

PREGASSONA



New modern attic apartment

CHF 2'050'000.-

Price of parking place(s) in addition



4.5



3



162 m²

n° ref. **#5406603**



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Switzerland

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SITUATION AND DESCRIPTION

In a modern residence consisting of only eight units, we offer for sale an elegant 4.5-room penthouse apartment that offers a perfect combination of comfort, style and functionality.

With a living area of 165 square meters, the apartment stands out for its bright and well-distributed spaces. The spacious and airy living room benefits from abundant natural light thanks to the large windows and skylight, which create a pleasant flow between indoor and outdoor spaces. From here, there is access to a covered terrace, ideal for moments of relaxation outdoors.

The kitchen, spacious and modern, can be separated from the living room by a sliding door, offering flexibility in the use of space.

The sleeping area consists of well-designed and cozy rooms:

- The master bedroom, large and bright, has an en suite

bathroom with a bathtub and direct access to the terrace

- The second bathroom, elegant and finished with high-quality materials, includes a glass shower stall

- The second room is ideal as a study or guest room

- The third double room, perfect for children or to accommodate friends and family

Complementing the home, we find a hallway area with built-in closets and dedicated space for a washer and dryer, as well as a wine cellar with a closet room, offering ample storage solutions.

The apartment is equipped with a sophisticated centralized home automation system, which intuitively manages lighting, underfloor heating and cooling, along with automated blinds and curtains, for an optimal comfort experience.

Serving the dwelling:

www.switzerland-sothebysrealty.ch

Two parking spaces in the garage

-Access to the condominium fitness area on the ground floor

This housing solution is ideal for those who want to live in the tranquility of Pregassona, just minutes from the center of Lugano, without sacrificing modern amenities and maximum privacy.

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SURFACES

Living area	162 m ²
Terrace surface	23 m ²
Total surface	185 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	Top floor

INFORMATION

Year of construction	2022
Heating installation	Floor
Domestic water heating system	Geothermal sonde
Heating system	Geothermal sonde

PROXIMITY

- Village
- Villa area
- Green
- Lake
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Museum
- Theatre

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Garage

FLOOR

- Parquet floor
- Marble

EXPOSURE

- Optimal
- All day

VIEW

- Clear

STYLE

- Modern

STANDARD

- Minergie® certified

FINANCIAL DATA

Price	CHF 2'050'000.-
Price park. int. ②	CHF 150'000.-
Total price	CHF 2'200'000.-
Availability	To be discussed

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