation, transforming everyday life into a state of serene calm.





GUEST BEDROOM

E00 - NIGHT



GUEST BEDROOM





GUEST BEDROOMS TERRACE

Plus

YOUR SPA. YOUR TIME. EVERY DAY.

A space of absolute wellbeing, within your own home. At Residenza Eterea, the private spa is not an occasional luxury — it is an integral part of the lifestyle.

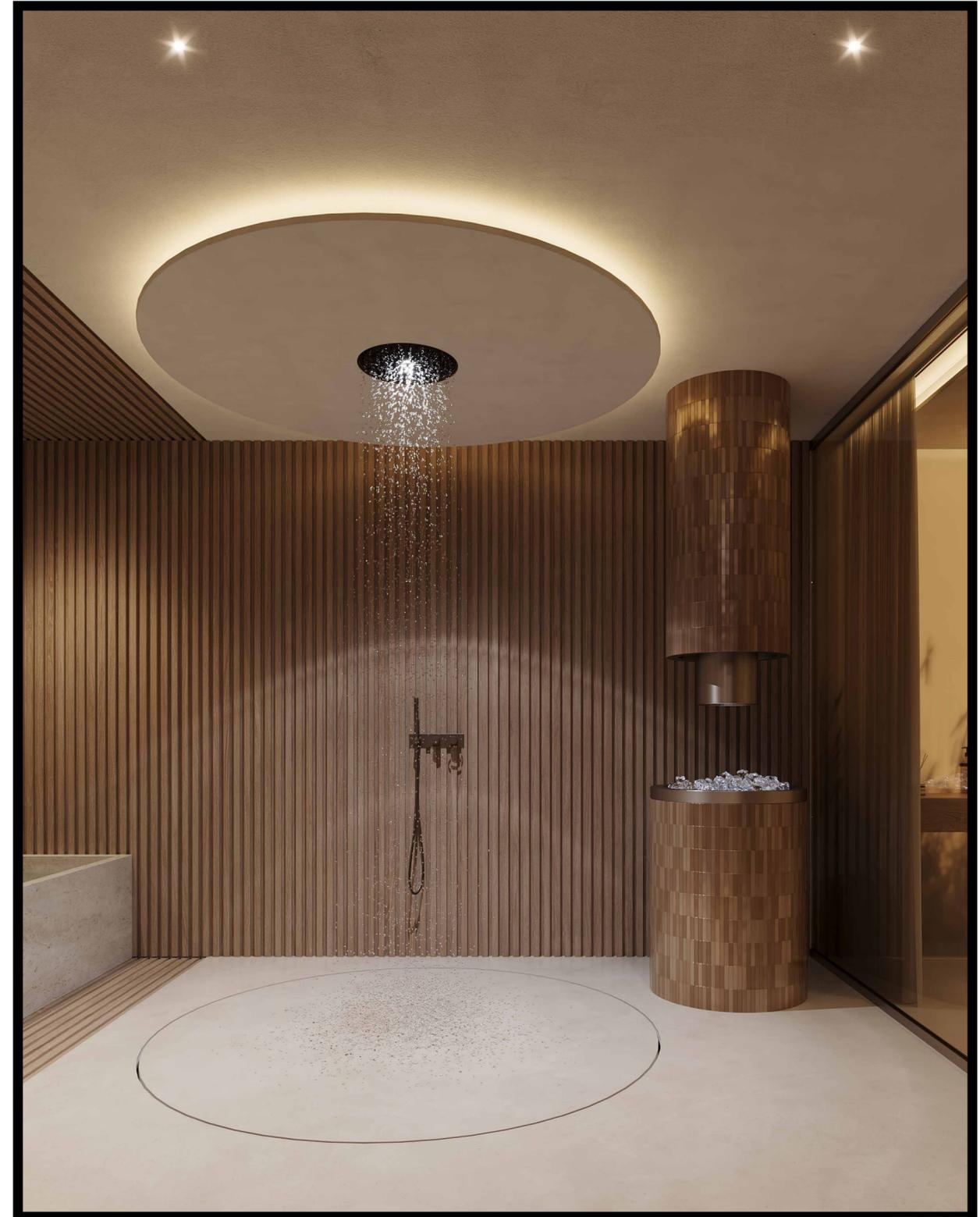
A space dedicated to relaxation and the care of the body, designed with the same elegance and attention to detail that define the rest of the residence. Sauna, hammam, massage area, whirlpool and fitness zone — every element is conceived to offer an immersive, intimate and personalised experience.

