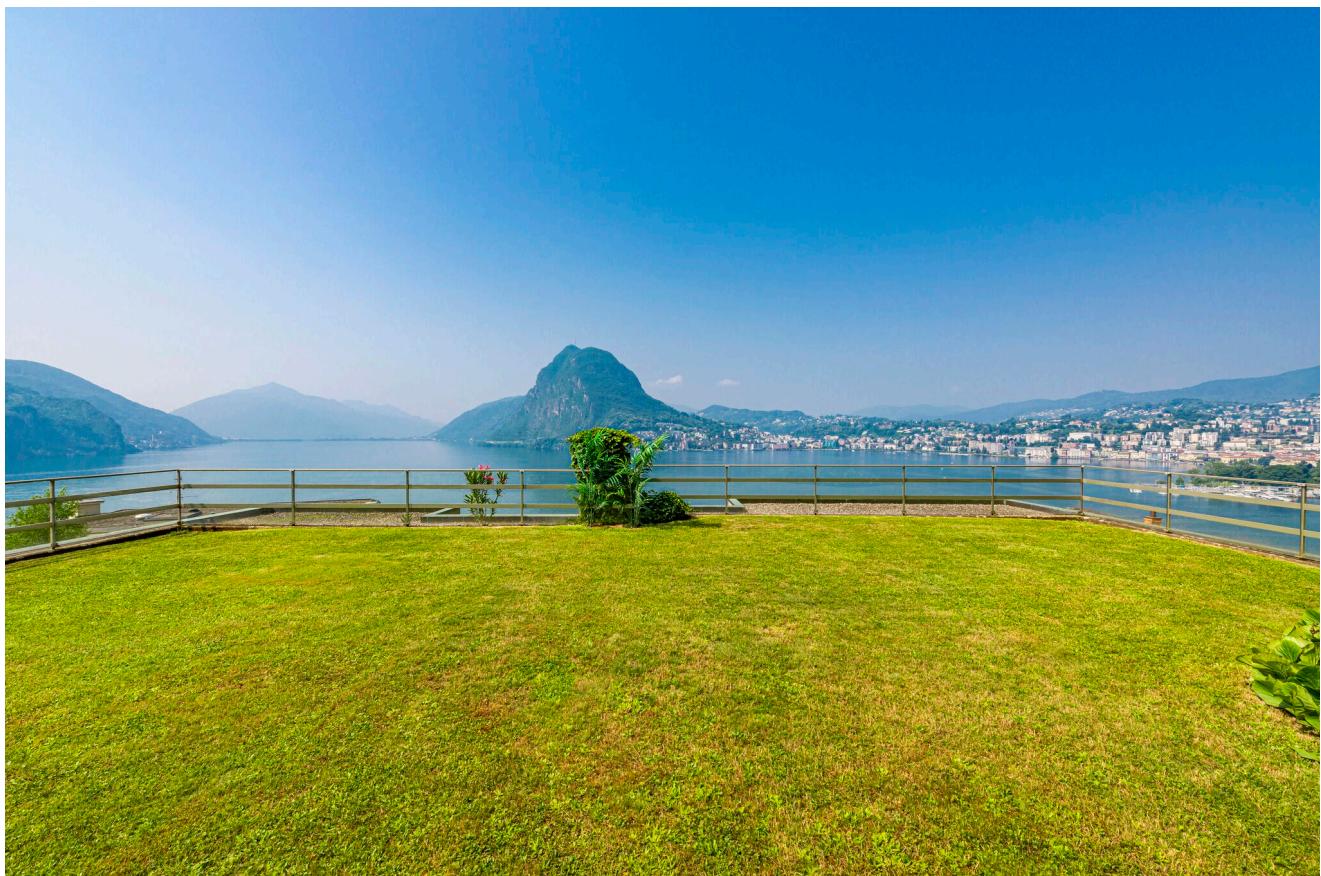


# CASTAGNOLA



Exclusive apartment with garden overlooking  
Lake Lugano

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**CHF 2'500'000.-**



5.5



4



200 m<sup>2</sup>

n° ref. **#5395975**



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## SITUATION AND DESCRIPTION

In one of the most exclusive, scenic, and peaceful areas of Lugano, this apartment is a truly unique property.

Located in Castagnola, in a dominant position overlooking the lake, the apartment offers the perfect balance between privacy and quality of life while being just 3 minutes from the city center. The residence, consisting of only seven units, ensures a discreet and well-maintained environment.

The apartment has a private pedestrian access that leads directly to the walking trails of Castagnola, reaching as far as the famous Gandria path.

From the very first glance, the breathtaking 180-degree view captivates: the Gulf of Lugano, the city, Monte San Salvatore, and the surrounding mountains form an extraordinary panorama. The southern exposure is complete.

The interior spans approximately 200 sqm, laid out in a rational and harmonious way. The apartment includes four bedrooms, three bathrooms, and a large partially covered terrace with direct lake views, as well as a spacious private garden extending on three sides — it feels like living in a villa.

Two long-term rented parking spaces in the garage complete the property. The apartment can be purchased as a secondary residence, making it an ideal solution for those seeking an exclusive holiday home in one of the most fascinating, spectacular, and safe natural settings in the world.

Castagnola, nestled between the lake and Monte Brè, remains one of the most sought-after locations in the canton: a place to live in style, surrounded by greenery, stunning landscapes, and all major services within easy reach, and just minutes from the city center.



In front of the house, a convenient bus runs every 10 minutes, taking you to the city center and, without transfers, to the train station.

## **SURFACES**

Living area	200 m <sup>2</sup>
Garden surface	170 m <sup>2</sup>
Terrace surface	30 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of terraces	1
Location floor	3rd floor

## **DISTANCES**

Public transports	28 m
Primary school	276 m
Restaurants	148 m

## INFORMATION

Year of construction	1985
Heating installation	Floor
Domestic water heating system	Fuel oil
Heating system	Fuel oil

- Separated lavatory
- Dressing
- Pantry
- Cellar
- Storeroom
- Workshop
- Fitness room
- Fireplace

## PROXIMITY

- City centre
- Village
- Green
- Mountains
- Lake
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Rooftop terrace
- Garden
- Exclusive use of garden
- Greenery
- Waterfront

## INSIDE CONVENIENCES

- Guests lavatory

## EQUIPMENT

- Fitted kitchen
- Bath
- Shower

## FLOOR

- Tiles
- Parquet floor
- Marble

## CONDITION

- As new

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- Panoramic
- Lake
- Mountains

## FINANCIAL DATA

### Price

CHF 2'500'000.-

### Availability

To be discussed

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**STYLE**

- Classic



