

LUGANO



Villa Loreto Residence

CHF 3'880'000.-

Price of parking place(s) in addition



4.5



3



183 m²

n° ref. **#5259934**



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SITUATION AND DESCRIPTION

Located in a commanding position in Lugano, this refined 4.5-room apartment is for sale within the exclusive “Villa Loreto” residence. Nestled in an expansive private park of 8,294 sqm and just 30 metres from the lakefront, the property enjoys a privileged setting with sweeping views, glimpses of the lake, and optimal sunlight exposure thanks to its east-facing orientation.

The city centre is within easy walking distance—just 10 minutes on foot—while public transport and all essential amenities are close at hand, offering everyday convenience and comfort.

Residents of “Villa Loreto” benefit from a wide range of exclusive facilities: a large park, bike storage, an indoor swimming pool with changing rooms, sauna, solarium, gym, and a spacious reception hall complete with fireplace, bar and cloakroom. The main entrance

welcomes with a stately and elegant lobby.

The apartment opens to a welcoming entrance hall that leads into a generous living and dining area with direct access to the covered terrace overlooking Lake Lugano. The separate kitchen offers a second exit to the rear terrace, which opens into a green space.

The sleeping quarters include a master bedroom with a lapis lazuli en-suite bathroom (featuring a bathtub and access to the terrace), and a second bedroom with an en-suite bathroom finished in the same fine materials, this time with a shower. A large walk-in wardrobe with built-in closets and a guest WC complete the night area.

An additional room currently used as a laundry and ironing space with built-in storage could easily be converted into a third bedroom or home office, depending on your needs.

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The property also includes two spacious private cellars and three comfortable parking spaces in the underground garage, available separately at CHF 150,000 each.

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SURFACES

Living area	183 m ²
Terrace surface	50 m ²
Total surface	208 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of terraces	2
Location floor	2nd floor

INFORMATION

Year of construction	1984
Year of restoration	2019
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

FINANCIAL DATA

Price	CHF 3'880'000.-
Price park. int. ③	CHF 300'000.-
Total price	CHF 4'180'000.-
Availability	To be discussed

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