

LUGANO



A Rare Perspective on Lugano's Waterfront

CHF 4'200'000.-

Price of parking place(s) in addition



6.5



5



296 m²

n° ref. **#5769876**



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SITUATION AND DESCRIPTION

Overlooking Lugano's lakefront promenade, on the fifth floor of the Central Park Residence, this apartment enjoys a particularly favourable position. The elevated, open outlook frames wide views across the lake, the city centre and the surrounding mountains. The LAC cultural centre, Via Nassa and Piazza Riforma are all within immediate reach, while public transport and a 24-hour parking facility ensure discreet and convenient access.

The property stands out for its generous proportions and its significant potential for bespoke design. The interiors, currently in shell condition, allow for a complete and tailored configuration, offering the opportunity to shape the space according to individual requirements and standards.

The current layout foresees a spacious entrance leading to a large reception area, arranged between

living and dining, with direct access to the balconies facing the lake. The night area includes five bedrooms, four of which open onto the outdoor spaces, served by three bathrooms in addition to a guest bathroom. The internal gross surface amounts to 295.87 sqm, complemented by 44.46 sqm of balconies.

The Central Park Residence also offers a communal swimming pool. The building is currently equipped with an oil-fired heating system; an upgrade is underway, including the installation of a heat pump and photovoltaic panels, with a consequent reduction in operating costs. Parking spaces in the garage are available separately at CHF 100,000 each.

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SURFACES

Living area	296 m ²
Balcony Surface	22.4 m ²
Terrace surface	22.1 m ²
Total surface	318 m ²

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	4
Location floor	5th floor

DISTANCES

Public transports	26 m
Primary school	244 m
Stores	783 m
Restaurants	106 m

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INFORMATION

Year of construction	1975
Heating installation	Radiator
Domestic water heating system	Fuel oil, Heat pump, Solar
Heating system	Fuel oil, Heat pump, Solar

FINANCIAL DATA

Price	CHF 4'200'000.-
Price park. int. ③	CHF 300'000.-
Total price	CHF 4'500'000.-
Availability	To be discussed

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