



STABIO GARDEN LIVING

BY
KETURAH



RESHAPING THE CONCEPT OF LIVING

“ Experience an **exclusive urban revolution** redefining the concepts of **home and community** ”

Enter a distinctive lifestyle where **community, nature, sustainability, connection** and **location** converge to create a **residential enclave** like never before. Intelligent design distills the essence of international dynamism.

TRANSFORM YOUR LIVING EXPERIENCE

District Living

CHAPTER 1

A unique, international, serviced enclave.

| 6 |

Location & Lifestyle

CHAPTER 2

Connected to where you want to be.

| 18 |

Architecture

CHAPTER 3

Cutting edge, eco-sustainable and people focused.

| 32 |

Floor Plans

CHAPTER 4

Your Home, Your way of living.

| 56 |

Interior Design

CHAPTER 5

Contemporary finesse creating supreme liveability.

| 70 |

Nature's Embrace

CHAPTER 6

The taste of feeling home.

| 104 |

Amenities

CHAPTER 7

Elevate your living experience.

| 126 |

Inspirational Dialogues

CHAPTER 8

In conversation with A++ and KETURAH.

| 148 |



1

New concept. District living

A UNIQUE, INTERNATIONAL,
SERVICED ENCLAVE.





THE ALLURE OF EUROPE

Nestled in Switzerland,
bordering on Italy,
connected to everywhere

Welcome to
Stabio



Arrival by car:

🕒 60 min » Milan

🕒 30 min » Como

🕒 25 min » Lugano



SWITZERLAND

ITALY



Lepontine Alps

ZURICH

Marmontana

LOCARNO

BELLINZONA

Val Grande National Park

60km

LUGANO

20km

5km

MENDRISIO

LECCO

VARESE

COMO

STABIO
GARDEN LIVING

MILAN



Arrival by car:

- 🕒 60 min » Milan
- 🕒 30 min » Como
- 🕒 25 min » Lugano
- 🕒 10 min » Mendrisio
- 🕒 26 min » Varese
- 🕒 50 min » Bellinzona
- 🕒 60 min » Locarno
- ✈️ 45 min » Milan-Malpensa Airport
- ✈️ 180 min » Zurich Airport



Arrival by train:

- 🕒 80 min » Milan
- 🕒 26 min » Como
- 🕒 30 min » Lugano
- 🕒 3 min » Mendrisio
- 🕒 16 min » Varese
- 🕒 50 min » Bellinzona
- 🕒 63 min » Locarno
- ✈️ 63 min » Milan-Malpensa Airport
- ✈️ 232 min » Zurich Airport

The project is situated 300 meters from the train station, only 1 km from the highway connecting to Italy, and just a short 15-minute drive away from the captivating cities of Como, Varese, and Lugano.



A NEW STYLE OF LIVING

Where unparalleled quality
and a **sense of community**
take precedence

Welcome to a new standard in contemporary, quality living where not only the finest materials make the difference but also the wellbeing and connectivity of residents. Discover a more integrated approach to life; a fully serviced enclave that values both privacy and community engagement creating an environment where true liveability flourishes.

Meticulously designed and strategically placed, stylish buildings and lush landscaping create a secure retreat for being fully immersed in comfort and optimising your time to savour all opportunities. Stabio Garden Living' offers an enriched experience with abundant amenities, services and community spaces.

HOME IS A SANCTUARY TO FEEL PROTECTED,
COMFORTABLE AND REJUNVENATED



NOURISHING VITALITY

Environmental sustainability flows into a sustainable lifestyle for all

Eco-sustainability and synergy with nature in everyday life is vital in this bold vision of elevated liveability. The scenic beauty of the expansive hinterland and numerous regional parks is reflected in the verdant gardens and tranquil spaces that provide a sanctuary from the demands of urban life.

Services promoting discerning health choices and connectivity, both with the natural environment and with each other, provide a nurturing environment encouraging you to live life to the full.

LIVE WELL IN EXCLUSIVITY SURROUNDED BY NATURE

A NEW VISION

A project, a community, a lifestyle. This is Stabio Garden Living

01

Community

A PLACE WHERE COMMUNITY CAN BE FOSTERED,
OFFERING BOTH PRIVATE AND SHARED SPACES,
AS WELL AS TOP-NOTCH SERVICES.



02

Wellbeing & Lifestyle

EXPERIENCE A NEW WAY OF LIFE, WHERE THE
SERENITY OF NATURE MEETS CONNECTIVITY
TO EVERYTHING, RIGHT AT THE BORDER OF
ITALY AND SWITZERLAND.

Here, you're surrounded by lush greenery and the
beauty of nature, such as lakes, yet you're also
in close proximity to vibrant cultural hubs like
Lugano.

03

Sustainability & Design

EXPERIENCE A SEAMLESS CONNECTION TO
GREEN SPACES WITH TERRACES OVERLOOKING
THE LUSH GARDENS BELOW.

Discover elegant interiors featuring natural
materials, where sophistication meets
functionality. Enjoy a sleek and contemporary
design in your new home.



2

Location & Lifestyle

CONNECTED TO WHERE
YOU WANT TO BE.



A LIFESTYLE OF EXCLUSIVITY

A rich tapestry of **international experiences** will infuse your lifestyle with the essence of an **everlasting holiday**

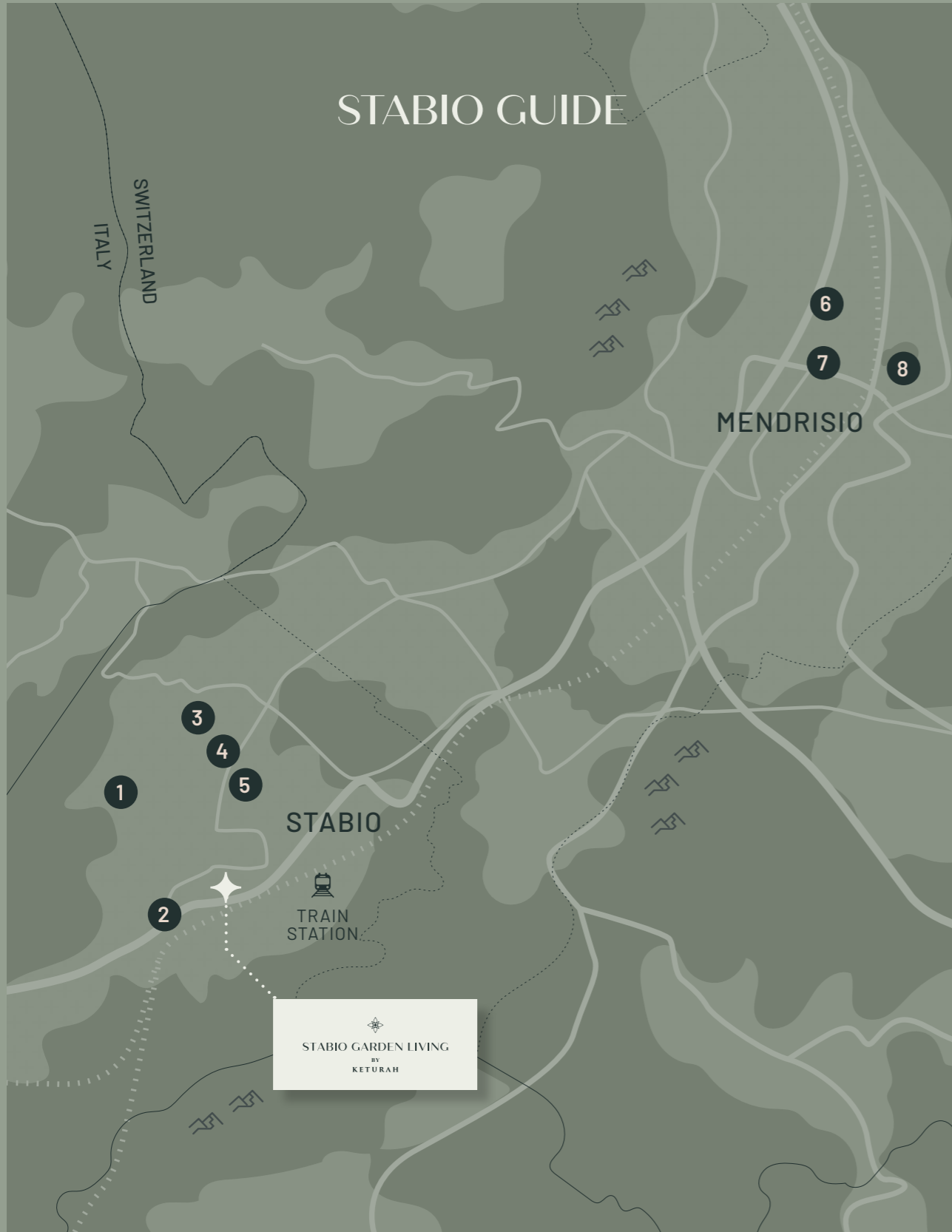
Stabio Garden Living is where people with experiences from all around the world come together and cultivate a stimulating environment.

Fostering connections among nationalities in a shared pursuit of an exclusive and fulfilling lifestyle.

Nestled in an ideal location, the charm of the town of Stabio lies in its serene atmosphere while being at the heart of where you want to be. An ideal retreat from the urban hustle, it invites you to take a breath and decide when to immerse yourself in the **stunning landscapes** and **dynamism of the surrounding area**.

STRATEGICALLY LOCATED, POISED ON THE CUSP OF
A VISIONARY LIFESTYLE





STABIO GUIDE

STABIO GARDEN LIVING
BY
KETURAH



1 Sports Field

🚶 10 min

Nearby area designated for outdoor sports and recreational activities, encouraging residents to engage in physical fitness and community engagement.



2 Post Office

🚶 3 min

Conveniently located facility for sending and receiving mail, situated within close proximity for easy access to postal services.



3 School

🚶 9 min

Local educational institution within the vicinity, offering quality education and serving as a valuable resource for families residing in the area.



4 Swimming Pool

🚶 5 min

Nearby facility providing a venue for aquatic leisure and exercise, offering residents a convenient spot for swimming and relaxation within the vicinity of Stabio Garden Living.



5 Supermarket

🚶 5 min

Nearby grocery store offering a diverse selection of food and household items, ensuring convenience for residents to fulfill their shopping needs.



6 Shopping Mall

🚗 7 min 🚆 17 min

Nearby retail destination featuring a variety of shops, restaurants, and entertainment options, enriching the local area with convenience and diverse lifestyle offerings.



7 Golf Course

🚗 9 min 🚆 16 min

Local golf course facility situated nearby, providing residents with the opportunity to enjoy the sport and outdoor leisure activities within a short distance from Stabio Garden Living.



