

# LOCARNO



4.5-room penthouse near the center of  
Locarno

**CHF 1'600'000.-**

Price of parking place(s) in addition



4.5



3



~150 m<sup>2</sup>

n° ref. **#5522131**



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## SITUATION AND DESCRIPTION

In Locarno, in the "Raggio di Luna" Residence, in a central position (only 10 minutes on foot from the city centre), we offer an elegant penthouse of 150 sqm with a large terrace of 60 sqm. Thanks to its south-facing orientation, the apartment enjoys a splendid view of the surrounding hills and mountains, as well as excellent sunlight exposure.

The property is composed as follows:

entrance hall with shoe-storage room, guest bathroom, laundry room, kitchen, dining area and living room. From these two rooms there is access to the terrace.

The sleeping area offers three bedrooms, including a master with air conditioning and en-suite bathroom, as well as an additional bathroom with shower.

The property also includes a cellar and three parking spaces (two of which in a double parking space), at a total price of CHF 90'000.-.

This apartment stands out for its brightness and represents the ideal solution for a family wishing to live close to the city centre, with the possibility of enjoying all its services and leisure facilities.

Secondary residence allowed.

Switzerland

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## **SURFACES**

Living area	~ 150 m <sup>2</sup>
Terrace surface	~ 70 m <sup>2</sup>
Ceiling height	~ 2.4 m

## **CHARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	1
Number of terraces	4
Location floor	7th floor
Costs	CHF 365.-/month

**INFORMATION**

Number of floors above ground	7
Year of construction	2003
Number of flats	21
Year of restoration	2024
Heating installation	Floor
Domestic water heating system	Fuel oil
Heating system	Fuel oil

**PROXIMITY**

- City centre
- Villa area
- Green
- Park
- Lake
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Horse riding area
- Public swimming pool
- Sports centre

- Near a golf course
- Tennis centre
- Indoor swimming pool
- Ski lift
- Hiking trails
- Bike trail
- Soccer pitch
- Museum
- Theatre
- Religious monuments
- Hospital / Clinic
- Medical home
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Quiet
- Greenery
- Public parking

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Open kitchen
- Eat-in-kitchen
- Separated lavatory
- Guests lavatory
- Cellar
- Workshop
- Furnished
- Heating Access

**FINANCIAL DATA**

<b>Price</b>	CHF 1'600'000.-
<b>Price park. int. ③</b>	CHF 90'000.-
<b>Total price</b>	<b>CHF 1'690'000.-</b>
<b>Availability</b>	To be discussed

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- Double glazing
- Bright/sunny
- Natural light
- Penthouse

**EQUIPMENT**

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Phone
- Cable/TV
- WiFi
- Optic fiber
- Internet connection
- Interphone

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- As new

**ORIENTATION**

- South
- East
- West

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Clear
- Far view
- Lake
- Park
- Mountains

**STYLE**

- Modern













