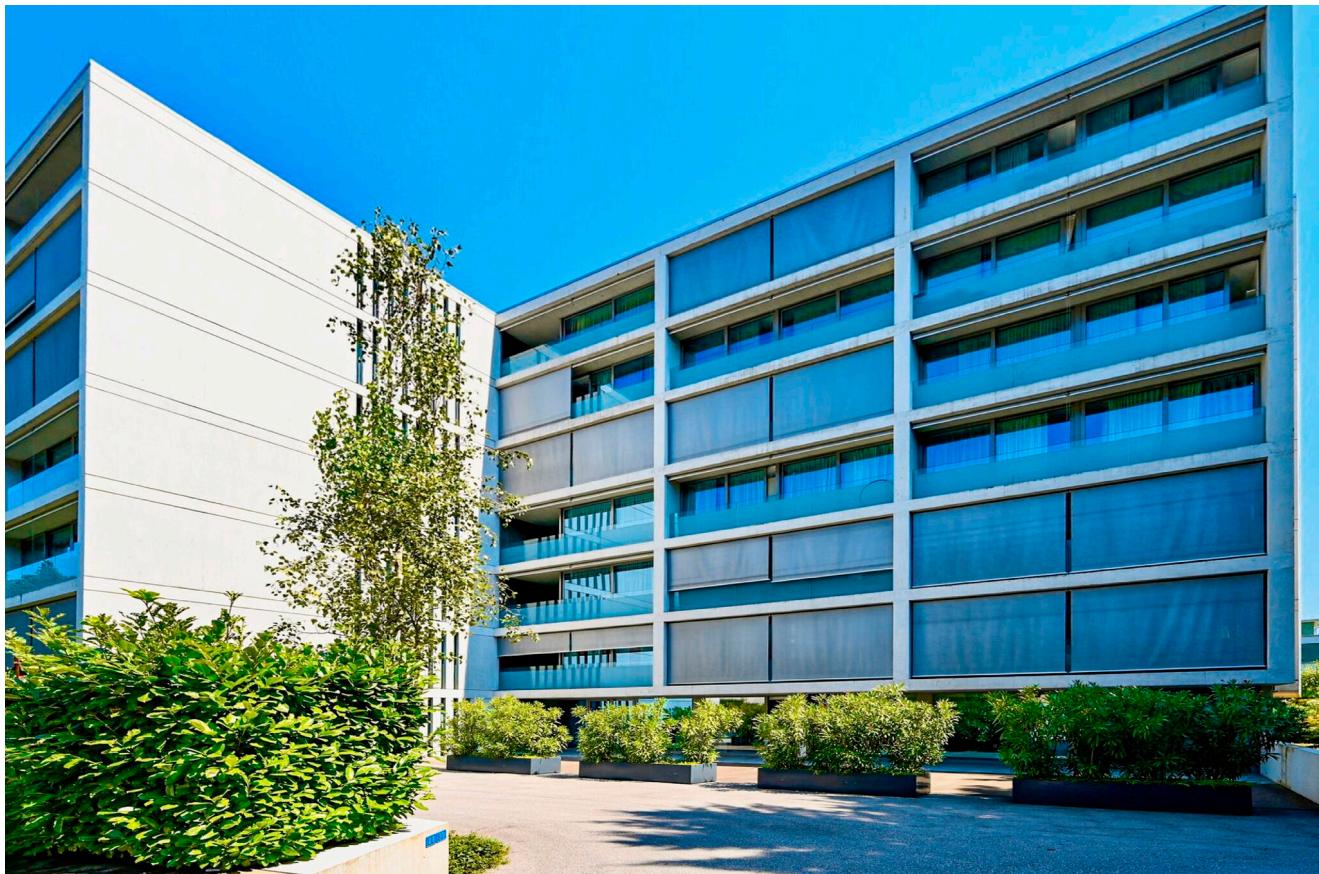


PARADISO



Modern and central 4-room apartment -
Secondary Residence allowed

CHF 1'230'000.-

Price of parking place(s) in addition



4



2



115 m²

n° ref. **#5682188**



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

Benjamin Lamers

+41 21 781 01 34

benjamin.lamers@swsir.ch



SITUATION AND DESCRIPTION

Situated in a central and strategic location in Paradiso (Lugano), just steps away from the city's main amenities and leisure options, we are pleased to offer this like-new 115 m² apartment with an additional 10 m² terrace.

The property is part of a modern, recently constructed residential complex and stands out for its elegant and functional architectural design. The spacious and light-filled interiors are finished with high-quality materials, offering an ideal environment for comfort and well-being. A large window front in the living area provides a lovely view over the city, the surrounding mountains, and a partial view of the lake. The terrace offers the perfect spot to enjoy relaxing moments outdoors.