8 Cinema

🚗 8 min 🚆 14 min

Nearby movie theater showcasing the latest films and cinematic experiences offering easy access to entertainment options within few minutes' drive.



9 Theatre & Concert Hall

🚗 24 min 🚆 25 min

Proximity venue for cultural performances and entertainment, where live shows and artistic experiences can be enjoyed without traveling long distances.

EXPLORING THE LAKES FROM STABIO GARDEN LIVING: DISCOVERING NATURAL TRAILS

🚗 Arrival by car:

- 🕒 15 min » Lake Lugano
- 🕒 20 min » Lake Como
- 🕒 35 min » Lake Varese

EXPLORING CYCLING ROUTES AROUND THE LAKES

Bicycle tour - Lugano's area:

- 🚲 200 min » Lugano Lake (south)
- 🚲 300 min » Lugano Lake - Val Ganna - Varese

Bicycle tour - Como's area:

- 🚲 14 min » Como - Cernobbio
- 🚲 90 min » Como - Bisbino Mountain

Bicycle tour - Varese's area:

- 🚲 200 min » Comabbio Lake - Varese Lake



THE TIMELESS CHARM OF TRANQUILLITY

Sport & Nature

BE ENTHRALLED BY THE DIFFERENT AMBIENCE AT EACH OF THE NEARBY LAKES; LUGANO, VARESE AND COMO

Following a day immersed in the rich history of Mendrisio, indulge in sophisticated lakeside dining in Lugano while contemplating an excursion to captivating Lake Como.

A rich tapestry of experiences await to be integrated into the rhythm of your lifestyle, whether it be for work or pleasure.

- 🚗 Arrival by car:
- 🕒 4 min » Michelin Restaurant
 - 🕒 5-12 min » Wineries



GASTRONOMIC BLISS: YOUR CULINARY ESCAPE

Food & More

CULINARY AND WINE DELIGHTS: A COMPLETE GOURMET EXPERIENCE

The area offers a complete culinary experience, enriched by the presence of **renowned Michelin-starred restaurants** and **famous wineries**. Indulge in refined and innovative dishes at prestigious restaurants, then explore local wineries to sample the region's wines. With such a variety of options, every moment spent here becomes an **unforgettable culinary adventure**.

🚗 Arrival by car:

- 🕒 60 min » Milan
- 🕒 30 min » Como
- 🕒 25 min » Lugano
- 🕒 10 min » Mendrisio
- 🕒 26 min » Varese




INTERNATIONAL STYLE AND CLASS


Entertainment

DISTINCTIVE LIVING IS A WORLD OF DIVERSITY

Be inspired by **breathtaking natural beauty**, enchanted by **traditional cultures** and **grand historical monuments**, stimulated for business engagements or relax in refined settings and indulge in high end fashion. **Nothing is beyond reach.**

 Arrival by car:

- 🕒 60 min » Milan
- 🕒 30 min » Como
- 🕒 25 min » Lugano
- 🕒 10 min » Mendrisio
- 🕒 26 min » Varese
- 🕒 50 min » Bellinzona
- 🕒 60 min » Locarno

 Arrival by train:

- 🕒 80 min » Milan
- 🕒 30 min » Lugano
- 🕒 26 min » Como
- 🕒 16 min » Varese
- 🕒 3 min » Mendrisio



AN INTERNATIONALLY STRATEGIC LOCATION

Mobility & Connections

THE EASE OF EFFICIENT
CONNECTIVITY WHERE NOTHING
IS FAR AWAY

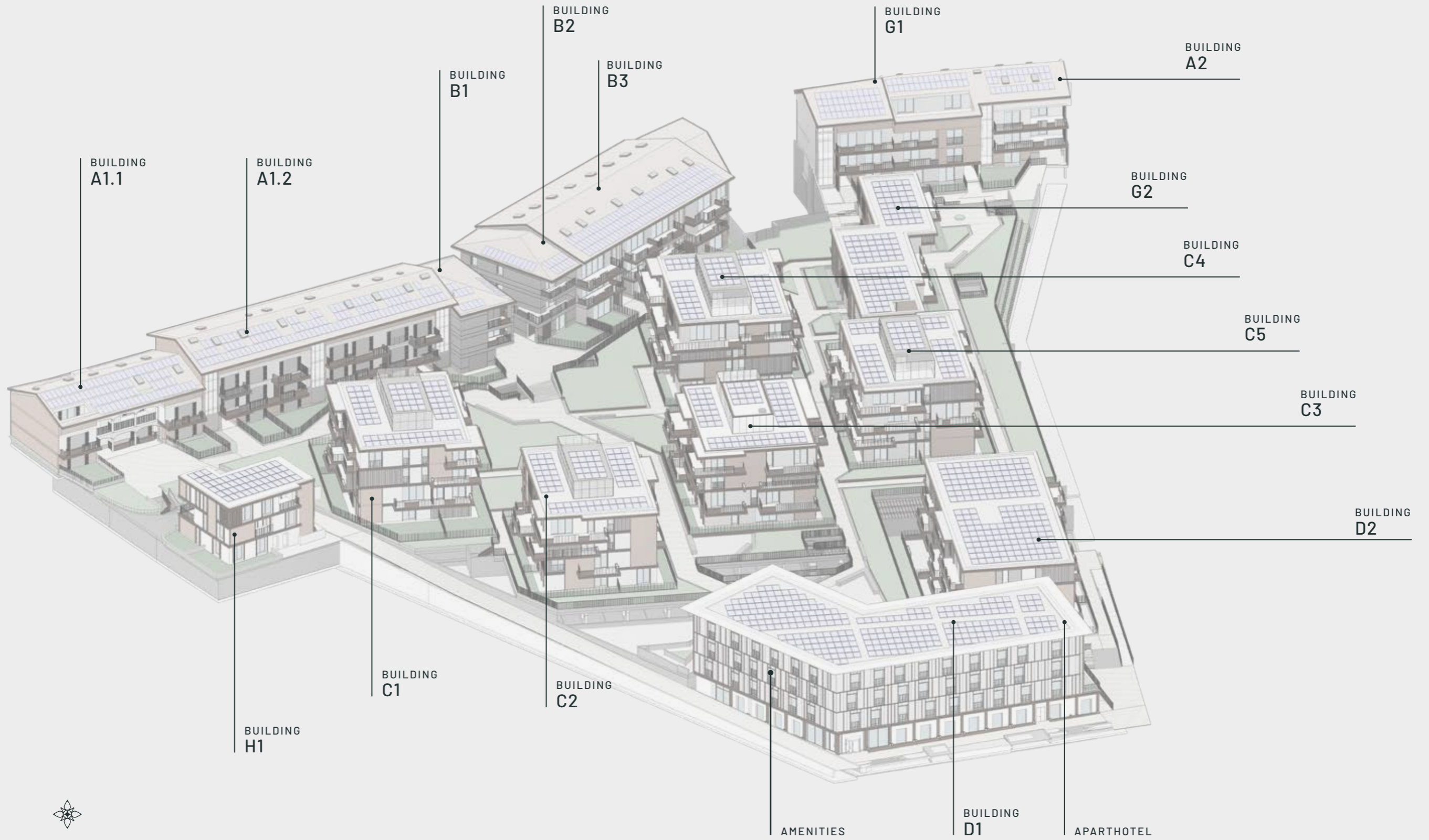
An abundance of historic and scenic beauty in both Switzerland and Italy is enticingly close with **excellent road and rail connections** that serve both work and pleasure. From the comfort of home decide which direction, which country, which culture you wish to engage with. **And tomorrow, choose a different experience.**



DIFFERENTIATED LIVING

A practical,
sophisticated style
to inspire your senses

Be part of a new direction in living where architectural design promotes wellbeing for both residents and the natural environment. Thrive in a dynamic, international ambience curated by dwellings of superior quality enriched by the convergence of diverse elements.



STABIO GARDEN LIVING
BY
KETURAH

This publication is only an illustrative basis. A part of the images shown in the document is developed with computer graphics techniques (photorealistic rendering), with reference to details of the façade and elevations, common parts, private parts and interiors of the apartments, for the sole purpose of presenting a hypothesis of future realization / or potential of the various



SLEEK, CONTEMPORARY DESIGN
FORMS A PROTECTIVE HAVEN
WHERE CONNECTIVITY TO THE
SURROUNDINGS IS PARAMOUNT



INTELLIGENT USE OF SPACE
WELCOMES YOUR PERSONAL TOUCH

Private, communal, smart-working and commercial spaces are thoughtfully designed to enhance daily life. Personalise your surroundings in this intimate and secure urban sanctuary, adding your unique touch to redefine elevated living.





WHOLESOME HOLISTIC LIVING

Be immersed in the charismatic appeal of nature where **sunlit terraces** overlook **verdant communal gardens**

Apartments fuse function and beauty to create supremely liveable spaces. This novel and vibrant natural haven boasts unbeatable Minergie construction certification, the Swiss standard in comfort, efficiency and value preservation. Observe sophistication in the details of differing layouts tailored to accommodate diverse needs.





FEEL NATURE'S DUAL EMBRACE OF INVIGORATING TRANQUILITY

Contemporary design integrates renovated historic buildings, a nod to the importance of days gone by. Strategic positioning of new low-rise apartment buildings ensures privacy while creating a sense of abundant space immersed in nature.







WHERE NATURE BREATHES LIFE INTO HISTORY AND SERENITY

Historic charm meets modern living in a beautifully restored building, where timeless architecture and contemporary comforts blend seamlessly. Thoughtfully designed apartments honor the past while offering elegance, space, and modern functionality.



WHOLESOME HOLISTIC LIVING

Sleek, modern design blends with the **vibrant charm** of urban living, creating a **stylish, dynamic space**.

Experience the harmony of modern living and nature, where spacious balconies and panoramic windows offer breathtaking views of lush, landscaped gardens. Designed for those who seek serenity without compromising on urban convenience, this thoughtfully crafted residence invites you to embrace a lifestyle of tranquility and elegance





EXPERIENCE NATURE'S PERFECT
HARMONY OF ENERGY AND
SERENITY

Modern elegance meets timeless charm in this thoughtfully designed residence. Lush greenery, private balconies, and low-rise structures create a serene, open atmosphere, seamlessly blending comfort with nature.



4

Floor Plans

YOUR HOME, YOUR WAY OF LIVING.

