

## DAVESCO-SORAGNO



Residenza Flora: elegant 4.5-room apartment  
surrounded by nature

**CHF 1'390'000.-**

Price of parking place(s) in addition



4.5



3



156 m<sup>2</sup>

n° ref. **#5612019**



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## SITUATION AND DESCRIPTION

This modern and bright 4.5-room flat is located in Davesco – Soragno, in a quiet residential area surrounded by nature. The position, quiet but well connected, guarantees privacy and offers a splendid panoramic view of the surrounding mountains.

Located within the Flora Residence, built in 2010 and consisting of only four residential units, the property occupies the garden floor and stands out for its spacious interior and generous private outdoor area. The outdoor includes a 17 sqm covered terrace and a private garden of approximately 200 sqm with a jacuzzi, ideal for moments of relaxation.

The 156 sqm unit consists of an entrance hall, a guest bathroom, a large living room with dining area and access to the terrace on one side and the garden on the other, a modern kitchen, a master bedroom with en-suite bathroom (bathtub), two bedrooms and an

additional bathroom (shower). The property also features a private laundry room (in the apartment), a cellar and two parking spaces in the garage (+CHF 90,000). A sauna with a panoramic relaxation area is also available for communal use.

An ideal home for a family, combining modern comfort, tranquillity and ample green space.

Secondary residence permitted.

## SURFACES

Living area	156 m <sup>2</sup>
Garden surface	200 m <sup>2</sup>
Terrace surface	17 m <sup>2</sup>
Useful surface	163 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of terraces	1



## INFORMATION

Year of construction	2010
Heating installation	Floor
Domestic water heating system	Air to water heat pump
Heating system	Air to water heat pump

## FINANCIAL DATA

Price	CHF 1'390'000.-
Price park. int. ②	CHF 90'000.-
Total price	<b>CHF 1'480'000.-</b>
Availability	To be discussed

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