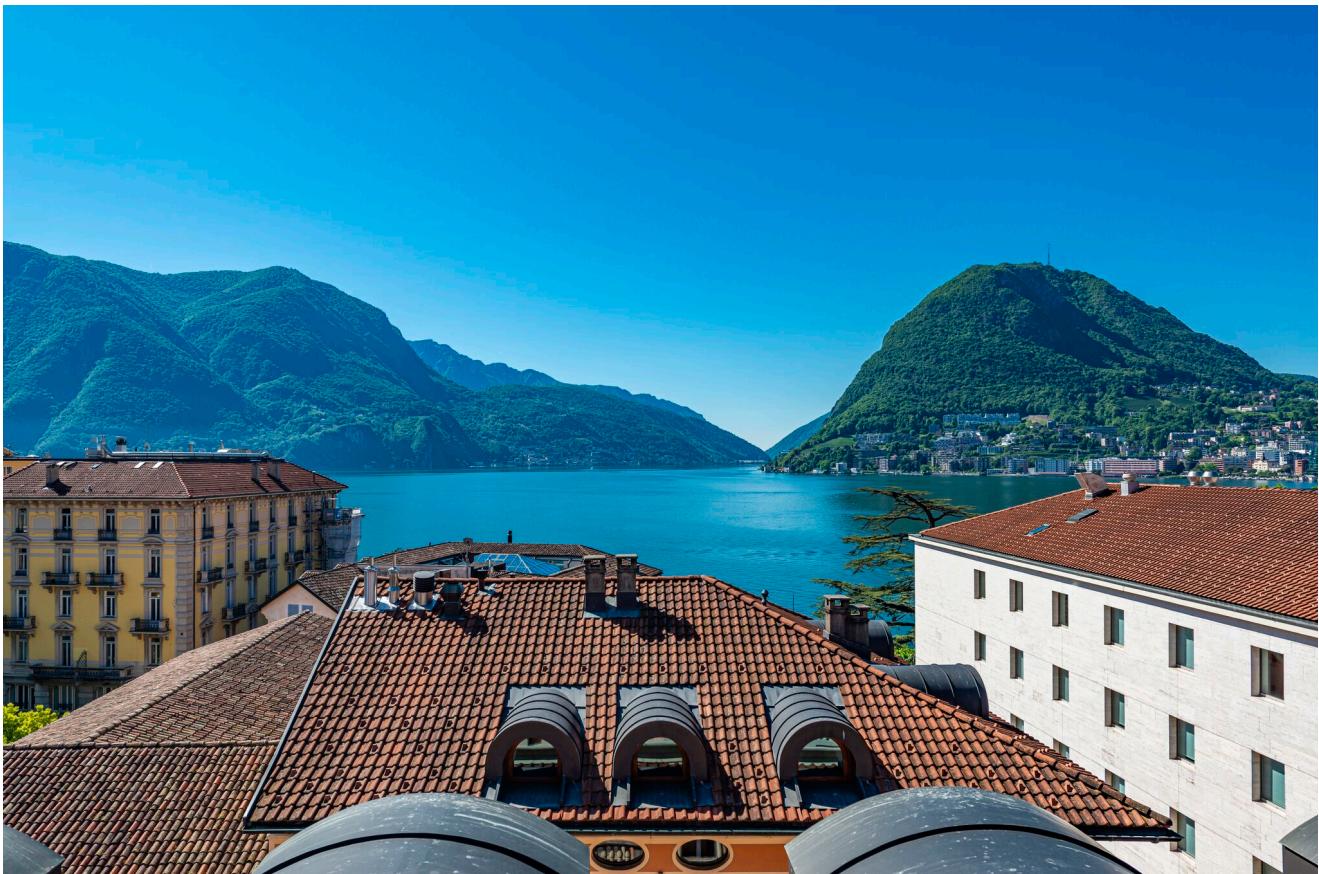


LUGANO



Elegant penthouse-duplex in the city center

CHF 6'600'000.-



6.5

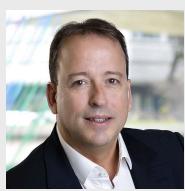


5



368 m²

n° ref. **#5336491**



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausane

Benjamin Lamers

+41 21 781 01 34

benjamin.lamers@swsir.ch

www.switzerland-sothebysrealty.ch



SITUATION AND DESCRIPTION

In the most exclusive heart of Lugano, within an elegant historic building in the central historic district, we present a refined duplex penthouse offering breathtaking panoramic views of the lake, from Monte Brè to Monte San Salvatore, and over the city. Located in a privileged position, the property is close to the lakeside promenade and all the main city center amenities.

The penthouse spans two levels and offers approximately 368 sqm of living space, with generously proportioned and harmoniously arranged rooms. Every detail, from spatial planning to the choice of materials and lighting design, has been meticulously considered to ensure comfort, functionality, and a high standard of living. Air conditioning is installed throughout.

Access is via a private elevator, which opens into a

spacious entrance hall with wardrobe. On the same level, there is a generous living room of approximately 90 sqm with a fireplace, a guest bathroom, a fully equipped kitchen, two bedrooms with en-suite bathrooms and built-in wardrobes, a master bedroom with two walk-in closets and en-suite bathroom, and an additional bedroom.

The upper floor features a bright room of approximately 50 sqm with a fireplace, surrounded by large windows offering 360-degree natural light and a privileged view over the lake and city rooftops. This secluded and versatile space is ideal as a second living room, study, atelier, relaxation area, or as a master bedroom, taking full advantage of the most intimate and panoramic viewpoint over the city.

An exclusive property for those wishing to live in the heart of Lugano, in a setting that combines privacy,



elegance, and the highest level of comfort.
Covered parking spaces in the garage are available
upon request.

SURFACES

Living area 368 m²

CARACTERISTICS

| | |
|---------------------|-----|
| Number of rooms | 6.5 |
| Number of bedrooms | 5 |
| Number of bathrooms | 4 |

