



Your home away from home

Serviced Apartments - Bellinzona, Ticino



EVERYTHING INCLUDED IN THE MONTHLY RATE

- Weekly apartment **cleaning**
- Weekly **bed linen and towel change**
- **All utilities included** — electricity, water, heating, air conditioning
- High-speed **Wi-Fi**
- Exclusive access to the modern, fully equipped **gym**
- **Basic concierge** and local support
- **E-bike** workshop
- Electric vehicle **charging station**
- **TV licence fee** and **incidental expenses**

FORTEZZA HOME

The best way to live and work in Ticino

Fortezza Home is a modern serviced apartment complex – micro-living in the heart of Bellinzona, less than 300 metres from the train station and facing the magnificent Castelgrande, a UNESCO World Heritage Site.

18 fully furnished apartments, designed to offer a contemporary, functional and high-quality living experience. Perfect for stays from 2 weeks up to 12 months: business travellers, managers, researchers and temporary staff will find an elegant space, ready to use from day one. Fortezza Home is not a hotel: it's your home. With all the freedom, privacy and independence you need.

Location & connections

- Less than 2 minutes' walk from Bellinzona train station
- Direct connections to Zurich, Basel, Lugano and Locarno
- Shops, restaurants, banks and services within 300 metres
- Quiet, sunny area with open views over the valley
- 24/7 smart access to the building



Gym & wellness

Guests of Fortezza Home have access – via a convenient, exclusive internal lift – to a modern gym with state-of-the-art equipment. A space designed to stay active and recharge after an intense working day.

ENTRY-LEVEL TYPOLOGY

Compact Apartment North



The Compact Apartment is Fortezza Home's entry-level solution. Located on the north side of the building, it offers everything **essential** in a compact, **well-organised space** – functional, simple and no-frills. Designed for those travelling alone or for work, it guarantees **comfort**, **practicality** and **privacy** at a more accessible price: the most convenient way to start living the Fortezza Home experience.

	Surface area	approx. 20–24 m ²
	Bed	Fold-down bed 140×190 (integrated wall-bed)
	Balcony	No
	Guests	1 person
	Parking	available on request, extra charge

INCLUDED IN THE RATE

Utilities (electricity, water, heating, A/C), Wi-Fi, weekly cleaning, linen change, TV licence fee and incidental expenses, gym.

EFFICIENT TYPOLOGY

Smart Apartment North



The Smart Apartment is designed for those seeking maximum efficiency in an optimised space. Located on the north side of the building, it offers a modern, bright and **perfectly organised** environment – ideal for professionals who want to focus without giving up comfort. The high-quality 180×180 fold-down bed is integrated into an **elegant wall-bed system** that frees up the entire living area during the day. Fully equipped kitchen, spacious private bathroom with full-size shower. Everything is designed to **live well**, intelligently.

	Surface area	approx. 28–32 m²
	Bed	1 fold-down double bed 180×180 (integrated wall-bed)
	Balcony	No
	Guests	1-2 people
	Parking	available on request, extra charge

INCLUDED IN THE RATE

Utilities (electricity, water, heating, A/C), Wi-Fi, weekly cleaning, linen change, TV licence fee and incidental expenses, gym.

MONTHLY RATE
 CHF 1'490.–

FLEXIBLE TYPOLOGY

Comfort Apartment South



The Comfort Apartment adds flexibility: up to **three beds on request**, with a 180×180 fold-down bed and an additional single bed – both integrated into an elegant wall-bed system with sofa.

The same level of care in the tailor-made furnishings, the fully equipped kitchen and the private bathroom with **spacious shower**.

	Surface area	approx. 28–32 m ²
	Bed	1 fold-down bed 180×180 + 1 single bed (wall-bed)
	Balcony	No
	Guests	1-3 people
	Parking	available on request, extra charge

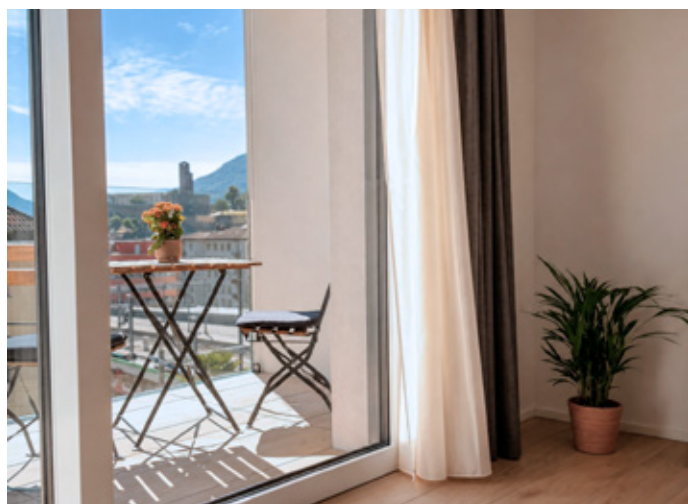
INCLUDED IN THE RATE

Utilities (electricity, water, heating, A/C), Wi-Fi, weekly cleaning, linen change, TV licence fee and incidental expenses, gym.

MONTHLY RATE
CHF 1'850.–

PREMIUM TYPOLOGY

Balcony Apartment South



The Balcony Apartment is the pride of Fortezza Home. South-facing, it offers a private balcony with abundant natural light and, in some apartments, a stunning **view of Bellinzona's medieval castles** – a UNESCO World Heritage Site.

Top-quality **tailor-made furnishings**, a fully equipped kitchen and a private bathroom with a spacious shower. The balcony becomes a second room: perfect for breakfast at dawn or unwinding after a day's work. **For those who don't want to give up anything.**

	Surface area	approx. 30–40 m ²
	Bed	Fold-down double bed 180×180 (integrated wall-bed)
	Balcony	Yes - private balcony
	Guests	1-2 people
	Parking	available on request, extra charge

INCLUDED IN THE RATE

Utilities (electricity, water, heating, A/C), Wi-Fi, weekly cleaning, linen change, TV licence fee and incidental expenses, gym.

MONTHLY RATE
CHF 1'790.–