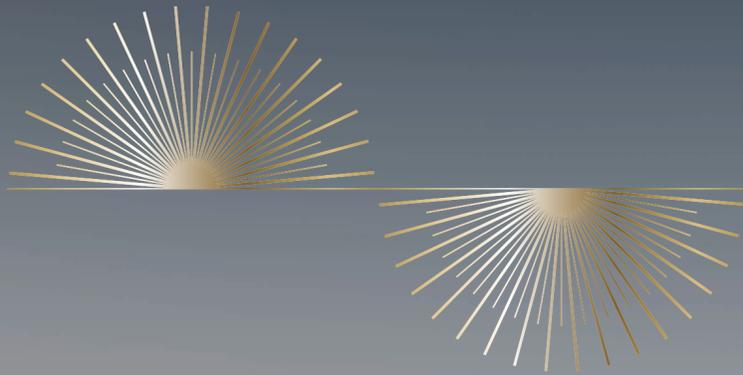


e01

Where time slows,
a new way of living unfolds.



RESIDENZA

Eterea



5

8

11

16

ETEREA PORZA PROJECT E01

17	DAY
38	OUTDOOR
48	NIGHT
53	PLUS
60	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.

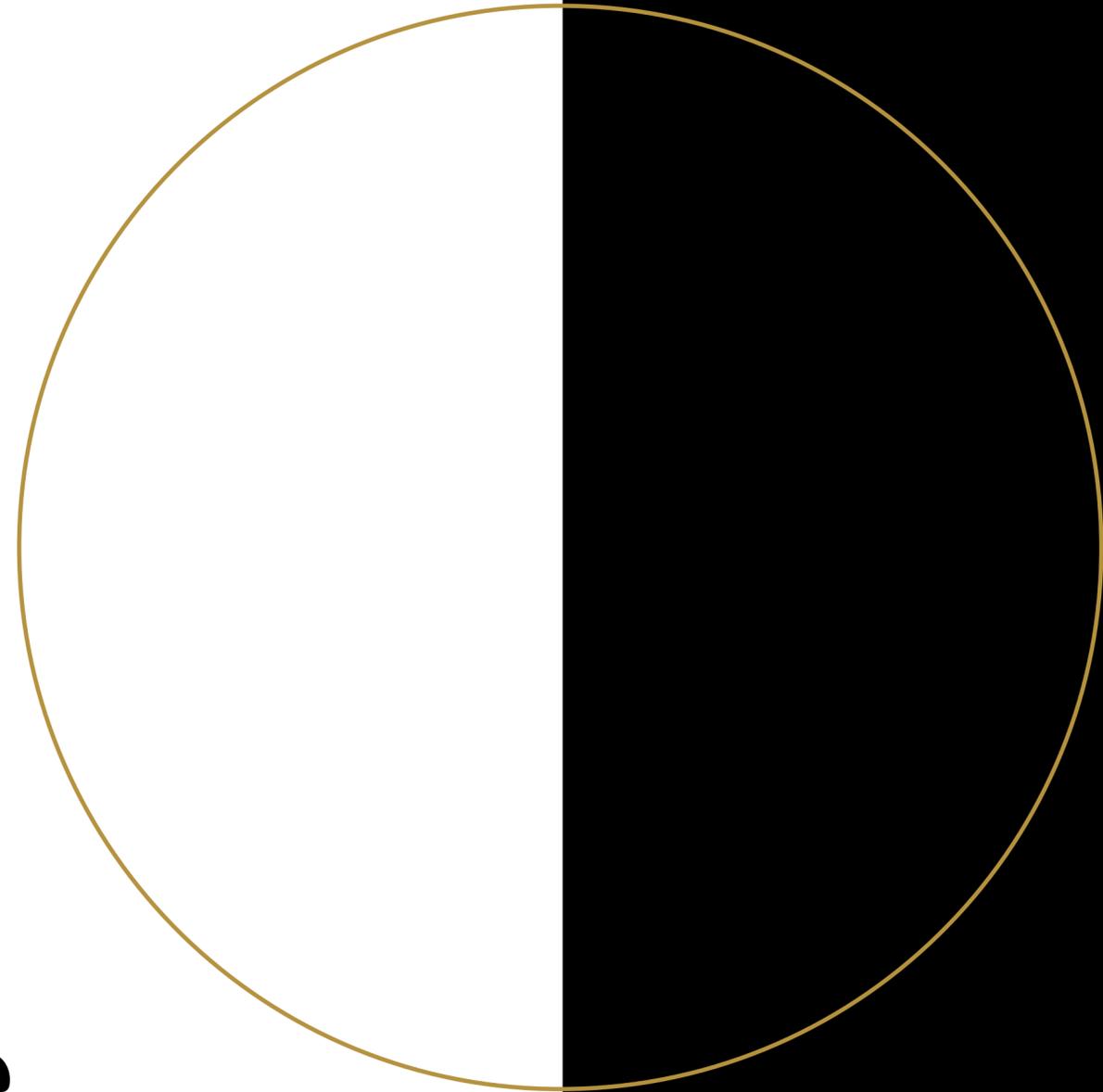
Eteera is the idea of a life suspended between nature and refinement. A sublime balance, much like Aristotelian ether itself. Not something earthly, but an aspiration — a dream that takes shape within the walls of a home.