INFORMATION

Heating installation

Floor

STYLE

- Classic

PROXIMITY

- City centre
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy

INSIDE CONVENiences

- Fireplace

FLOOR

- Parquet floor

CONDITION

- As new

ORIENTATION

- South

EXPOSURE

- Optimal

VIEW

- Nice view
- Lake
- Mountains

FINANCIAL DATA

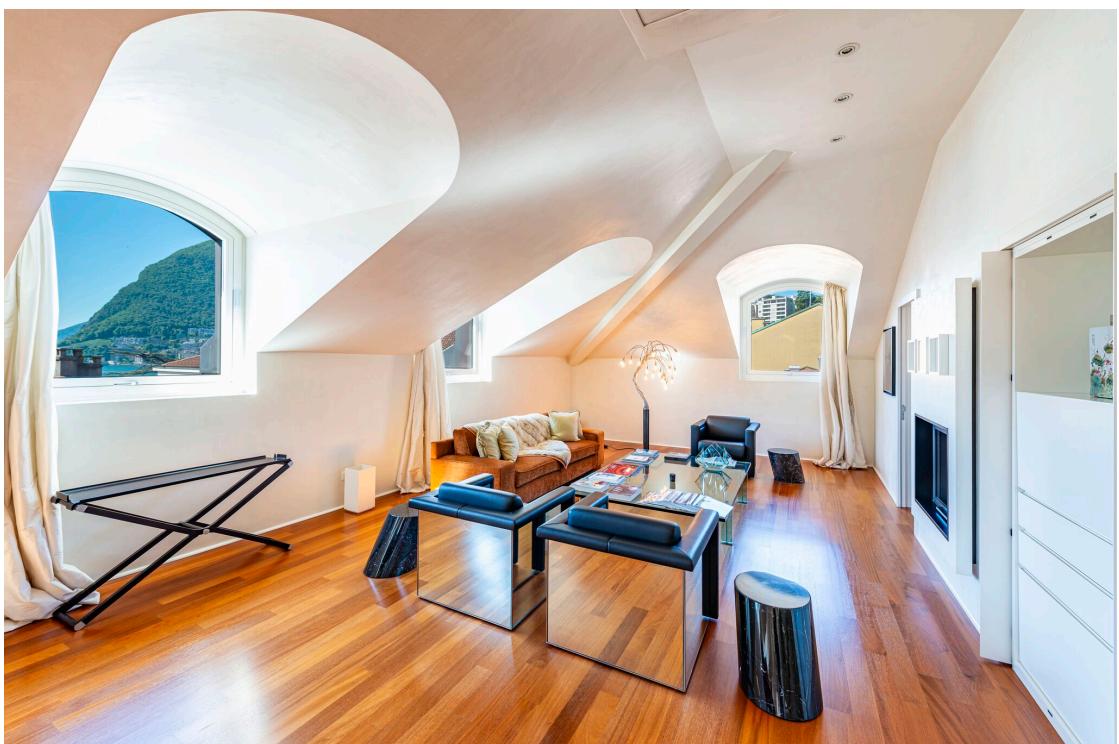
Price

CHF 6'600'000.-

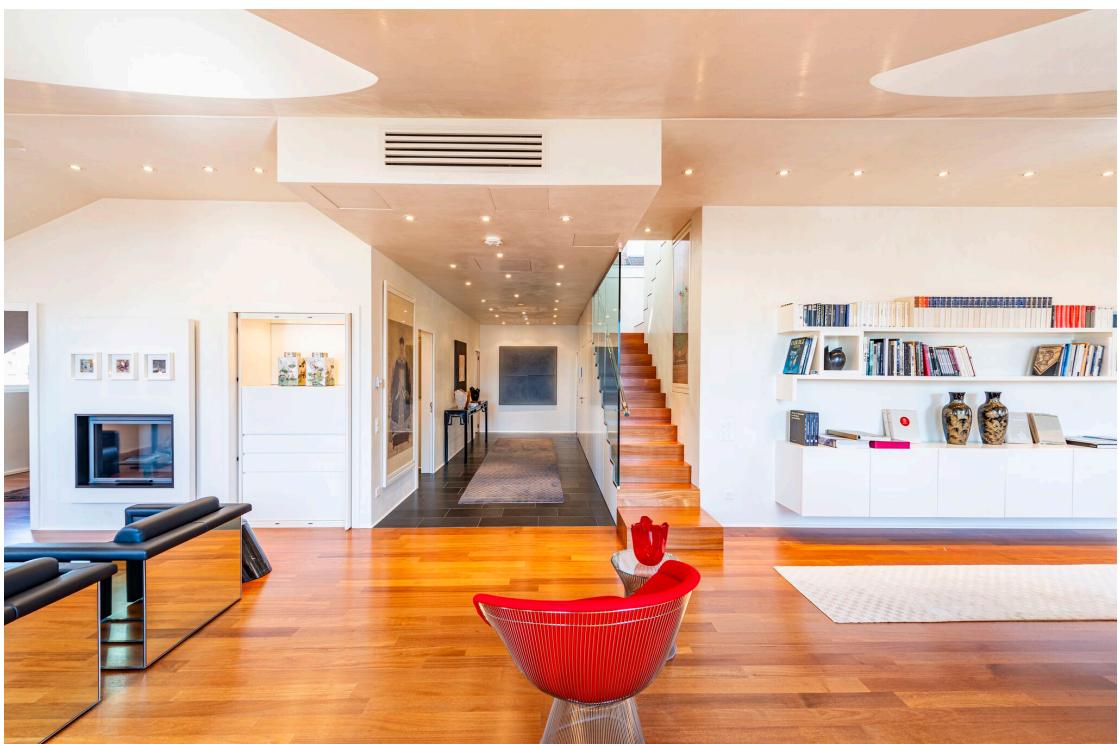
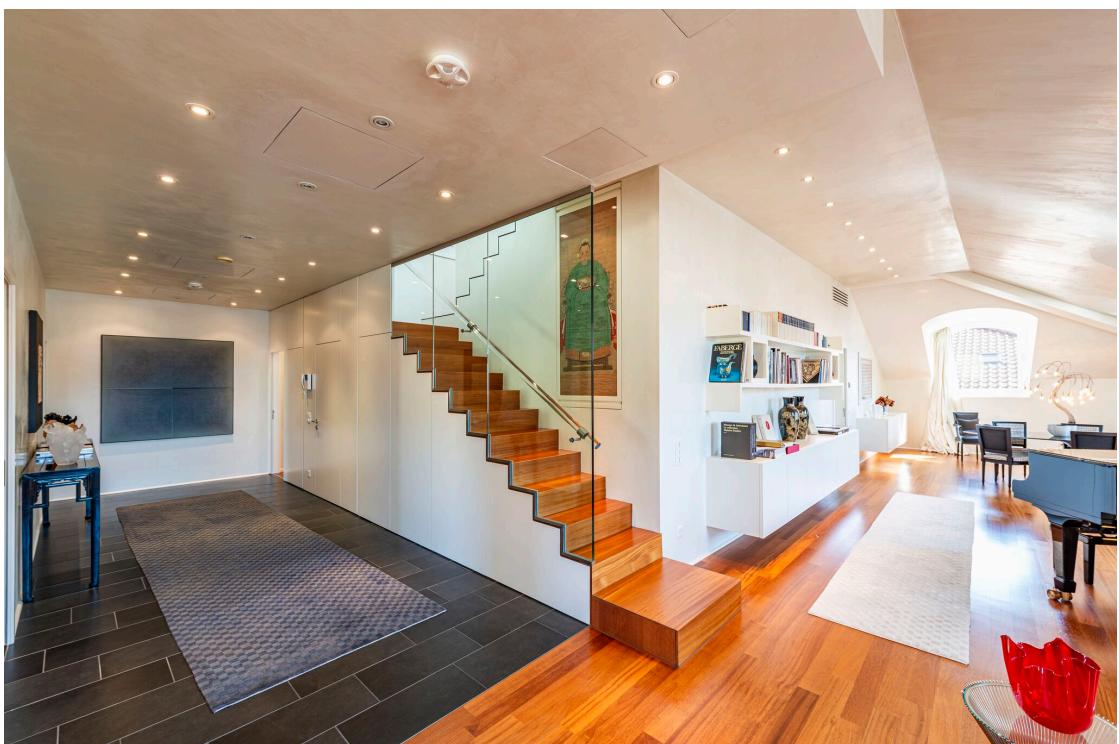
Availability

