

# PARADISO



Superb apartment with stunning views and  
hotel service

**CHF 2'400'000.-**

Price of parking place(s) in addition



3.5



2



135 m<sup>2</sup>

n° ref. **#5677502**



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

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



## SITUATION AND DESCRIPTION

In Paradiso on the promontory of Guidino, at the Residenza Emerald Living, is situated this splendid 3.5-room flat. Thanks to its position it enjoys excellent sunshine and an unobstructable view of the lake and the surrounding mountains. It is 5 minutes away from the town and all amenities.

The 135 sqm flat is located on the second floor and is in perfect condition; the materials are natural and the finishes are refined and luxurious. The custom-made furniture further enhances the elegance of the rooms. The outdoor area has two covered panoramic terraces of 20 sqm. The property also includes two indoor parking spaces, a private laundry room and a spacious cellar with built-in wardrobes/custom-made wardrobes.

The unit is designed as follows (access by lift): entrance hall, beautiful open-plan living room with

dining area and fully equipped kitchen, master bedroom with generous en-suite bathroom, one bedroom, one bathroom.

The residence benefits from a concierge service, as well as exclusive hotel services including catering, fitness, spa and indoor swimming pool.

This flat, in perfect condition and with beautiful furnishings, is a rare turnkey solution.

## **SURFACES**

Living area	135 m <sup>2</sup>
Terrace surface	20 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Location floor	2nd floor

## INFORMATION

Heating installation

Floor

## PROXIMITY

- City centre
- Villa area
- Green

## OUTSIDE CONVENIENCES

- Terrace/s
- Garage
- Sauna
- Swimming pool
- Common pool

## INSIDE CONVENIENCES

- Lift/elevator

## CONDITION

- New

## EXPOSURE

- Optimal

## VIEW

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

## FINANCIAL DATA

<b>Price</b>	CHF 2'400'000.-
<b>Price park. int. ②</b>	CHF 200'000.-
<b>Total price</b>	<b>CHF 2'600'000.-</b>
<b>Availability</b>	To be discussed

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