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

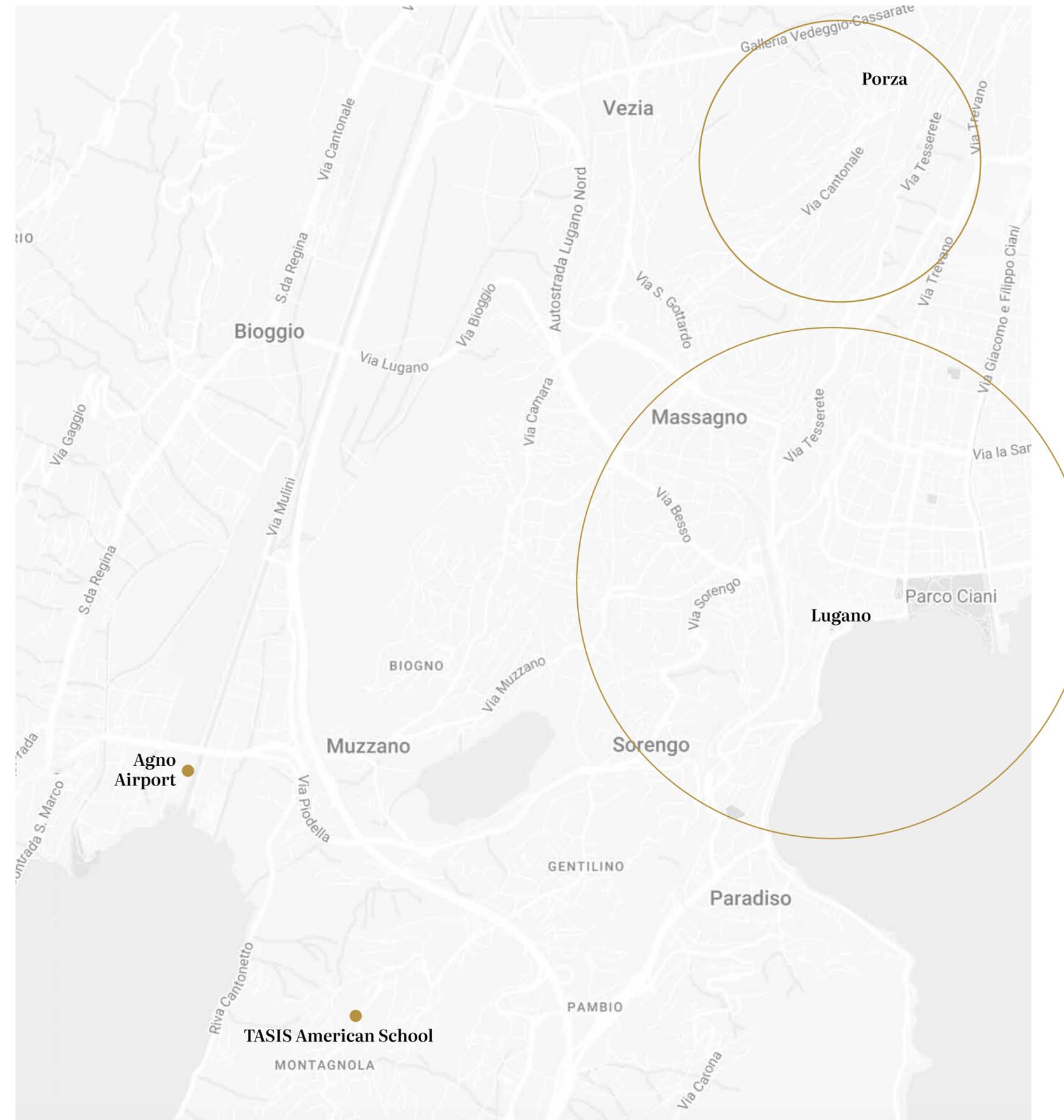
generous private spaces, where contemporary architecture blends seamlessly with the landscape.

