

LUGANO



Modern penthouse in a strategic location

CHF 1'450'000.-

Price of parking place(s) in addition



4.5



3

n° ref. **#5574087**



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Switzerland

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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.

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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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