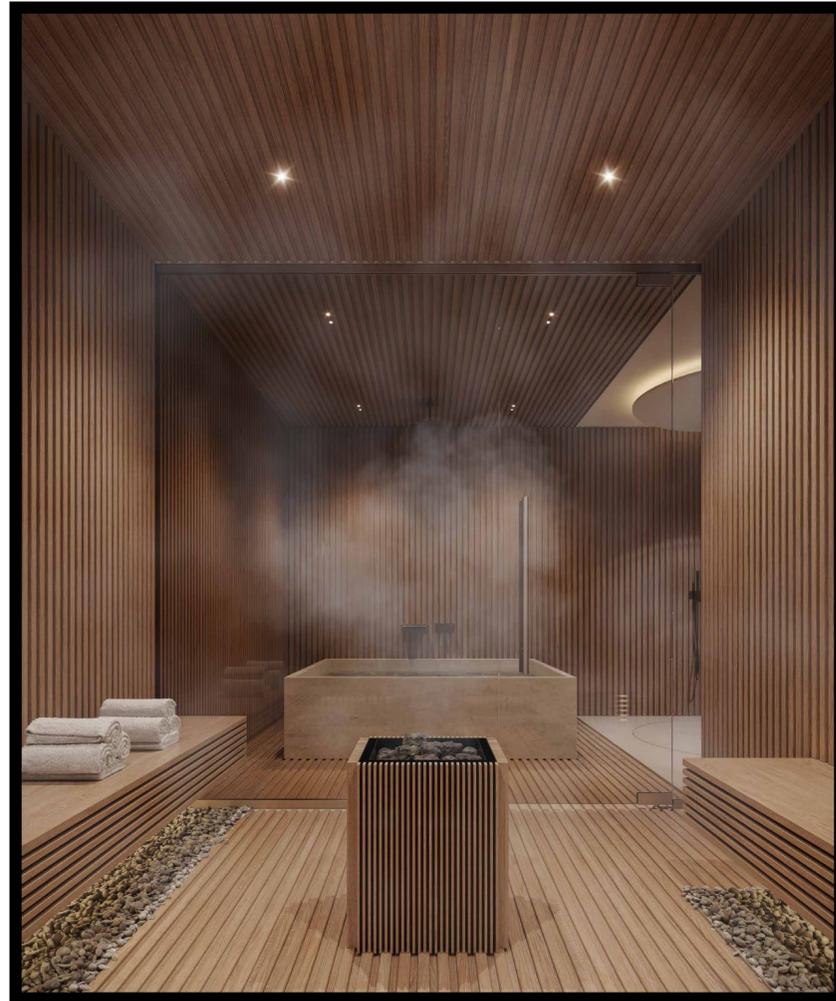
It is the privilege of those who can dedicate time to themselves, every day, without compromise. An exclusive refuge where one can regenerate after an intense day, or simply rediscover balance, surrounded by silence, warmth and soft light.

Wellbeing is not sought outside.
It is lived within. Always.

HOME SPA

HOME SPA





MORE THAN CINEMA, PURE MAGIC.

Imagine experiencing the magic of the big screen without ever leaving home.

A refined environment dedicated to the pleasure of leisure, where every detail — from enveloping seating to the softly muted atmosphere — is designed to immerse you completely in the film.

The home cinema transforms an ordinary evening into an exclusive experience, to be shared with those you love or enjoyed in complete intimacy.



HOME CINEMA



HOME CINEMA

YOUR SPACE. YOUR RULES. BETWEEN ENGINES AND PASSION.

A space where passion and style come together: surrounded by your cars and equipped with a small workshop, the garage becomes a place to be lived in, not merely used. Here, matches are watched with friends, Formula 1 is followed with a glass of rum in hand, a cigar is lit, and the freedom of a space entirely your own is enjoyed.

A private club, within your home.





GARAGE



GARAGE

Floor Plans

Level 0



NET FLOOR AREAS LEVEL 0

01	ENTRANCE	32.33	SMQ
02	GUARDROBE	7.91	SMQ
03	BATHROOM	5.14	SMQ
04	LIVING ROOM	67.44	SMQ
05	DINING ROOM	31.49	SMQ
06	KITCHEN	26.02	SMQ
07	KITCHENS DINING ROOM	19.69	SMQ
08	HALLWAY	19.29	SMQ
09	TERRACE	106.84	SMQ
10	OFFICE	22.16	SMQ
11	BATHROOM	5.66	SMQ
12	SPA AND GYM	65.17	SMQ
13	HOME CINEMA	34.80	SMQ
14	BEDROOM 1	31.93	SMQ
15	TERRACE	12.22	SMQ
16	BATHROOM	11.95	SMQ
17	WALK-IN CLOSET 1	9.10	SMQ
18	WALK-IN CLOSET 2	22.89	SMQ
19	BEDROOM 2	22.99	SMQ
20	BATHROOM	7.20	SMQ
21	WALK-IN CLOSET	10.03	SMQ
22	BEDROOM 3	28.88	SMQ
23	BATHROOM	5.32	SMQ
24	WALK-IN CLOSET	7.28	SMQ
25	HALLWAY	32.38	SMQ
26	TERRACE	45.43	SMQ
27	HALLWAY	8.25	SMQ
28	GUEST BEDROOM	21.50	SMQ
29	BATHROOM	5.12	SMQ
30	TERRACE	45.50	SMQ
31	SERVICE ROOM	19.46	SMQ
32	BATHROOM	4.48	SMQ
33	LOUNDRY	17.14	SMQ
34	UTILITY ROOM	35.09	SMQ