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.

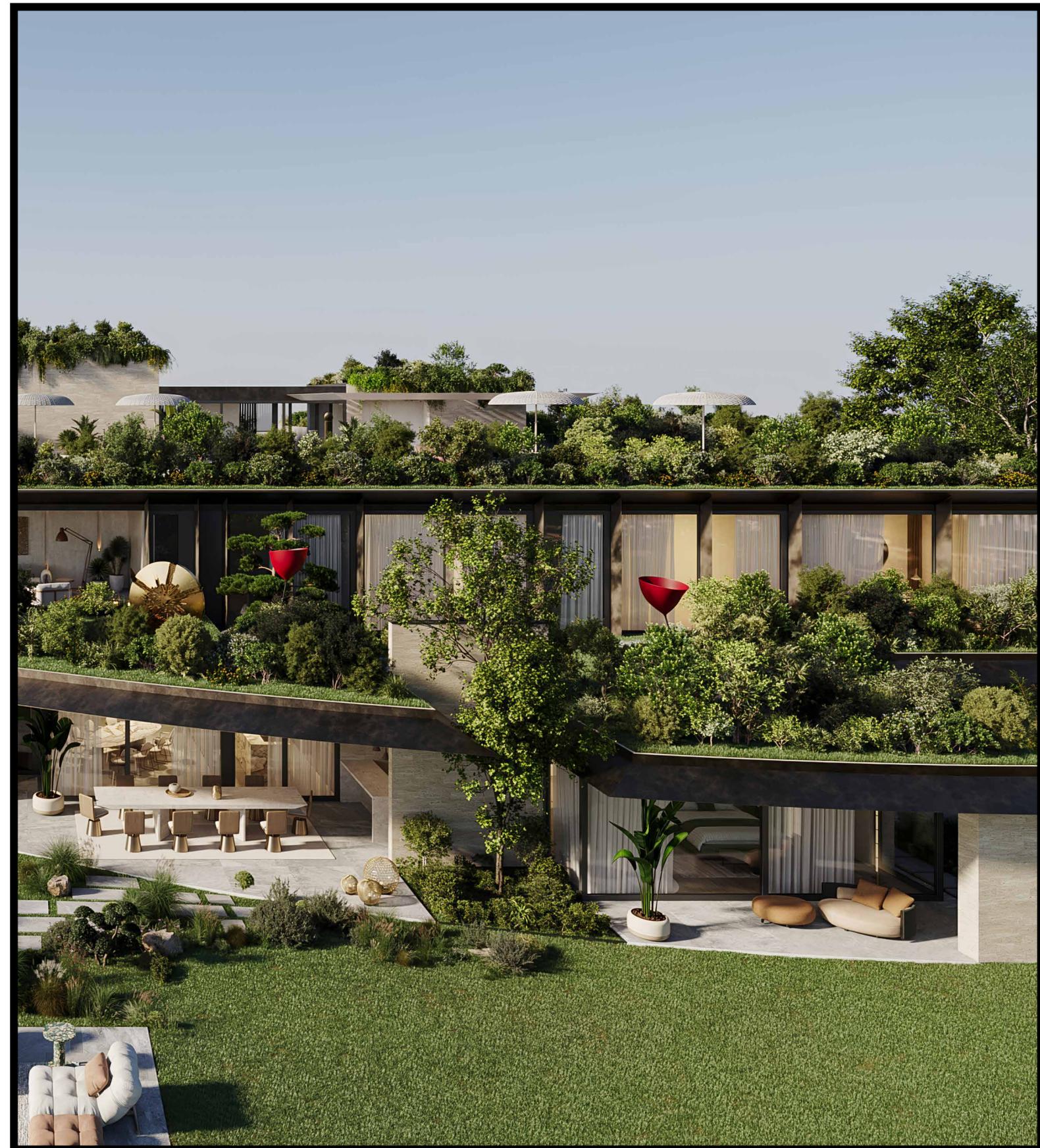
The interior spaces are generous and filled with light, featuring a striking living area, refined spaces dedicated to relaxation, a private **home cinema**, a secluded study and a **private spa** with gym, sauna, hammam and massage area.

