

# LUGANO



Modern penthouse in a strategic location

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**CHF 1'450'000.-**

Price of parking place(s) in addition



4.5



3

n° ref. **#5574087**



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## SITUATION AND DESCRIPTION

Located in Lugano, in a strategic position close to all main amenities, this penthouse offers an elegant living solution just a few minutes from the city centre, easily accessible on foot or by public transport.

Situated on the sixth and top floor, the apartment enjoys a pleasant open view and excellent natural light. Fully renovated in 2021, it stands out for its attention to detail and the use of high-quality materials that create a warm and harmonious atmosphere.

The entrance hall, equipped with custom-made built-in wardrobes, opens onto a spacious living area. The bright and well-proportioned living room extends onto two balconies that enhance the sense of space and offer a charming view over the city. The modern open-plan kitchen blends seamlessly into the environment, creating an ideal setting for everyday living.

The sleeping area includes a master bedroom with en-suite bathroom, two additional bedrooms, a bathroom with window, and a guest bathroom with laundry column. Every room is equipped with air conditioning.

A cellar and an attic complete the property. A garage box and an outdoor parking space are available for CHF 150,000, while the carefully selected furniture, perfectly matching the style of the apartment, can be purchased for CHF 100,000.

## CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	1
Number of terraces	2
Location floor	6th floor

## DISTANCES

Public transports	10 m
Stores	50 m

## INFORMATION

Year of restoration	2021
Heating installation	Radiator
Heating system	Gas

## PROXIMITY

- City centre
- Lake
- Harbour
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Public swimming pool

## OUTSIDE CONVENIENCES

- Balcony/ies

## ORIENTATION

- South
- East

## EXPOSURE

- Good

## FINANCIAL DATA

**Price**

**CHF 1'450'000.-**

**Availability**

To be discussed

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