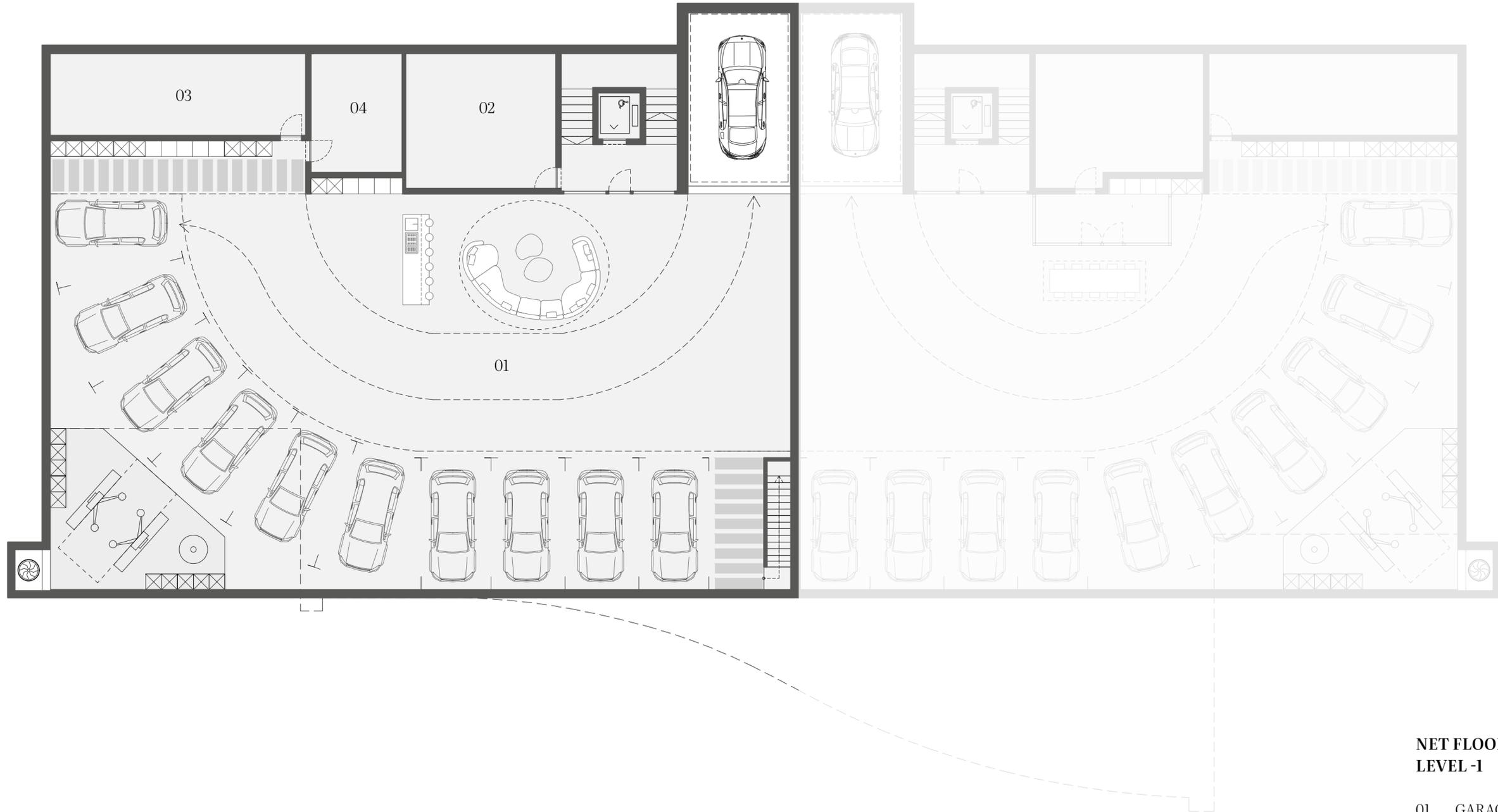
Level 2



**SNET FLOOR AREAS
LEVEL 2**

01	UTILITY ROOM	25.95 SMQ
02	ENTRANCE DRIVE	18.40 SMQ
03	PCOVERED ENTRANCE	8.97 SMQ
04	PARKING AREA	108.60 SMQ
05	FLAT ROOF	200.48 SMQ

Level -1



**NET FLOOR AREAS
LEVEL -1**

01	GARAGE	436.92 SMQ
02	CELLAR	29.15 SMQ
03	TECHNICAL ROOM	30.09 SMQ
04	POOL TECHNICAL ROOM	15.63 SMQ

Total surfaces

GARDENS:
1'450 smq

COVERED TERRACES:
210 smq

TECHNICAL ROOMS:
152.50 smq

LIVING AREAS:
667 smq

CINEMA / SPA AREAS:
99.50 smq



INDOOR PARKING SPACES:
NR. 10

GARAGE:
437 smq

OUTDOOR PARKING SPACES:
NR. 4

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SETA
mood

The interior design project was developed by Seta Mood, following a careful analysis of the architecture and spatial layout, with bespoke imagery created for each environment.

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