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

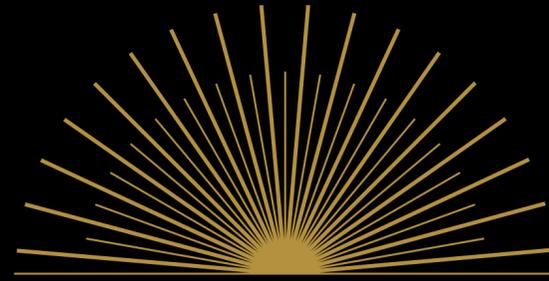


NORTH VIEW





ENTRANCE VIEW



e01

DAY

18	ENTRANCE
23	LIVING ROOM
28	DINING ROOM
31	KITCHEN AND DINING ROOM
36	GUEST BATHROOM

OUTDOOR

39	LIVING ROOM
41	DINING ROOM
42	LOUNGE
44	GARDEN
45	PANORAMIC TERRACE
47	POOL

NIGHT

49	MASTER BEDROOM
51	WALK-IN CLOSET

PLUS

55	HOME GYM
57	GARAGE

PLANIMETRIE

61	LEVEL 2
62	LEVEL 1
63	LEVEL 0
64	LEVEL -1

A black and white photograph of a modern living room. In the center, a light-colored, modular sofa sits on a large, light-colored rug. In front of the sofa are two coffee tables: a dark, rectangular one on the left and a round, light-colored one on the right. The room features large windows and glass doors, with a view of a cityscape. A curved floor lamp is positioned to the right of the sofa. The word "Day" is written in a white, serif font across the middle of the image.

Day

THE ENTRANCE IS A MANIFESTO

The entrance unfolds as a manifesto of intent: a scenographic space, pure in its geometry and alive with reflections, where architecture enters into dialogue with nature through the first internal patio.

Expansive glass surfaces dissolve the boundary between indoors and outdoors, allowing the garden to visually enter the home and, through its presence, to convey a sense of calm and continuity.

Natural light flows across the surfaces, shifting and evolving throughout the day.

A space that anticipates the essence of the home itself: balance, elegance and a contemporary soul that is unafraid to reveal itself.

ENTRANCE





ENTRANCE

Gallery

Even the transition takes on meaning.
The corridor connecting the entrance to the living area is not merely a functional element, but a **true emotional gallery**.

A path where artworks and unique pieces can be carefully displayed, transforming the simple act of walking into a contemplative experience.

The Gallery **invites you to slow down, to observe, to be inspired** — a bridge between living and dwelling, where every detail becomes a defining signature of the residence.









LIVING ROOM



LIVING ROOM

LIVING EXPERIENCE

The ground floor unfolds as a **single, continuous space**, where everyday living is transformed into experience.

Light becomes both language and design tool: it identifies, defines and narrates.

The **living area** welcomes the family in moments of togetherness — a space rooted in tradition, yet open to the contemporary. Here, space breathes: fluid, open, never rigid.

The lounge area, by contrast, is more intimate, dedicated to understated pleasures: reading, sipping a fine spirit, being enveloped by the warmth of the fireplace while contemplating art. Its nature is dual — both convivial and personal — conceived to host others or to reconnect with oneself in silence.