The interiors feature custom-built wardrobes, light hardwood floors, and a modern, fully-equipped

kitchen. The apartment includes underfloor heating with a heat pump system and air conditioning, ensuring optimal comfort throughout the year. The location is further enhanced by the proximity to shops, schools, restaurants, and a bus stop right outside the door. The international train station of Lugano Paradiso and the lakeside beach are just a few minutes' walk away.

The apartment is composed of: an entrance with a wardrobe, a spacious living room with dining area and open-plan kitchen, an office/study, a master bedroom with en-suite bathroom (with bathtub), a second bedroom with built-in closet, and a second bathroom (with shower). The property also includes a basement storage unit and an indoor parking space.

The residence features an elegant lobby with concierge service and an exclusive wellness area,

including a sauna and fitness room, available only to residents.

A perfect balance between elegance, urban convenience, and quality of life. Second home ownership allowed.

SURFACES

| | |
|-----------------|--------------------|
| Living area | 115 m ² |
| Terrace surface | 10 m ² |

CARACTERISTICS

| | |
|---------------------|-----------|
| Number of rooms | 4 |
| Number of bedrooms | 2 |
| Number of bathrooms | 2 |
| Location floor | 5th floor |

INFORMATION

Year of construction 2013
Heating installation Floor
Heating system Heat pump

PROXIMITY

- City centre
- Park
- Mountains
- Lake
- Harbour
- Marina
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Sports centre

- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Indoor swimming pool
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Soccer pitch
- Museum
- Theatre

OUTSIDE CONVENIENCES

- Visitor parking space(s)

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Public parking
- Underground car park
- Visitor parking space(s)
- Open kitchen
- Sauna
- Fitness room
- Built-in closet
- Air conditioning
- Bright/sunny

FINANCIAL DATA

Price

CHF 1'230'000.-

Price park. int. ①

CHF 60'000.-

Total price

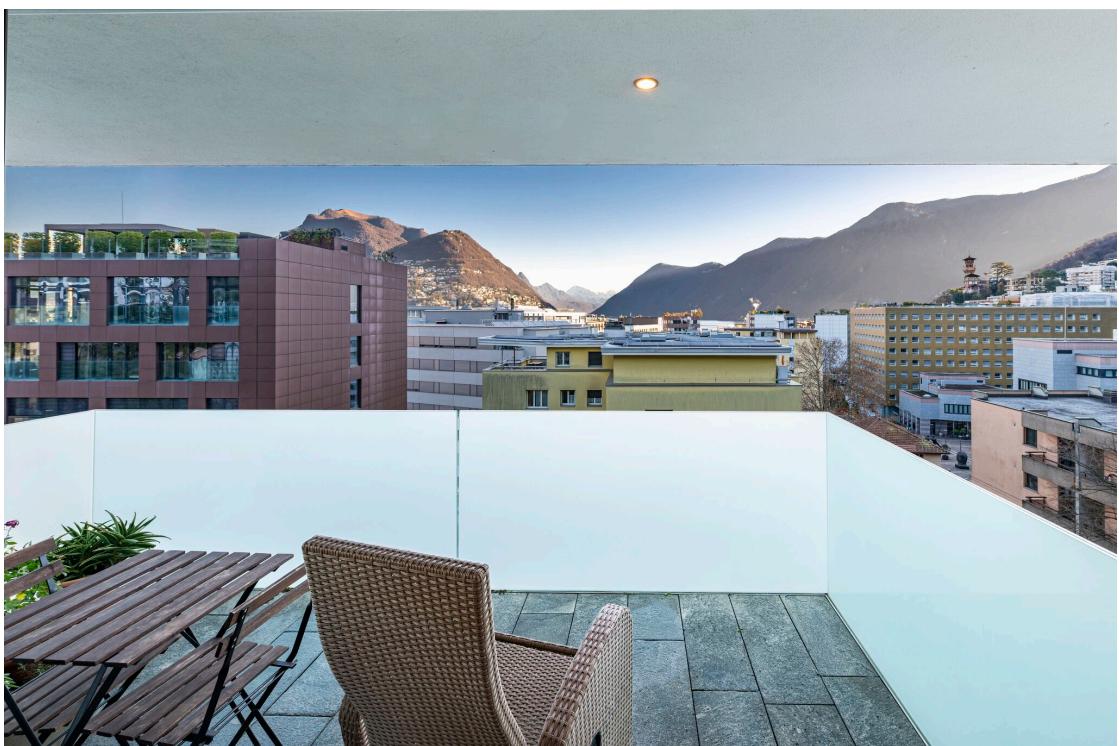
CHF 1'290'000.-

Availability

immediately

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