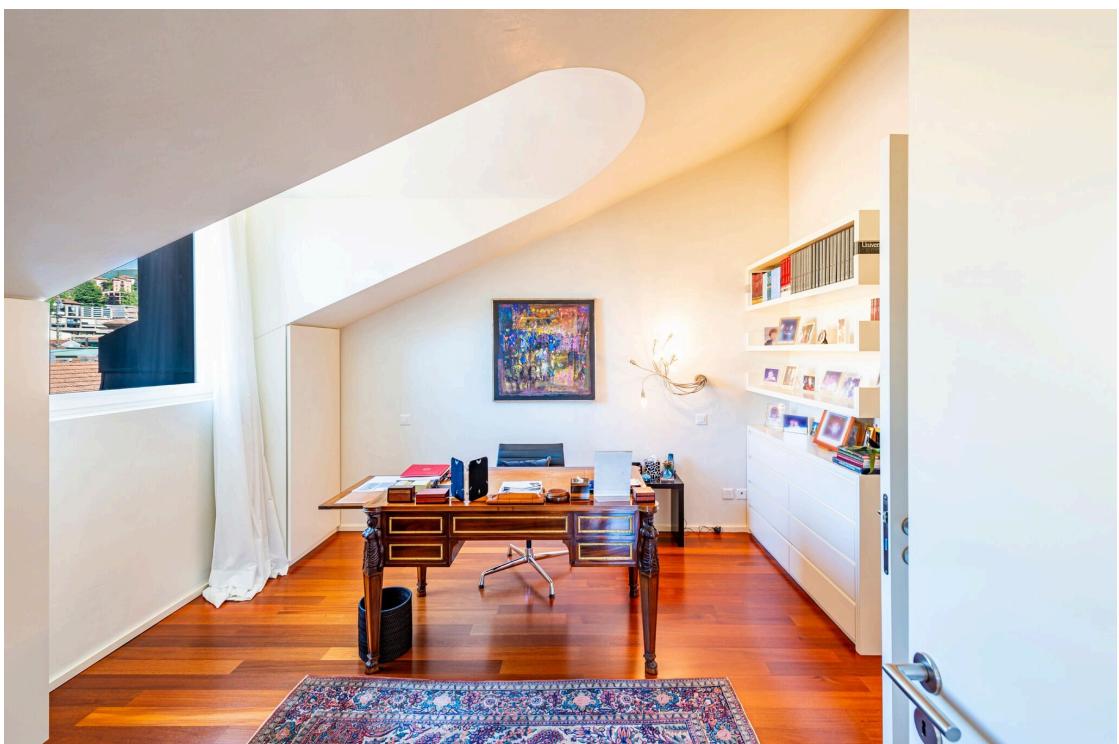
To be discussed

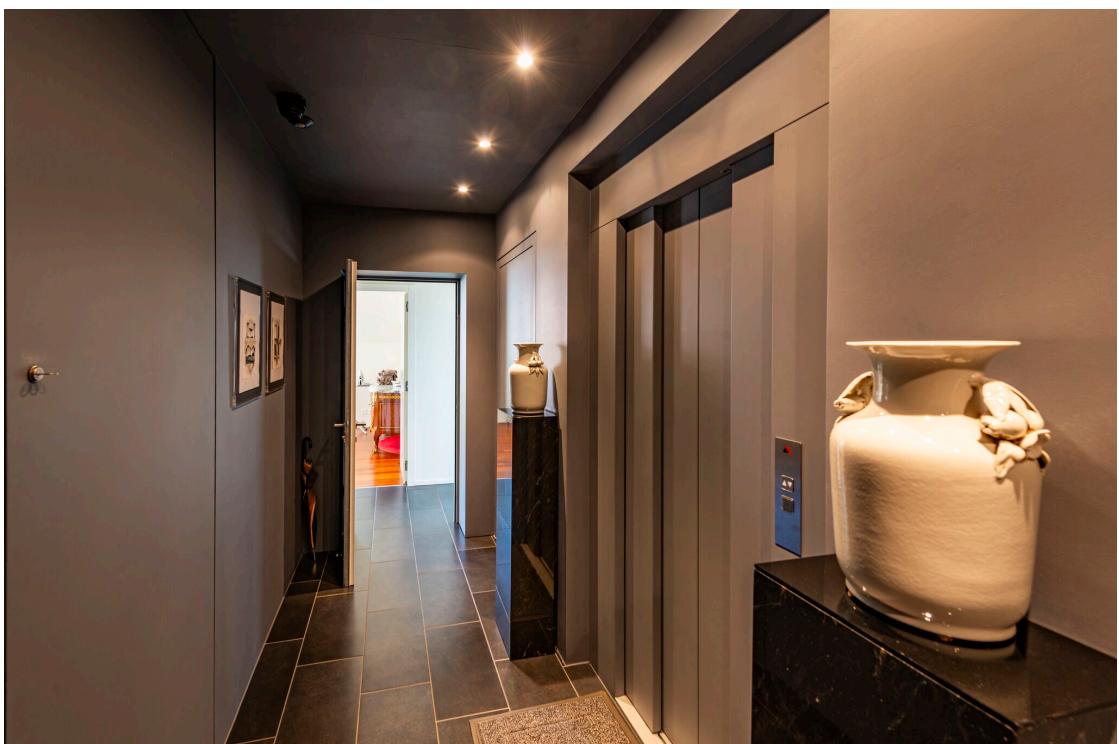
This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.













Switzerland | **Sotheby's**
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch