

MONTAGNOLA



Elegant apartment with garden in modern
Residence Du Parc

CHF 2'860'000.-

Price of parking place(s) in addition



4.5



3



184 m²

n° ref. **#5528199**



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausanne

Benjamin Lamers
+41 21 781 01 34
benjamin.lamers@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

Located in Montagnola, on the south-eastern slope of the Collina d'Oro, Residenza Du Parc is an exclusive residential complex set within a private park of approximately 6,000 sqm. Its contemporary architecture blends harmoniously with the surrounding landscape, featuring clean lines and high-quality materials that create an atmosphere of refined elegance and discretion.

The sunny and peaceful location offers the perfect combination of nature and convenience, just minutes from the centre of Lugano, the motorway, and Lugano-Agno International Airport. In the immediate vicinity are the TASIS School, the Hermann Hesse Museum, and all essential services that make this area one of the most desirable in the Lugano region.

The residence features beautifully designed common areas, including a heated outdoor swimming pool, a

fitness area, a SPA with sauna and steam bath, and refined suspended Zen gardens that enhance the landscaped park.

This 4.5-room apartment, situated on the first floor, offers bright interiors and top-quality finishes. The entrance opens onto a central hallway leading to the sleeping area, which includes three bedrooms, all with direct access to the spacious teak terrace surrounding the apartment and overlooking the residence's garden. Two bathrooms — one with a bathtub and one with a shower — and a guest WC, all finished in granite stoneware, complete this section of the property.

The living area unfolds in a generous open space with an island kitchen and living room, both overlooking the main terrace. From the kitchen, there is access both to a second large rear terrace and to a small

www.switzerland-sothebysrealty.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY

private garden, ideal for outdoor dining or relaxation.

Oak parquet floors and carefully selected materials throughout create a discreet, elegant, and contemporary style.

Technical features include underfloor heating with heat pump, large floor-to-ceiling sliding windows with low-emission glass, electric blinds, and a fully equipped kitchen with high-end appliances.

A cellar and two parking spaces in the underground garage complete the property.

A home that combines comfort, privacy, and superior construction quality in one of Ticino's most prestigious locations, perfect for those seeking an elegant setting surrounded by greenery, just minutes from the heart of Lugano.

Available exclusively as a primary residence.

www.switzerland-sothebysrealty.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY

SURFACES

Living area 184 m²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of terraces	2
Location floor	1st floor

Switzerland

Sotheby's
INTERNATIONAL REALTY

INFORMATION

Year of construction	2014
Year of restoration	2025
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Garden in co-ownership
- Exclusive use of garden
- Greenery
- Swimming pool

FLOOR

- Parquet floor
- Laminated

VIEW

- Forest
- Mountains
- Alps

FINANCIAL DATA

Price	CHF 2'860'000.-
Price park. int. ②	CHF 140'000.-
Total price	CHF 3'000'000.-
Availability	immediately

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.