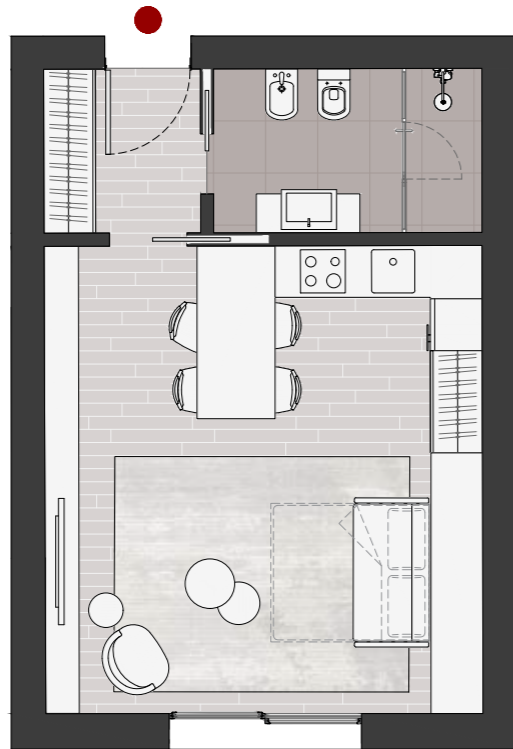




Building A2

FLOOR 1
1.5 APARTMENT

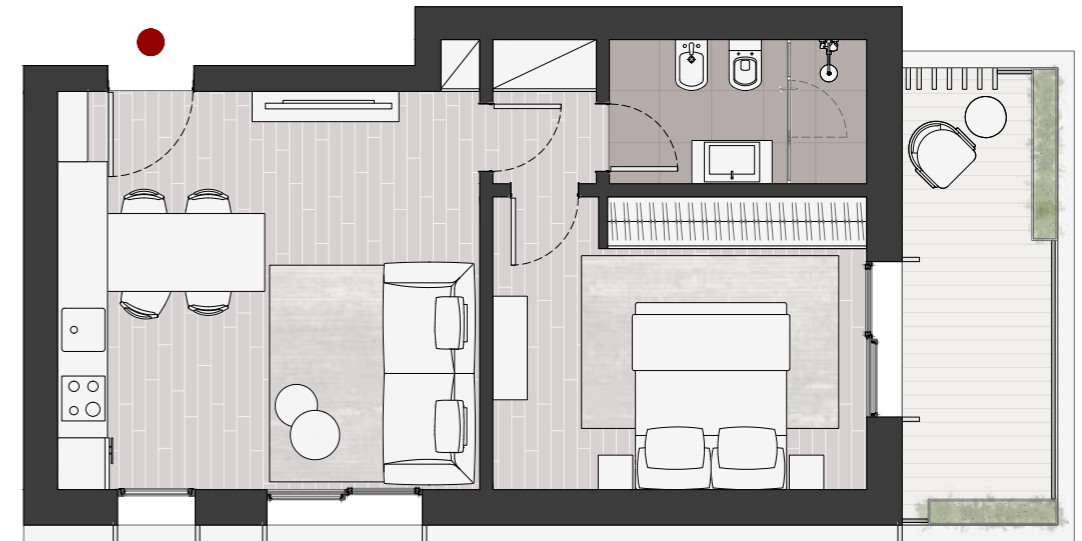
 1 ROOM



Building C2

FLOOR 2
2.5 APARTMENT

 2 ROOMS |  BALCONY



This publication is only an illustrative basis. A part of the images shown in the document is developed with computer graphics techniques (photorealistic rendering), with reference to details of the façade and elevations, common parts, private parts and interiors of the apartments, for the sole purpose of presenting a hypothesis of future realization / or potential of the various

solutions following user customization. Which is why all information, descriptions and images are purely indicative and subject to change. This document does not have contractual value and is not binding for the investment company that holds the rights and information reported. Reproduction and even partial use of texts and images are forbidden without prior authorization.

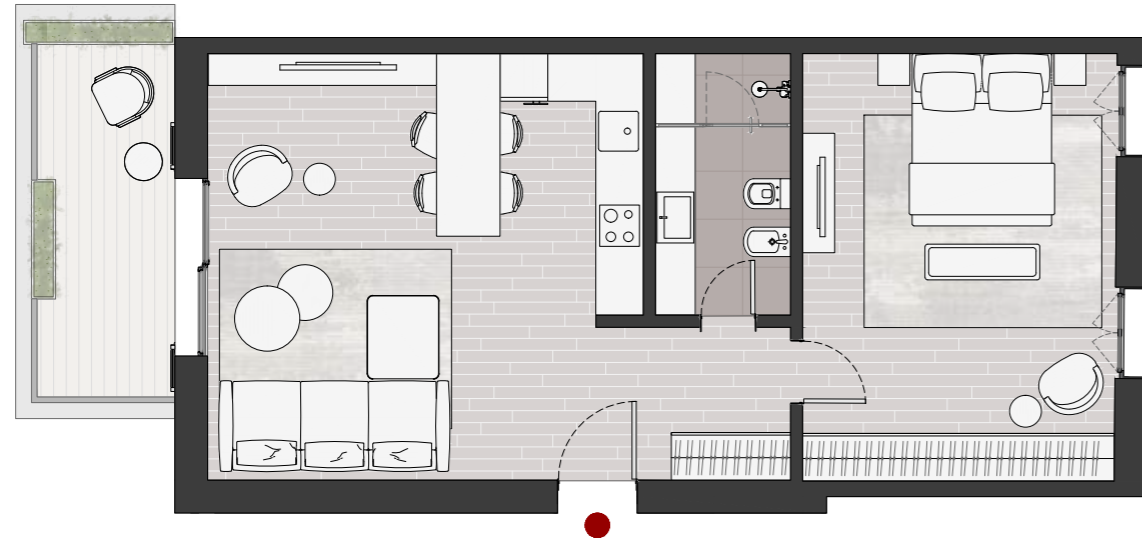


Building A1

FLOOR 2
2.5 APARTMENT

 2 ROOMS

 BALCONY

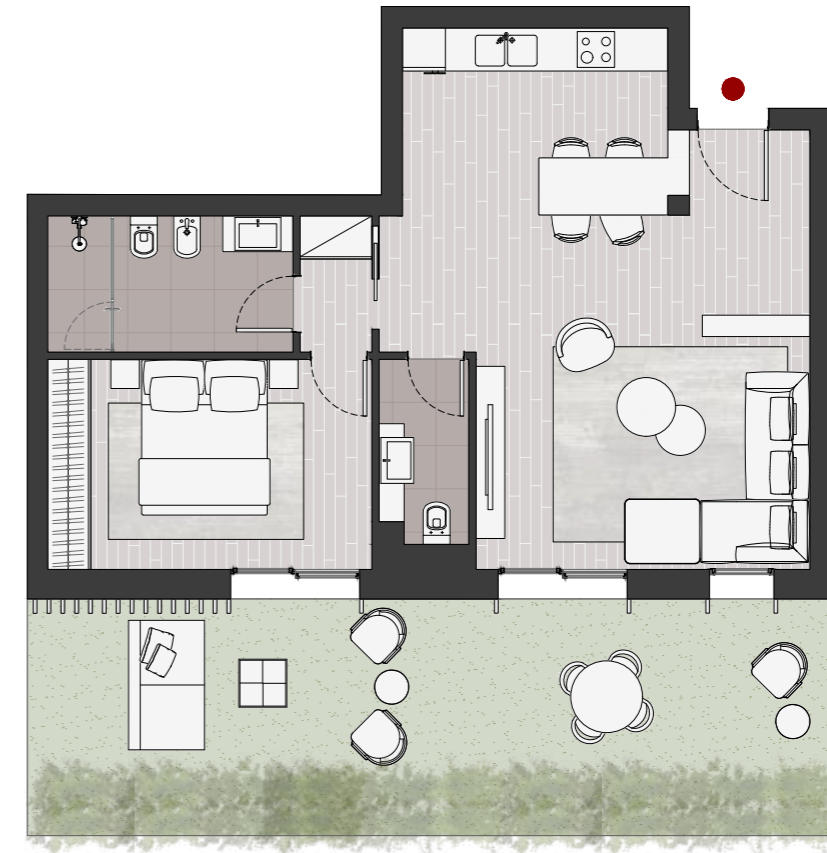


Building D2

FLOOR 0
2.5 APARTMENT

 2 ROOMS

 GARDEN



This publication is only an illustrative basis. A part of the images shown in the document is developed with computer graphics techniques (photorealistic rendering), with reference to details of the façade and elevations, common parts, private parts and interiors of the apartments, for the sole purpose of presenting a hypothesis of future realization / or potential of the various

solutions following user customization. Which is why all information, descriptions and images are purely indicative and subject to change. This document does not have contractual value and is not binding for the investment company that holds the rights and information reported. Reproduction and even partial use of texts and images are forbidden without prior authorization.