The reading corner becomes a refuge of calm, where light softens and gently supports focus and reflection.

Finally, the **dining room**, conceived as a natural extension of the living space. A large table becomes the meeting point, a symbol of conviviality and connection. It is the setting for dinners with friends, unhurried conversations and moments that turn into lasting memories.

All elements come together to create an **authorial scenography**: not merely a collection of spaces, but a narrative of life, light and identity.

The result is an **environment that reflects the art of contemporary living**, where comfort, balance and beauty coexist within a single, harmonious vision.





CONVERSATION AREA



CONVERSATION AREA



DINING ROOM



DINING ROOM



DINING ROOM





KITCHEN



KITCHEN

A KITCHEN THAT LIVES ON LIGHT

A **scenographic kitchen with a contemporary character:** minimal in its lines, honest in its materials, elegant in its essentiality.

Beside it, a large glass wall opens onto the patio, transforming the functional workspace into a place of contemplation.

The patio can become a **contemporary kitchen garden**, conceived as a natural installation that brings together function and beauty. A place to regenerate the mind, rediscover balance and allow a quiet, positive energy to flow through.

In the evening, **lighting brings the greenery to life**, turning the patio into a magical and evocative space.

A kitchen that is not merely a place of preparation, but a daily experience of light, nature and materiality: the vibrant heart of the home, where design and life meet.





