

# LUGANO



Elegant penthouse-duplex in the city center

**CHF 6'600'000.-**



6.5



5



368 m<sup>2</sup>

n° ref. **#5336491**



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## 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,

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

## **SURFACES**

Living area 368 m<sup>2</sup>

## **CHARACTERISTICS**

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

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