Building B2

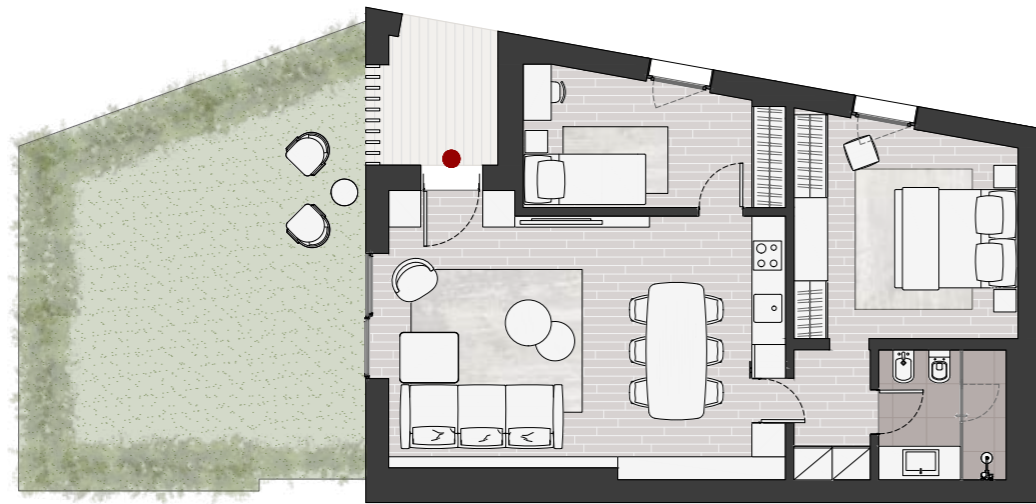
FLOOR 0
3.5 APARTMENT



3 ROOMS



GARDEN



Building C3

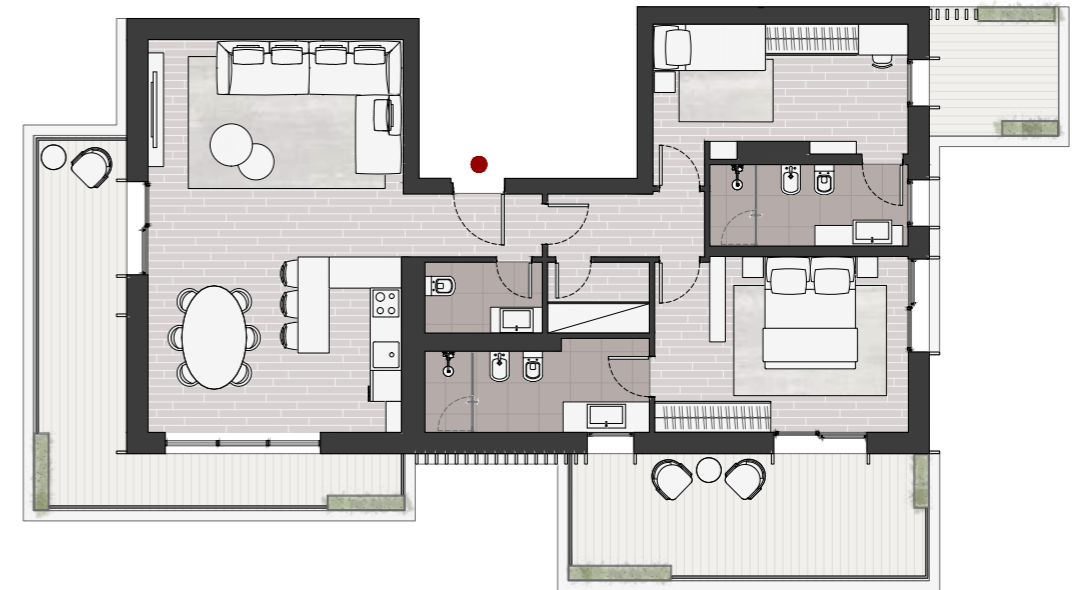
FLOOR 4
3.5 APARTMENT



3 ROOMS



BALCONY



This publication is only an illustrative basis. A part of the images shown in the document is developed with computer graphics techniques (photorealistic rendering), with reference to details of the façade and elevations, common parts, private parts and interiors of the apartments, for the sole purpose of presenting a hypothesis of future realization / or potential of the various

solutions following user customization. Which is why all information, descriptions and images are purely indicative and subject to change. This document does not have contractual value and is not binding for the investment company that holds the rights and information reported. Reproduction and even partial use of texts and images are forbidden without prior authorization.

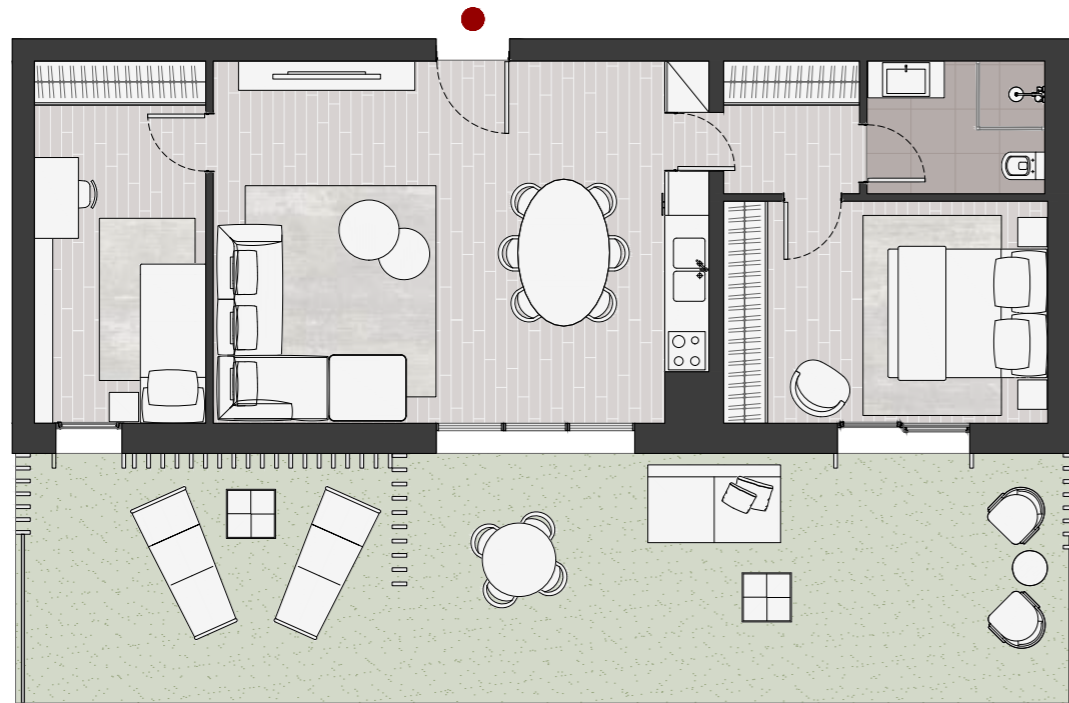


Building D2

FLOOR 0
3.5 APARTMENT

 3 ROOMS

 GARDEN

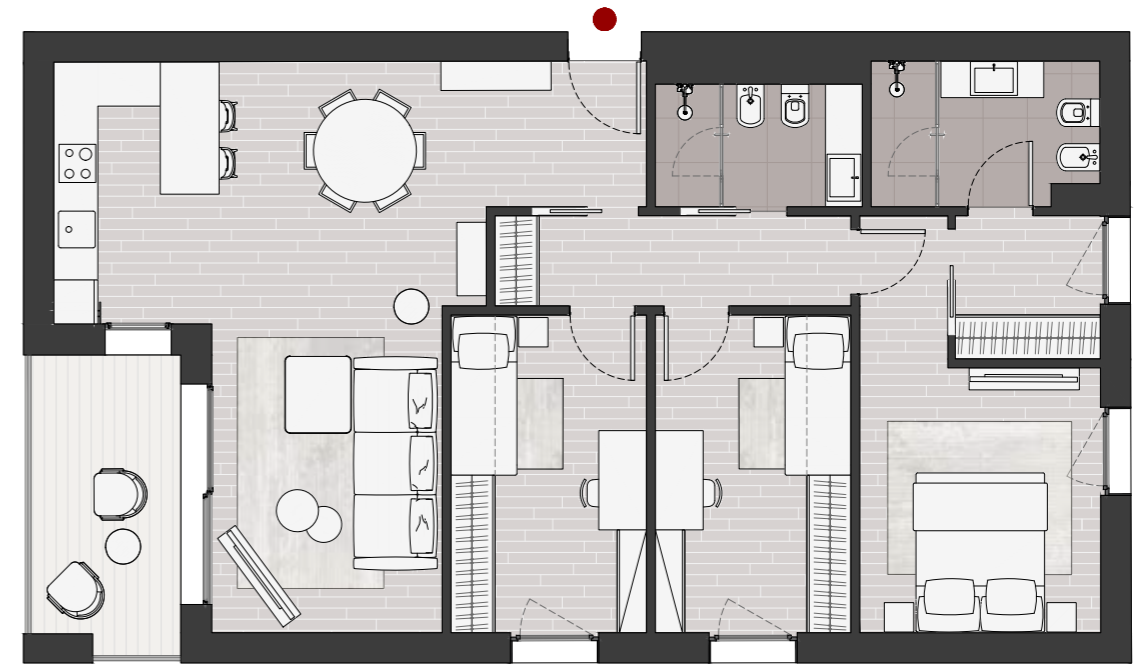


Building B1

FLOOR 1
4.5 APARTMENT

 4 ROOMS

 BALCONY



This publication is only an illustrative basis. A part of the images shown in the document is developed with computer graphics techniques (photorealistic rendering), with reference to details of the façade and elevations, common parts, private parts and interiors of the apartments, for the sole purpose of presenting a hypothesis of future realization / or potential of the various

solutions following user customization. Which is why all information, descriptions and images are purely indicative and subject to change. This document does not have contractual value and is not binding for the investment company that holds the rights and information reported. Reproduction and even partial use of texts and images are forbidden without prior authorization.



Building C5

FLOOR 4
4.5 APARTMENT



4 ROOMS



BALCONY



Building C4

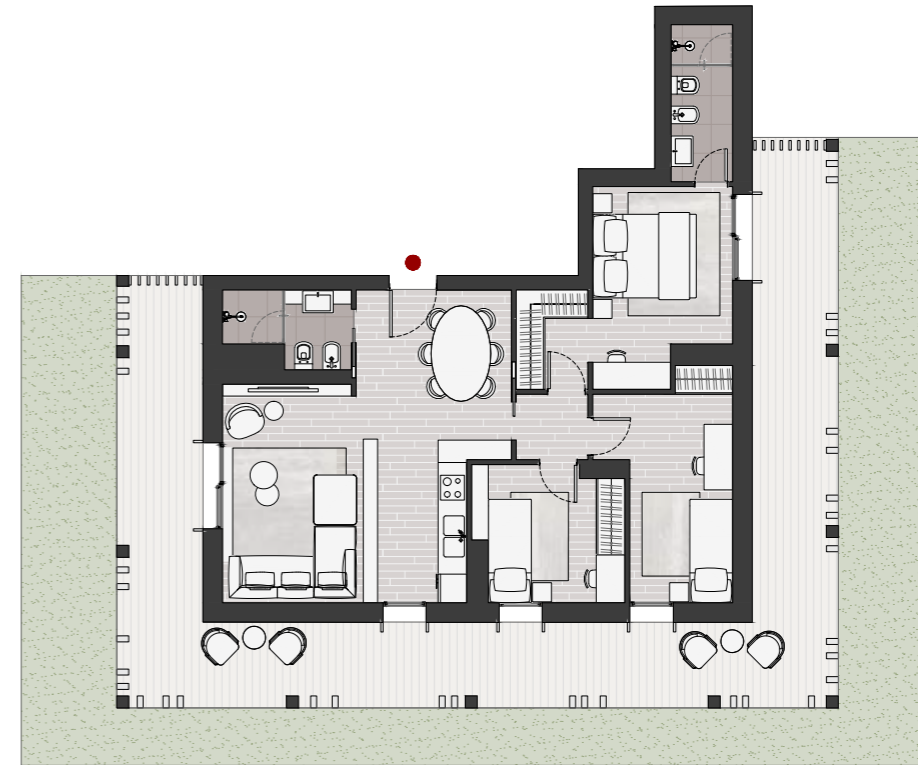
FLOOR 0
4.5 APARTMENT



4 ROOMS



GARDEN



This publication is only an illustrative basis. A part of the images shown in the document is developed with computer graphics techniques (photorealistic rendering), with reference to details of the façade and elevations, common parts, private parts and interiors of the apartments, for the sole purpose of presenting a hypothesis of future realization / or potential of the various

solutions following user customization. Which is why all information, descriptions and images are purely indicative and subject to change. This document does not have contractual value and is not binding for the investment company that holds the rights and information reported. Reproduction and even partial use of texts and images are forbidden without prior authorization.

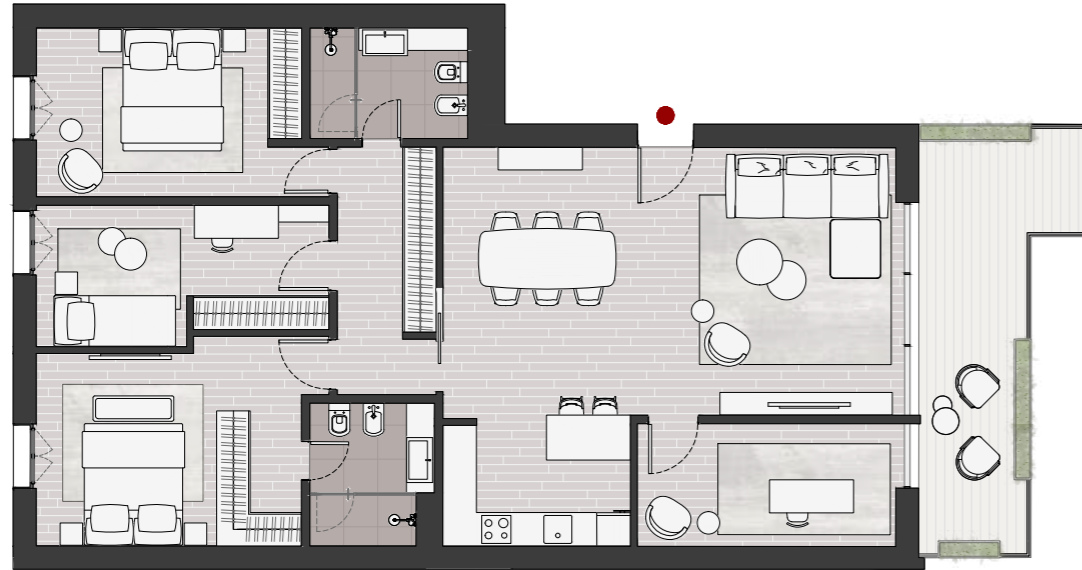


Building B3

FLOOR 1
5.5 APARTMENT

 5 ROOMS

 BALCONY



Building C4

FLOOR 4
5.5 APARTMENT

 5 ROOMS

 BALCONY



This publication is only an illustrative basis. A part of the images shown in the document is developed with computer graphics techniques (photorealistic rendering), with reference to details of the façade and elevations, common parts, private parts and interiors of the apartments, for the sole purpose of presenting a hypothesis of future realization / or potential of the various

solutions following user customization. Which is why all information, descriptions and images are purely indicative and subject to change. This document does not have contractual value and is not binding for the investment company that holds the rights and information reported. Reproduction and even partial use of texts and images are forbidden without prior authorization.

5

Interior Design

CONTEMPORARY FINESSE
CREATING SUPREME LIVEABILITY.





REFINE YOUR SENSE OF HOME

Indulge in the creative
interplay of light and
natural space

Abundant use of floor-to-ceiling windows ensures ample natural illumination throughout spacious rooms. Each room is thoughtfully and tastefully designed to capture the essence of an elevated lifestyle. Discover a place where style and innovation meets comfort, where you are the focal point of an extraordinary home.

SUMPTUOUS TRANQUILLITY

Urban gardens extend on to terraces

Luxuriate in an atmosphere of cosmopolitan tranquillity from spacious terraces overlooking the landscaped gardens below. A relaxing space for family or an aperitif with friends after time spent enjoying the communal amenities. Your home is a testament to the art of fine living, with people at the core of every design decision, to live well and be well.



LIVING AREAS ARE CRAFTED NOT ONLY
FOR SUPERIOR LIVABILITY BUT FOR
NATURE TO BE EVER PRESENT

Seamless indoor-outdoor flow connects nature to your
daily routine, providing privacy and inspiration.



NATURE'S PRESENCE INDOORS

Sleek interior design utilising **sumptuous, natural materials** and **neutral tones**

This artful combination creates a sanctuary where elegance meets functionality and presents a canvas to add your personal touch. Apartments are designed to accommodate diverse preferences, offering the flexibility of fully furnished or a more customised environment to personify your specific desires.

















REFINED SOPHISTICATION IS IN
THE BALANCED SIMPLICITY OF
BEAUTIFUL, ELEGANT LINES





PRACTICAL THOUGHTFUL
DESIGN CRAFTS THE PERFECT
EASE OF LIVING

Awake to the touch of nature with garden views and the use of natural, sustainable materials. Ingenious design ensures organisation for daily living is a breeze with ample storage and creative living solutions.

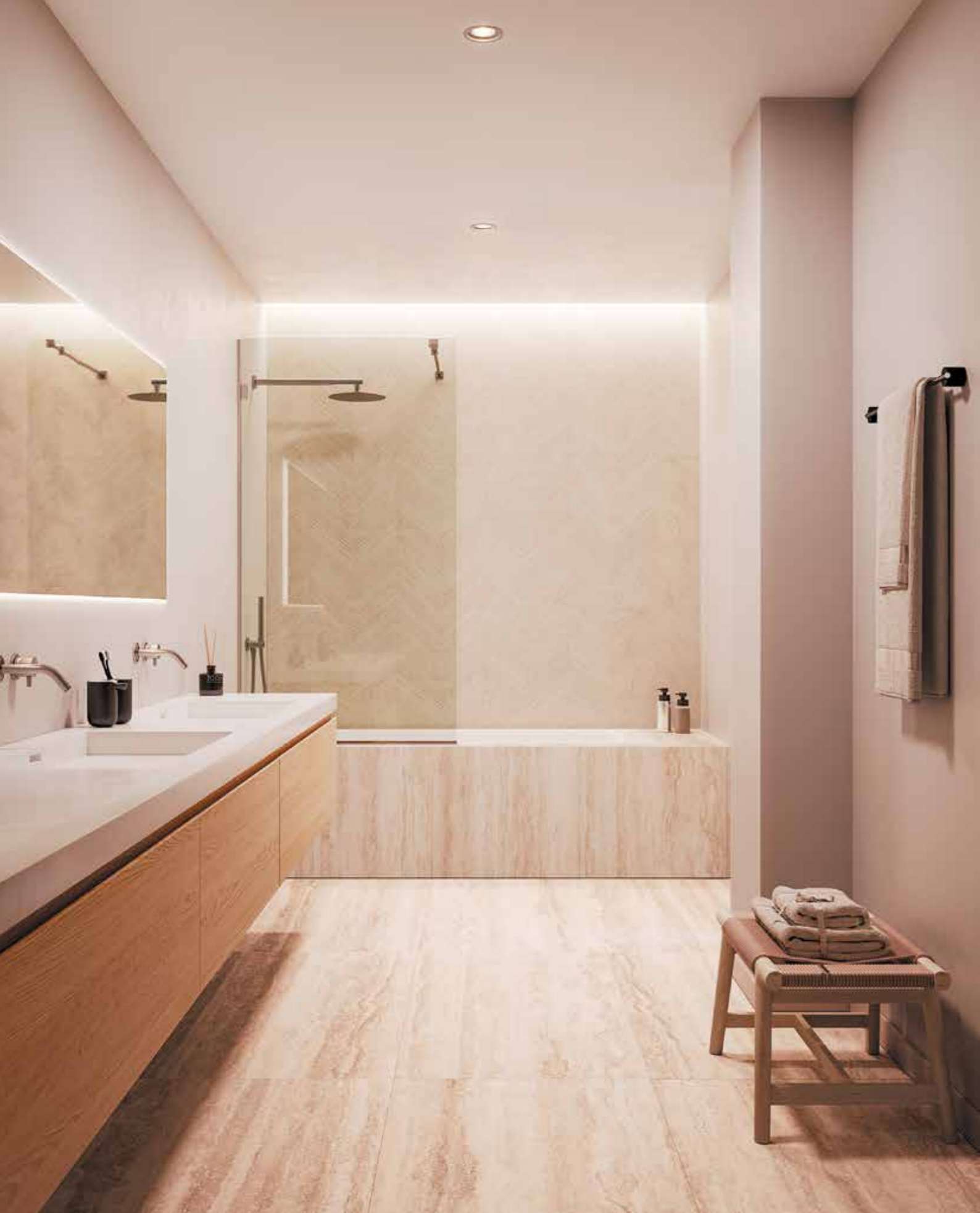




NATURAL. SIMPLE. ELEGANT.

Supreme attention to detail creates beautiful spaces, everywhere

Nature's presence flows into superior quality bathrooms where natural light, sleek lines, wood textures cultivate a minimalist haven that is not only aesthetically pleasing but also practical and discreet.





TIMELESS ELEGANCE EMERGES
FROM CLASSICAL BEAUTY AND
REFINED CRAFTSMANSHIP





6

Nature's Embrace

THE TASTE OF FEELING HOME.





