

LUGANO



Bristol residence: beautiful 6.5-room duplex

CHF 3'100'000.-

Price of parking place(s) in addition



6.5



5



230 m²

n° ref. **#5367433**



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SITUATION AND DESCRIPTION

Just a few steps from Via Nassa, the historic city center, exclusive shops, and the picturesque lakefront, stands Residenza Bristol, one of Lugano's most iconic buildings. Set in a commanding position, this residence is renowned for its refined and elegant architecture. Originally built in 1902 as a 5-star hotel, Residenza Bristol became a symbol of Lugano's affluent and cosmopolitan lifestyle for many decades. In 1990, the building underwent a complete renovation, transforming it into a collection of exclusive apartments, each unique in style, location, and prestige.

The unit for sale, located on the ground floor, is a duplex apartment with a surface area of approximately 230 sqm. It enjoys a pleasant view of the lake and a beautifully maintained garden in front. Its excellent orientation ensures bright interiors and a warm, relaxing atmosphere. Two 20 sqm/each

covered loggias offer additional outdoor space that can be enjoyed all year round. The area is quiet and private, while still being just steps away from the city center.

The property, currently divided into a 3.5-room duplex and a 2.5-room apartment, can easily be combined to create one large apartment. Once combined, the layout could be as follows:

Ground floor: entrance hall with cloakroom, separate kitchen, spacious living/dining area with access to the covered loggia with lake view; additional cloakroom, three bedrooms – one with access to the loggia – and a bathroom (bathtub).

Upper floor: master bedroom with en-suite bathroom (bathtub); one additional bedroom, and a bathroom (shower).

The property also includes two cellars and two indoor parking spaces (CHF 100,000 each).

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Thanks to its prime location, close to all main services and the train station, this apartment is the ideal solution both as a primary residence or as an exclusive second home.

SURFACES

Living area	230 m ²
Terrace surface	40 m ²

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	3
Number of terraces	2
Location floor	Ground floor

INFORMATION

Number of floors above ground 2
Heating installation Radiator

PROXIMITY

- City centre
- Villa area
- Park
- Green
- Mountains
- Lake
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Highway entrance/exit

OUTSIDE CONVENIENCES

- Terrace/s

CONDITION

- As new

ORIENTATION

- South
- East

EXPOSURE

- Optimal

VIEW

- Nice view
- Clear
- Unobstructed
- Panoramic

FINANCIAL DATA

Price	CHF 3'100'000.-
Price park. int. ②	CHF 200'000.-
Total price	CHF 3'300'000.-
Availability	immediately

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