KITCHENS COURTYARD



KITCHENS DINING ROOM



KITCHENS DINING ROOM



GUEST BATHROOM

Outdoor



LIVING ROOM



LIVING ROOM



DINING ROOM



LOUNGE



LOUNGE



GARDEN



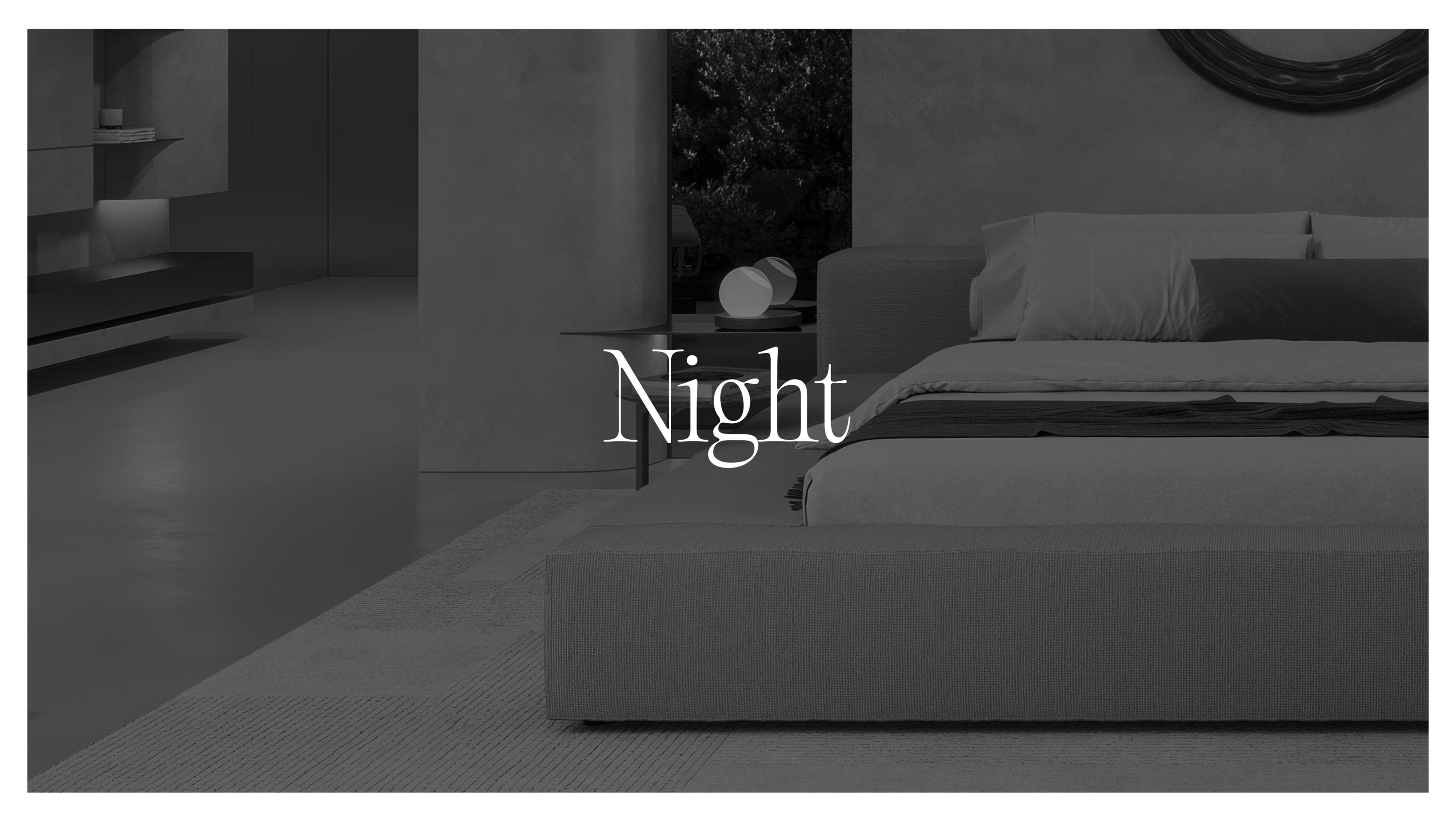
PANORAMIC TERRACE



PANORAMIC TERRACE



POOL



Night



MASTER BEDROOM



MASTER BEDROOM



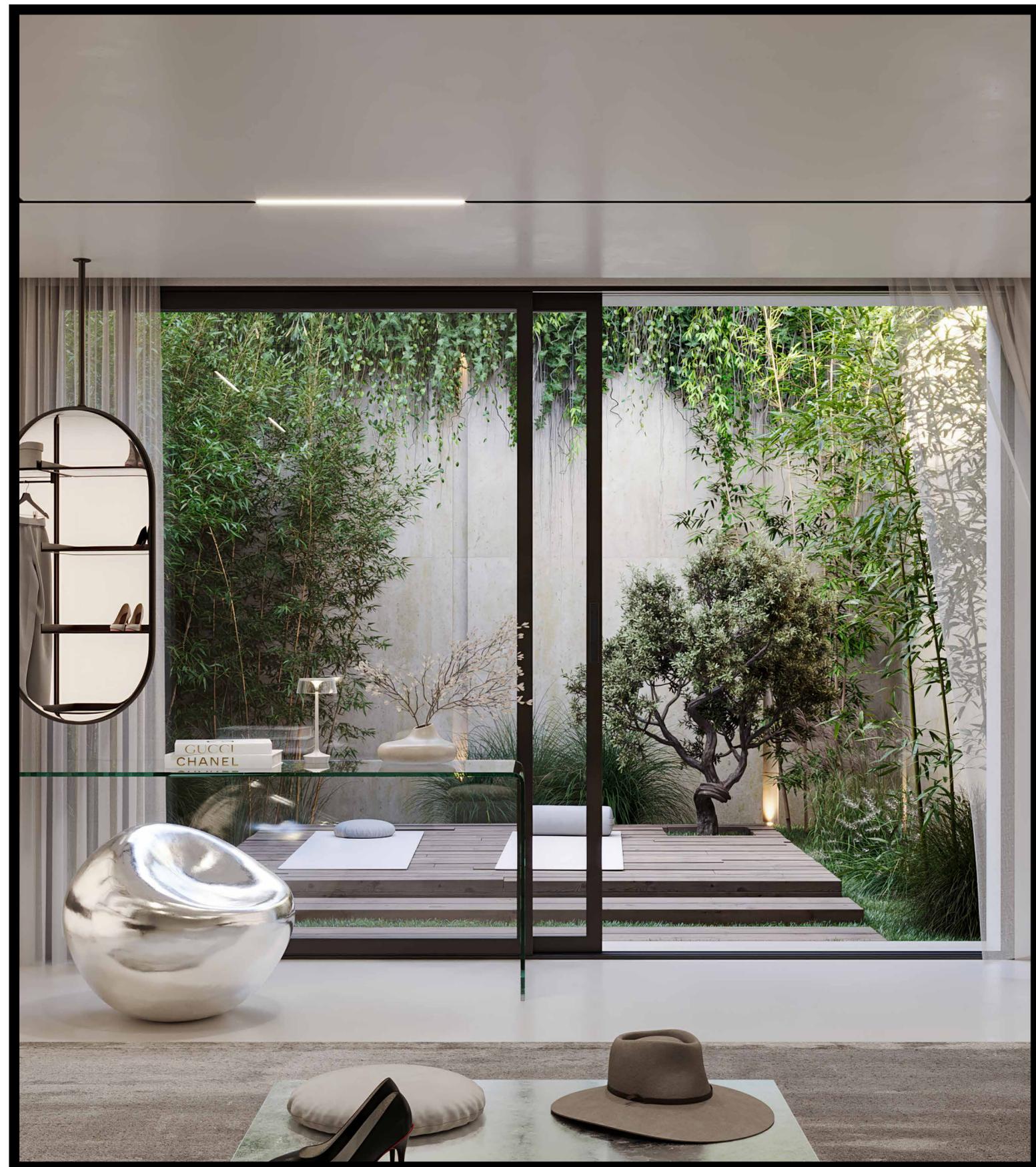
WALK-IN CLOSET

NATURE THAT DWELLS. A SECRET GARDEN.

A secret garden — an intimate refuge dedicated to the practice of yoga and inner harmony.

Directly accessible from the master suite's walk-in wardrobe, it is a protected space, designed to ensure complete privacy. Here, immersed in greenery and wrapped in silence, body and mind find the ideal place to regenerate.

A hidden corner, far from the world and sheltered from prying eyes, where balance, calm and inspiration can be rediscovered.



Plus

HOME GYM: AN ENERGETIC ENCOUNTER

A space of absolute wellbeing, within your own home.

A luminous and refined environment, where the care of the body becomes a daily ritual.

Here, every workout is accompanied by silence, soft light and a sense of balance that permeates the space. A place designed to regenerate, not merely to perform.