CHARMING APARTMENT

INTERIOR MOOD 01

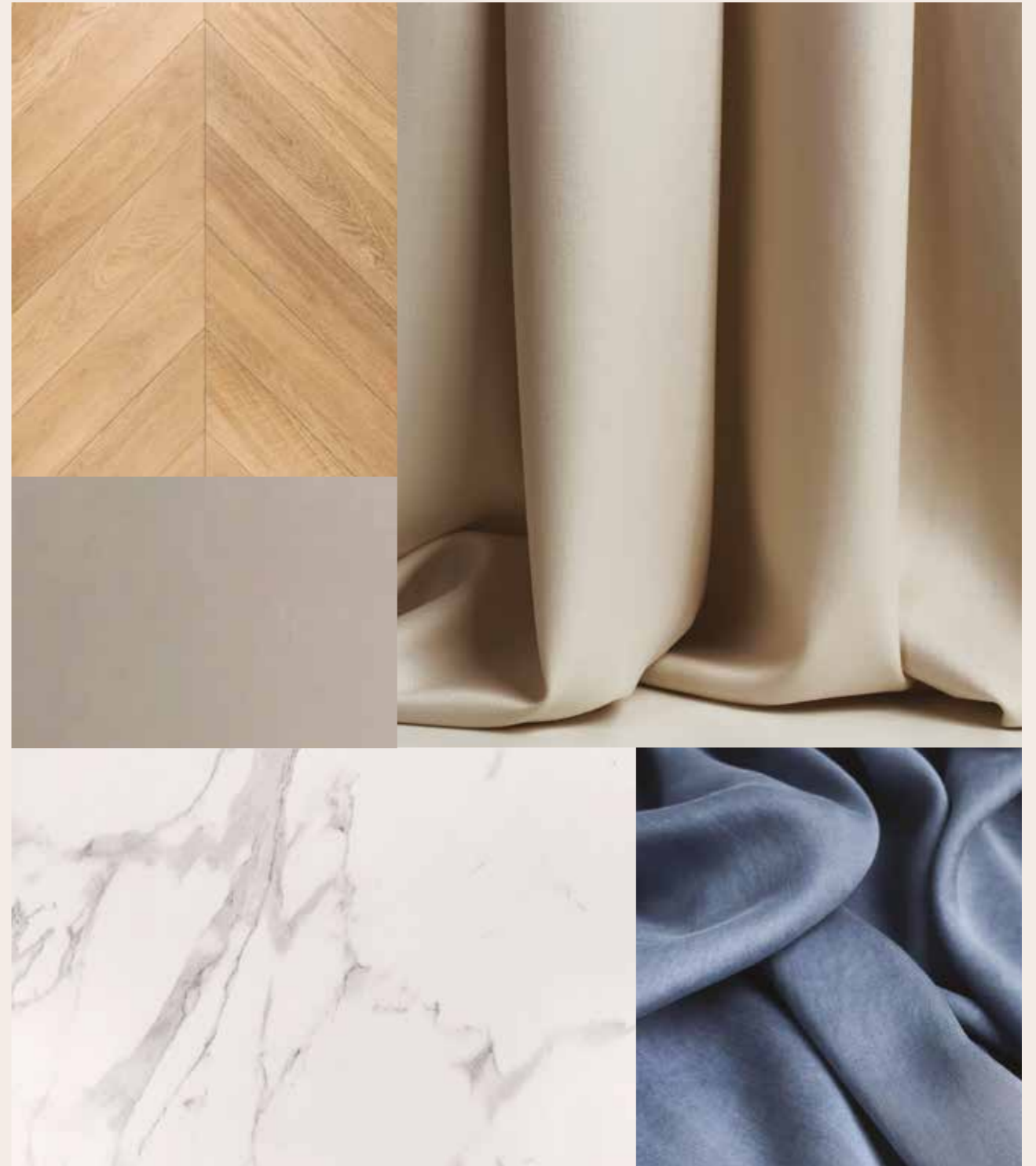
A **timeless charm**
and a harmonious
living experience



GENERAL FEELING

Moodboard: Inspiring Your Interior Design

Enter a realm of refined elegance and serene comfort with a chic interior design style. Characterized by light wood materials and a soft color palette, this environment embodies natural beauty and harmony. Every detail is meticulously curated to evoke a sense of lightness and well-being, enveloping spaces with gentle, inviting light. Indulge in the luxury of a space that seamlessly blends style and comfort, offering an experience of refined simplicity and pure pleasure at every turn.



VIBRANT SHADES





KITCHEN, DINING ROOM, AND LIVING ROOM GENERAL FEELING



BEDROOM AND BATHROOM GENERAL FEELING





MODERN APARTMENT

INTERIOR MOOD 02

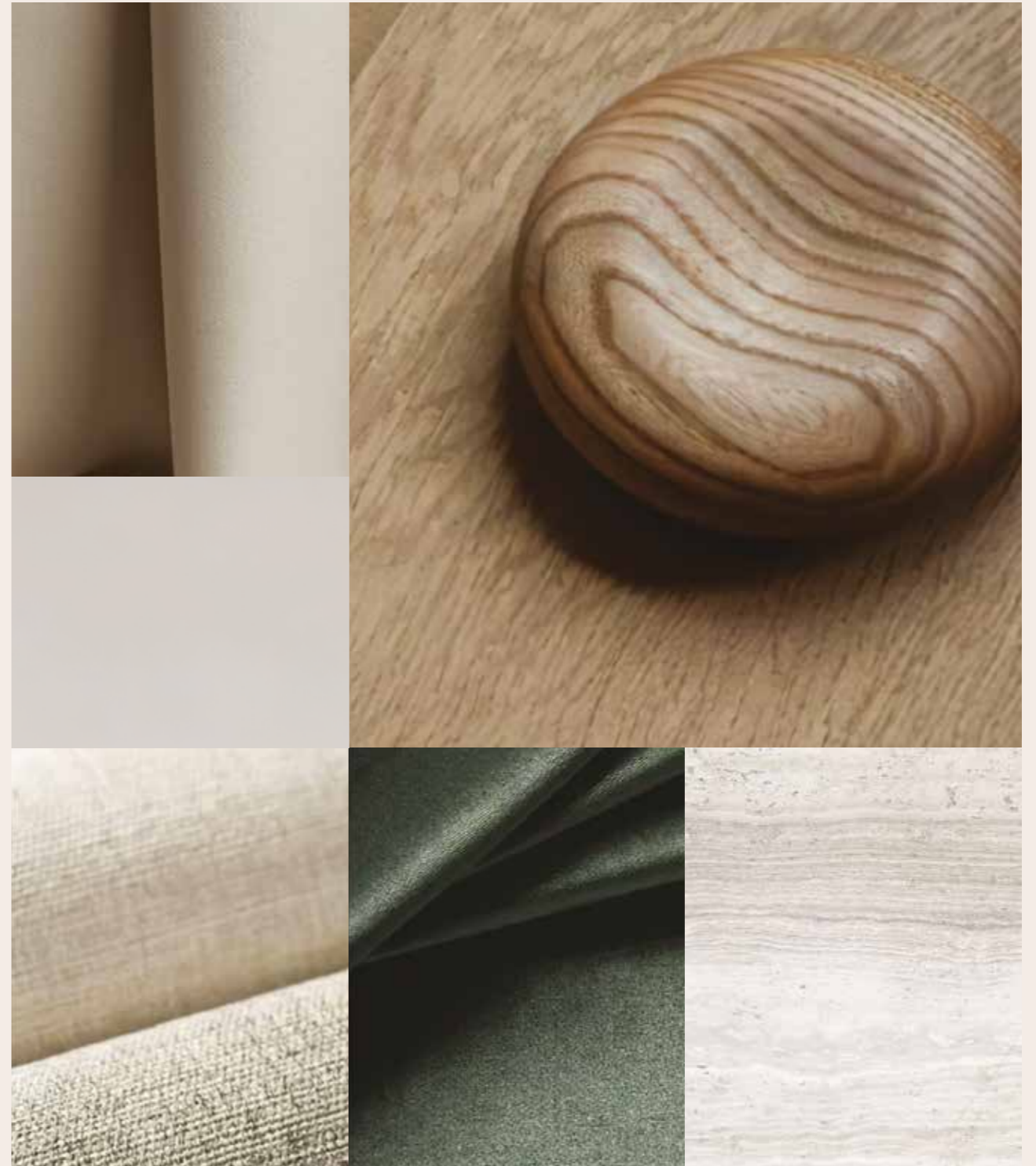
A **modern elegance** and a cohesive contemporary living atmosphere



GENERAL FEELING

Moodboard: Inspiring Your Interior Design

Immerse yourself in an atmosphere of modern elegance and warm hospitality. Featuring sleek wood materials and an earth-inspired color palette, this space reflects the natural beauty and vitality of the modern world. Each element is carefully curated to convey a sense of balance and harmony, enveloping the spaces with a feeling of warmth and comfort. Treat yourself to the pleasure of an environment that seamlessly blends modern design with the familiarity of earthy tones, transforming every moment into an experience of modern serenity and inspiration.



VIBRANT SHADES





KITCHEN, DINING ROOM, AND LIVING ROOM GENERAL FEELING



BEDROOM AND BATHROOM GENERAL FEELING



NATURAL AESTHETICS

A harmonious **fusion of shapes,**
colors and materials that recall the
beauty and balance of the **natural world**





7 Amenities

ELEVATE YOUR LIVING
EXPERIENCE.



ELEVATE YOUR DAILY ROUTINE WITH OUR PREMIUM AMENITIES

Embracing every aspect of wellbeing



Gym

An invigorating haven where wellness and strength converge, empowering you to reach your fitness goals.



Food & Beverage

A culinary journey with our exquisite food and beverage amenities, designed to tantalize your taste buds and elevate your dining experience.



Coworking

A vibrant hub where collaboration meets creativity, fostering a sense of community and productivity.



Spa

A serene oasis where relaxation reigns supreme, offering indulgent treatments to rejuvenate mind, body, and spirit.



Lobby

An inviting gateway to your destination, where warmth and hospitality welcome you to begin your journey.



Shopping Area

From everyday necessities to specialty items, our convenient shopping area has it all. Experience the ease of shopping at your doorstep.

NATURAL AESTHETICS

Stabio Garden Living blends top-tier amenities with natural elements, creating a **harmonious space** focused on **wellness** and a **balanced lifestyle**.



Lockers

Enjoy stress-free deliveries and convenient pickup, enhancing your home's comfort and practicality.



Relax Area

Step into our relaxation haven, where tranquility meets comfort. Unwind amidst plush seating and soothing ambiance, offering a retreat from the demands of daily life right within our residential enclave.



Play Area

Designed for fun and safety, this vibrant space offers a variety of play equipment and activities for kids to enjoy, fostering laughter and imagination right at home.



Bike Storage

Safely store your bicycle in our dedicated area, equipped with racks and security features, ensuring your wheels are always ready for your next adventure.



Reading Area

Surrounded by nature's beauty, this serene space invites you to unwind with your favorite book, offering a peaceful retreat for relaxation and contemplation.



Multipurpose Room

A versatile space within our residential complex designed to accommodate various activities and gatherings. With its adaptable nature, it's the perfect setting for your needs, fostering community engagement and enjoyment for all residents.

OASIS OF COMFORT AND CONNECTIVITY

Welcome to your urban sanctuary

Discover a world of unparalleled comfort and connectivity in our meticulously crafted community.

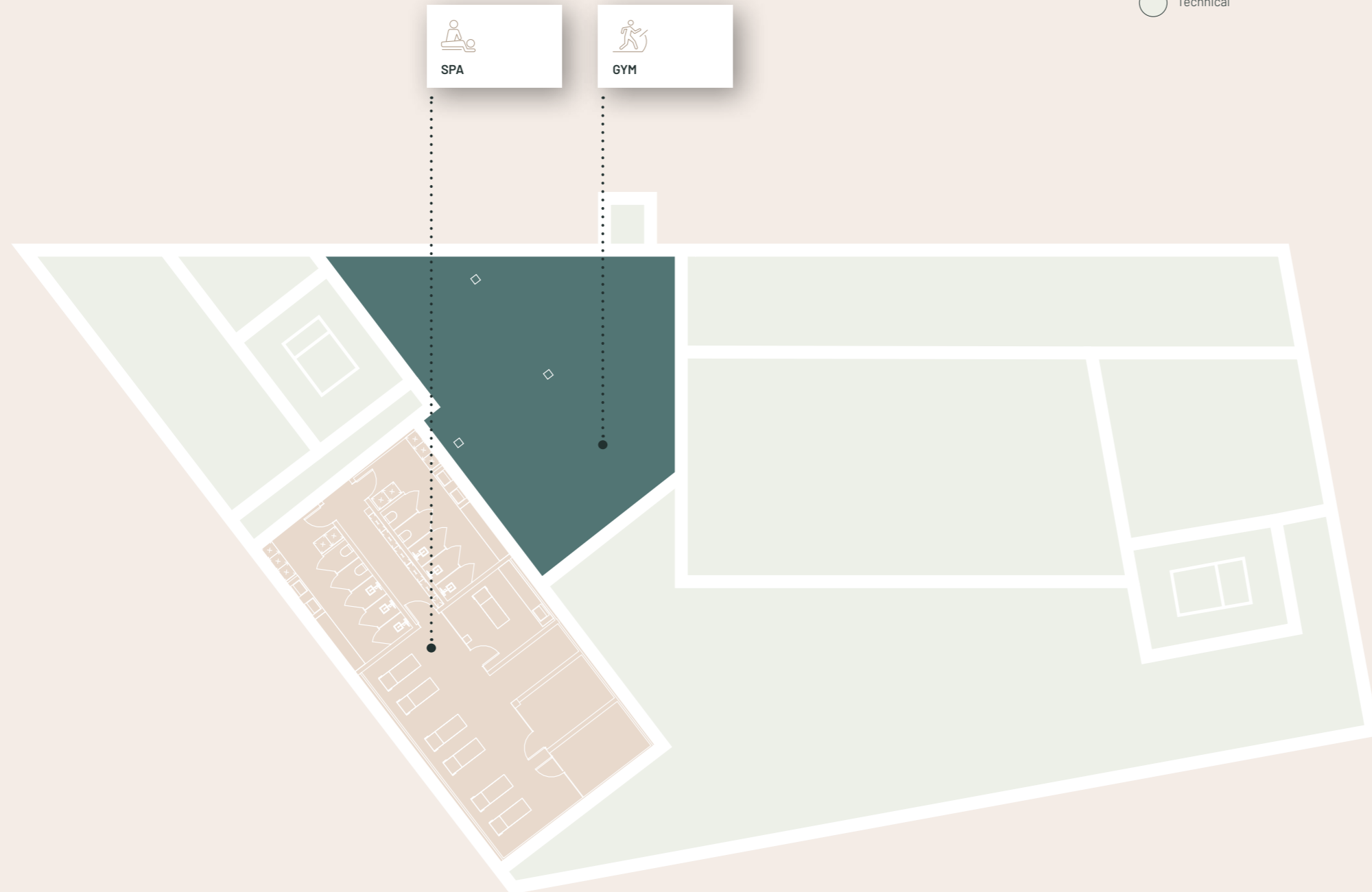
From state-of-the-art fitness centers to serene outdoor spaces, every amenity is designed to enhance your lifestyle and foster a sense of belonging. Explore how we redefine modern living with a focus on your well-being and convenience. Unlock the doors to a new level of comfort and leisure.





MANY WAYS AND OPPORTUNITIES TO ENRICH YOUR TIME

Revitalizing spaces for your wellness and fitness



- Gym
- Spa
- Technical



GYM

- Cardio Area
- Changing Rooms
- Snack area
- Reception desk



SPA

- Sauna
- Turkish Bath
- Relaxation Room



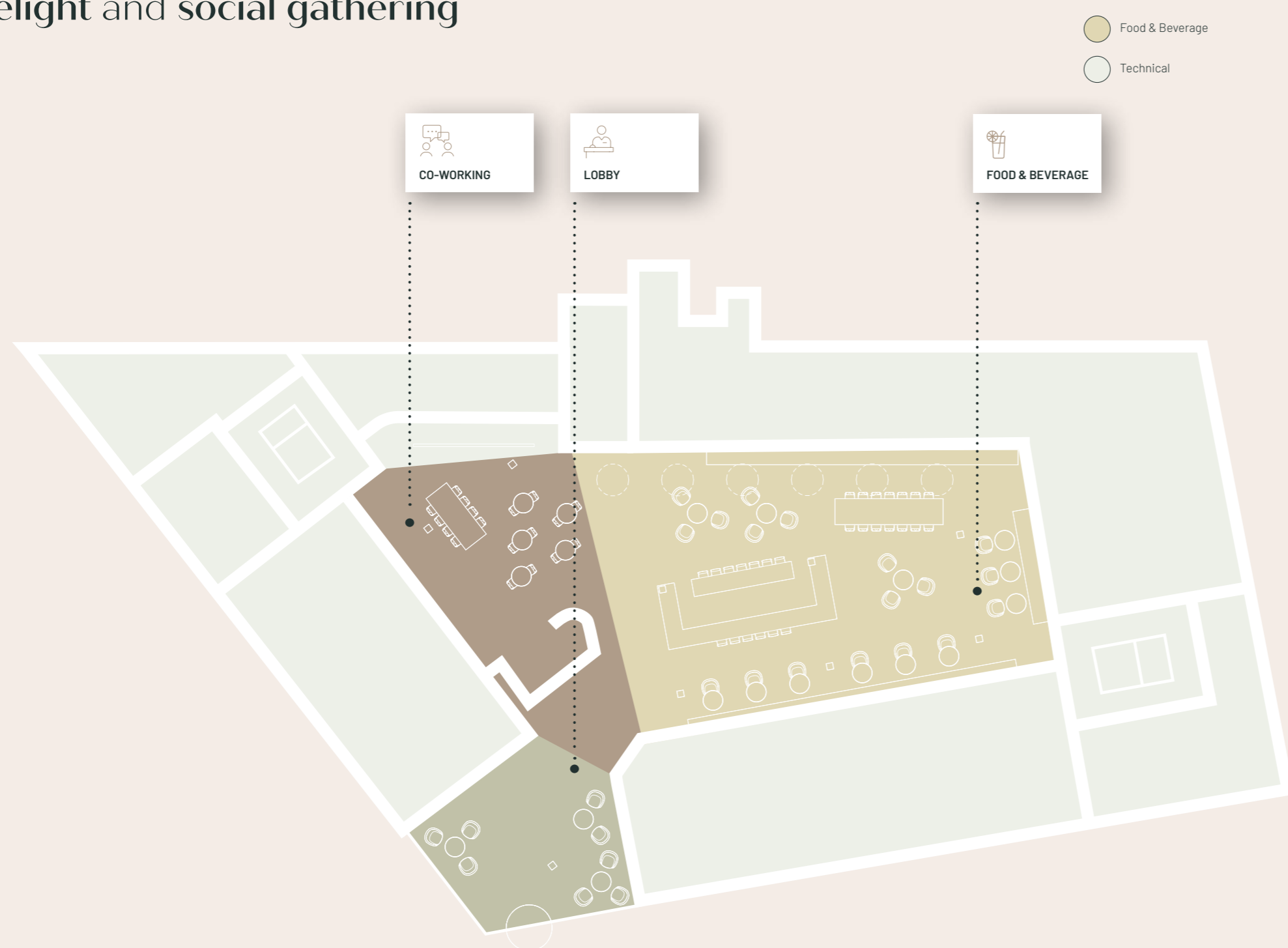
-2 floor
Building D1





MANY WAYS AND OPPORTUNITIES TO ENRICH YOUR TIME

Vibrant areas of **culinary delight** and **social gathering**



- Food & Beverage
- Technical

- FOOD & BEVERAGE**
 Diner
 Shop of Local Products
 Shop of Basic Necessities
- LOBBY**
 Smart Concierge Service
 Video Surveillance
- CO-WORKING**
 Co-working Space
 Meeting Rooms
 Maintenance and repair service 24/24 7/7



-1 floor
Building D1

DISCOVERING BLISS IN NATURE'S EMBRACE

The essence of outdoor living

Immerse yourself in the verdant tapestry of nature's embrace.

Our outdoor amenities aren't just spaces; they're sanctuaries where tranquility thrives, and memories are woven into the fabric of everyday life.

Feel the gentle rhythm of life as you unwind amidst the greenery, whether you're lost in the pages of a favorite book, delighting in the boundless energy of little ones at play, or simply basking in the peaceful ambiance that fills the air.

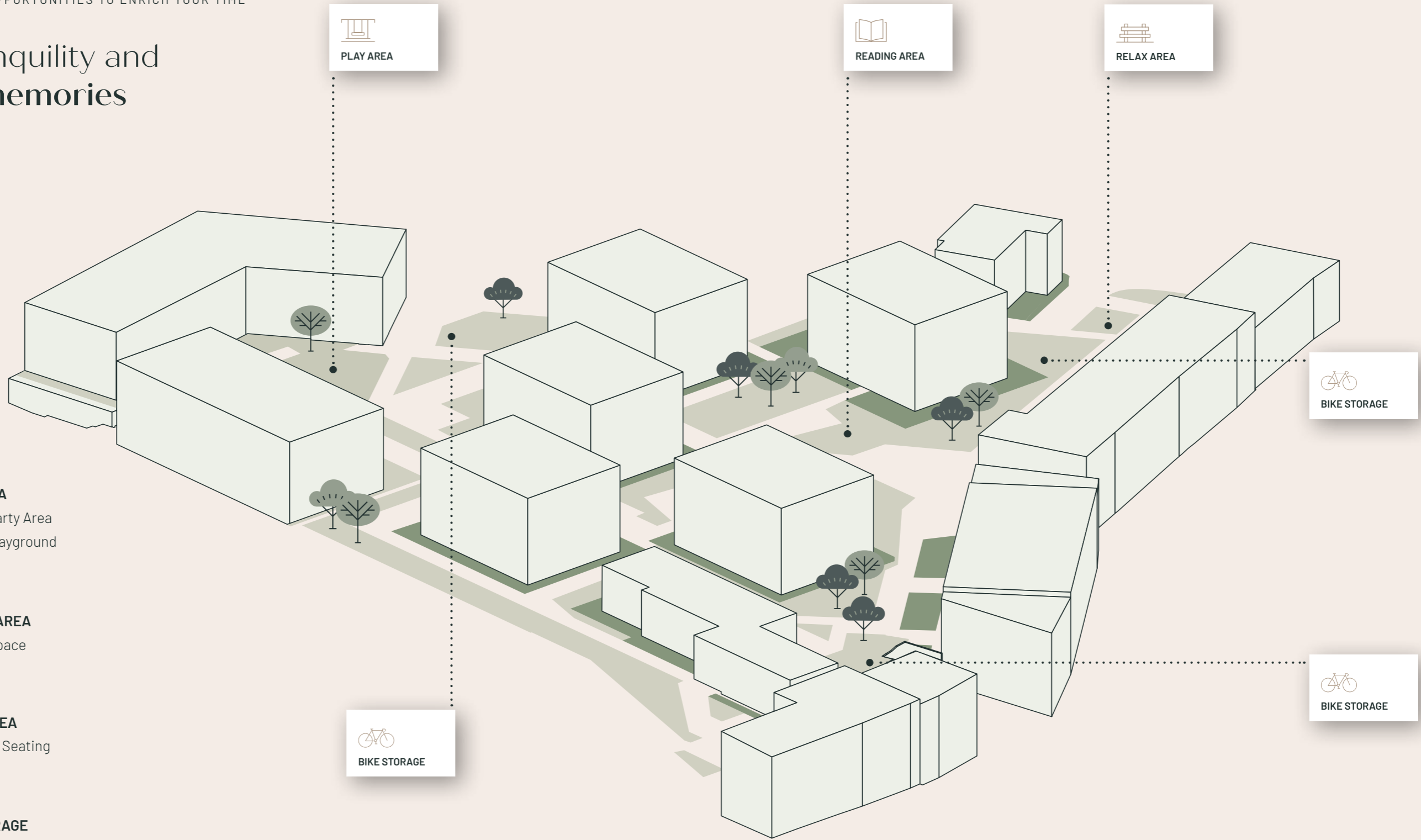
At Stabio Garden Living outdoor living is a way of life.