Training, relaxing, breathing — all in one place, conceived for those who consider self-care a true form of art.



PALESTRA





YOUR PRIVATE CLUB

A space where character meets style.

Surrounded by your cars, within a refined and tactile setting, the garage becomes a place to be lived in — not merely admired. Here, mechanics and design coexist with the art of tasting, in a surprising dialogue between power and pleasure.

The wine cellar, integrated as a scenographic element, is an invitation to slow down: fine bottles preserved like works of art, illuminated by a warm, enveloping light. It is the perfect space to share a glass with friends, talk about engines, or simply enjoy the elegant silence that accompanies true passions.

A private club within your home, where every detail tells the story of an exclusive lifestyle.

A place that speaks of freedom, character and pleasure — for those who know how to recognise beauty in forms, materials and moments.





GARAGE



GARAGE

Floor Plans



**NET FLOOR AREAS
LEVEL 2**

01	ENTRANCE DRIVE	19.02	SMQ
02	COVERED ENTRANCE	7.90	SMQ
03	PARKING AREA	103.00	SMQ
04	BATHROOM	3.54	SMQ
05	GUARDROBE	5.48	SMQ
06	STORAGE	15.06	SMQ
07	BIOCLIMATIC COVERED AREA	54.34	SMQ
08	SOLARIUM	75.21	SMQ
09	POOL	48.07	SMQ
10	ROOFTOP GARDEN	52.08	SMQ

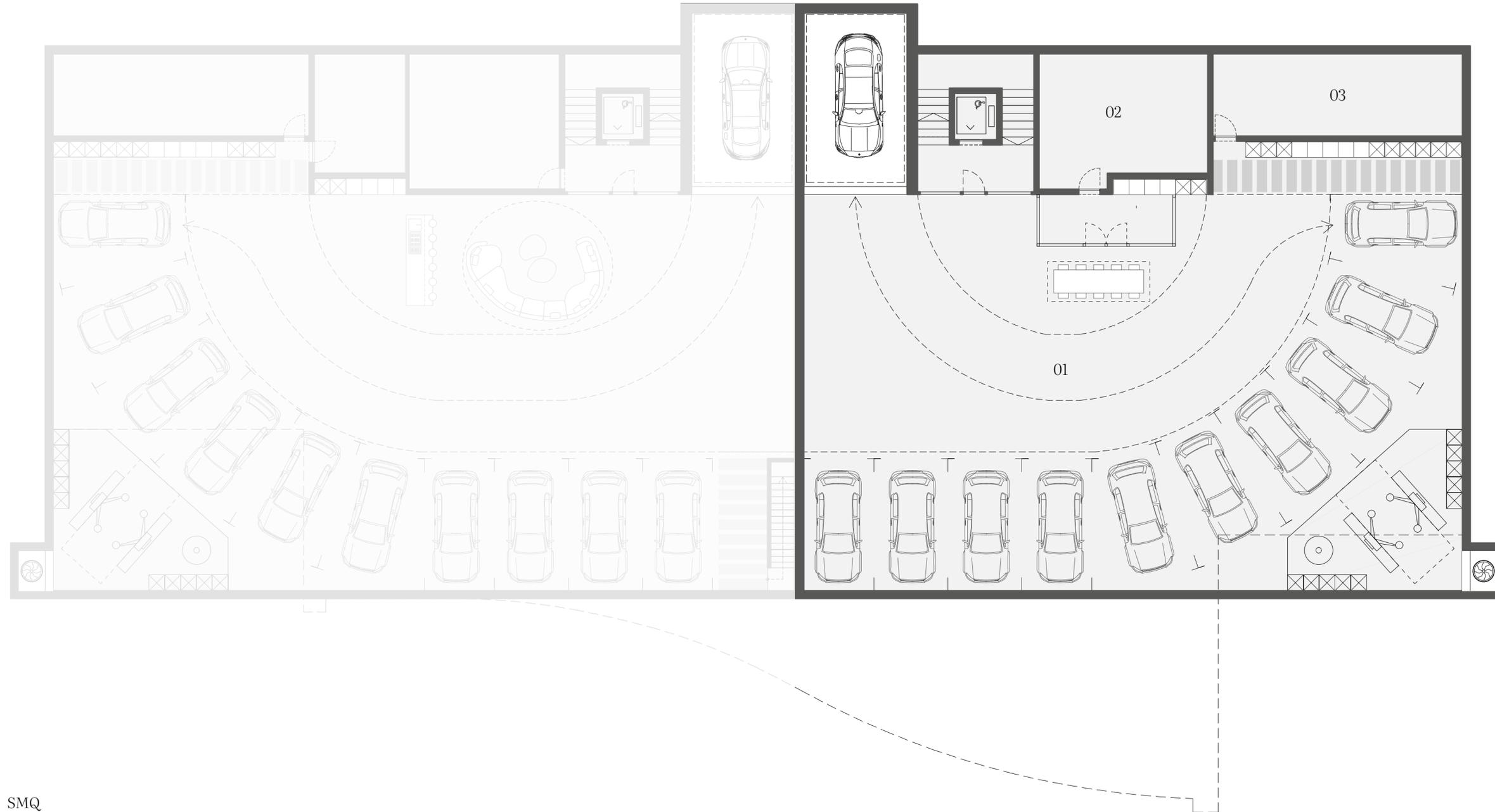
Level 2



**NET FLOOR AREAS
LEVEL 0**

01	UTILITY ROOM	32.38	SMQ
02	SPA/GYM	76.39	SMQ

Level 0



**NET FLOOR AREAS
LEVEL -1**

01	GARAGE	394.61 SMQ
02	CELLAR	30.39 SMQ
03	TECHNICAL ROOM	29.33 SMQ

Level -1

Total Surfaces

TERRACES/GIARDENS:

544 smq

COVERED TERRACES:

156 smq

TECHNICAL ROOMS:

128.50 smq

LIVING AREAS:

674 smq

CINEMA / SPA AREAS:

116 smq



INDOOR PARKING SPACES:

NR. 10

GARAGE:

394 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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