MANY WAYS AND OPPORTUNITIES TO ENRICH YOUR TIME

Find tranquility and create memories



PLAY AREA

Outdoor Party Area
Outdoor Playground



READING AREA

Reading Space



RELAX AREA

Relaxation Seating



BIKE STORAGE

Bicycle Racks





EXPERIENCE THE PERFECT BLEND
OF PRODUCTIVITY AND SERENITY
IN OUR LUSH COWORKING SPACE,
WHERE NATURE'S EMBRACE FUELS
INSPIRATION FOR YOUR WORK









Inspirational Dialogues

IN CONVERSATION WITH
A++ AND KETURAH.



Stabio Garden Living by Keturah: The Vanguard of Urban Regeneration

INTERVIEW WITH **PAOLO COLOMBO**
CEO OF A++ HUMAN ARCHITECTURE



Stabio, Ticino - The landscape of urban regeneration is infused with innovation and sustainability with the ambitious project Stabio Garden Living by Keturah. Led by the international partnership between architectural group A++ and the Keturah Swiss brand, this project stands out for its cutting-edge vision and commitment to a more sustainable future.

"Stabio Garden Living by Keturah is the result of a 'total project,' where the environment remains paramount alongside a social, international community approach," says Paolo Colombo, CEO of A++. "Our goal is to create a space that goes beyond the traditional concept of residence, embracing a modern and sustainable lifestyle while ensuring the well-being and tranquility of our residents."

Strategically positioned amidst the natural beauty of Switzerland and Italy, Stabio Garden Living by Keturah aims to redefine the concept of quality of life for the contemporary community.

"The architectural composition of the buildings expresses purity through a clear language of signs, details, and materials," emphasizes Paolo Colombo. "Stabio Garden Living by Keturah is not just a place to live but a true life experience, where modernity harmoniously merges with the surrounding nature."

Certified with the prestigious Minergie standard, Stabio Garden Living by Keturah emerges as a tangible example of commitment to eco-sustainability. "We are proud to be pioneers in this field," says Paolo Colombo. "The project will be the first realization to fully embody the cutting-edge and completely sustainable living experience."

Stabio Garden Living by Keturah symbolizes a future where innovation and sustainability go hand in hand, demonstrating that change can begin right in our cities.

Stabio Garden Living by Keturah: Where Urban Elegance Meets Sustainability

INTERVIEW WITH **CARLO COLOMBO**
CREATIVE DIRECTOR OF A++ HUMAN ARCHITECTURE



Stabio, Ticino - The wait is over for the urban revolution that will mark a new chapter in the history of Stabio and its community. Stabio Garden Living by Keturah, the flagship architectural project led by A++ and Keturah Swiss, stands out for its innovative and sustainable approach, promising to redefine the very concept of contemporary living.

"Stabio Garden Living by Keturah is much more than a mere residential structure; it is a bold vision that embraces a new way of life," declares Carlo Colombo, Creative Director of A++. "Its architectural composition expresses purity through a clear language of signs, details, and materials, while the urban landscape is reshaped and revitalized to foster a unique living experience."

The beating heart of Stabio Garden Living by Keturah lies in its commitment to valorize existing resources and breathe new life into an urban area previously overlooked in the center of Stabio. "The vision of the A++ group maintains its coherence

through a sustainable approach where man is at the center of the project," says Carlo Colombo. "Stabio Garden Living by Keturah is a unique feature in the Ticino landscape and, probably, also internationally."

With its Minergie certification, Stabio Garden Living by Keturah emerges as a benchmark for eco-sustainability. "This project represents the future of contemporary living," concludes Carlo Colombo. "Stabio Garden Living by Keturah is where urban elegance meets sustainability, creating an unprecedented living experience for its residents."





Keturah Swiss Forges Strategic Partnership to launch Stabio Garden Living: A Handbook to Sustainable Development

INTERVIEW WITH **OMAR M. AL GADDAH**
MANAGING PARTNER OF KETURAH SWISS SA



Stabio, Switzerland - In a monumental move signaling its commitment to sustainable development and global expansion, Keturah Swiss, under the astute leadership of Omar M. Al Gaddah, has announced a partnership with Arch Group SA to launch the visionary Stabio Garden Living by Keturah project, located at the crossroads of Switzerland and Italy.

Apartments at the project are designed with consideration for space and individual needs, promoting quality and well-being in a renovated, state-of-the-art urban context. The Minergie certification, a Swiss standard for comfort and efficiency, attests to the commitment to sustainable construction. The project features around 180 units across 10 buildings; state-of-the-art amenities, such as a fitness area, wellness area, a kids' indoor and outdoor play area, a co-working space; and a bicycle storage space. It is expected to be completed by Q2 2027 and will embody the Bio Living concept, incorporating nature into the built environment to improve its occupants' physical, mental and emotional health.

"At Keturah Swiss, we are driven by a steadfast commitment to economic growth, ethical conduct, and sustainable development," stated Omar M. Al Gaddah, the visionary Managing Partner spearheading the Swiss investment. "The launch of Stabio Garden Living by Keturah epitomizes our unwavering dedication to fostering positive change and creating value for both our stakeholders and the communities we serve."

Stabio Garden Living by Keturah, a groundbreaking collaboration between Arch Group SA and Keturah Swiss SA, represents the epitome of urban regeneration and sustainable living. With its innovative design philosophy and commitment to eco-sustainability, the project promises to redefine the very essence of contemporary living.

"Stabio Garden Living by Keturah transcends conventional notions of residential living; it is a testament to the harmonious integration of modernity and sustainability," emphasized Al Gaddah. "By launching this transformative project, Keturah Swiss reaffirms its position as a trusted

partner in the international real estate market."

"As we embark on this exciting journey with the launch of Stabio Garden Living by Keturah, we remain steadfast in our commitment to elevating the quality of life and preserving the environment for future generations," concluded Al Gaddah. "Together with our esteemed partners, we are poised to redefine the landscape of sustainable development and create a legacy that transcends borders."



Talal Moafaq Al Gaddah Propels Projects Towards Unprecedented Heights of Excellence

INTERVIEW WITH **TALAL MOAFAQ AL GADDAH**
CEO OF MAG GROUP SWISS



In the bustling landscape of real estate development, Talal Moafaq Al Gaddah, the CEO of MAG Group Swiss, emerges as a trailblazer, who has spearheaded numerous groundbreaking projects that have reshaped the landscape of the United Arab Emirates. From iconic residential towers to visionary luxury and wellbeing developments, Talal's portfolio showcases his dedication to excellence and his commitment to creating spaces that inspire, elevate, and transform communities.

In 2022, Talal introduced the Keturah brand, an innovative concept that embodies luxury intertwined with the bio-living principles of wellness. Keturah is an Arabic word that refers to a fragrance traditionally diffused throughout the home specifically to welcome guests. Resonating like 'couture' makes it the perfect term for bespoke new luxury. This pioneering venture exemplifies his unparalleled ability to blend opulence with sustainability and positions the Keturah brand as a vanguard for future global developments.

"Keturah, the epitome of luxury real estate, not only shapes the residences of today but pioneers the lifestyle of tomorrow. Rooted in a commitment to innovation, our brand effortlessly integrates into the lives of future clients and the community

at large. By seamlessly blending opulence with sustainable practices, Keturah stands as a beacon of responsible luxury, crafting residences that harmonize with the aspirations of our discerning global investors and buyers," says Al Gaddah.

A unique aspect within Keturah is Bio Living which is rooted in Biophilic Design, architecture and interior design to incorporate nature into the built environment to improve the physical, mental and emotional health of its occupants. Bio Living creates the perfect synergy between the interior design, architecture and landscape, in complete respect of the surrounding ecosystem.

"New luxury is all about experience. I want to give people a space to connect, with their family, with their mind, with themselves and with all aspects of their life. I want to create something with an authentic value that will endure for generations; beautiful developments that are beautifully crafted, by a trusted developer. We are building a brand that people can trust and buy into blindly. When people know you trust and respect them, they will happily stay with you for years to come." emphasizes Al Gaddah.

Since then, his strategic foresight has continued

to propel the Keturah brand beyond traditional real estate boundaries, advocating a lifestyle that champions innovation, exceptional quality, and holistic well-being, marking a pivotal shift in the industry towards communities that are bastions of sustainable and enriching living. Talal's journey is a narrative of bold ambition and a deep understanding of the human element in real estate, focusing on tangible outcomes that enhance the quality of life and foster well-being and sustainability.

"As we chart our trajectory towards the future, our commitment to innovation, quality, and customer satisfaction remains unwavering," affirms Al Gaddah. With his visionary leadership at the helm, the company is poised to redefine the benchmarks of excellence in the global real estate arena, ushering in an era of unparalleled luxury, sophistication, and sustainable urban development.

"We are offering people space, space of mind, and space to relax – developments built with care, attention to detail and a commitment to quality. We want residents to breathe and enjoy privacy while also giving them the opportunity to mingle and connect with their community. Absolutely nothing is more important to me than the smile on the face of a happy client," concludes Al Gaddah.

