

ASCONA



Maisonette in the Swiss village of 2025

CHF 5'960'000.-

Price of parking place(s) in addition



5.5



4



281 m²

n° ref. **#5840322**



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SITUATION AND DESCRIPTION

In the heart of Ascona, in a privileged and quiet location, we offer for sale a beautiful maisonette overlooking Lake Locarno that combines charm, functionality and quality living and is part of a complex of only 8 units whose modern architecture combines natural stone and glass.

The apartment measures 281 m² to which must be added the two terraces for a total of 74 m² and the garden of 209 m², is spread over two levels connected by an internal elevator and offers bright and well distributed rooms. On the upper floor we find a cozy living area with large windows that give natural light throughout the day, a fully equipped modern kitchen with the latest appliances, an ideal dining space and a terrace for convivial moments. This floor has a bedroom and a bathroom that can serve to accommodate your guests.

The sleeping area, located on the lower level, has three spacious bedrooms finished with fine materials. Each room has its own bathroom with shower, air conditioning and mosquito net. On the same floor is a sauna and storage room.

The property has a garden with a private shower on the lower level and a private wine cellar.

The beautiful swimming pool invites you to enjoy relaxing and linger in the sun in an oasis of peace. Here each apartment has its own private locker room with shower. There is also a condominium gymnasium.

The residence has an underground garage served by a convenient elevator, and the unit counts three private parking spaces for sale at CHF 80,000.-- each.

The location is strategic: just minutes from the

lakefront, restaurants, boutiques and services, while maintaining a reserved and quiet atmosphere.

An ideal solution both as a primary residence and as a vacation home in one of the most sought-after locations in Ticino.

SURFACES

Living area	281 m ²
Garden surface	209 m ²
Terrace surface	74 m ²

CHARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	4
Number of toilets	1

INFORMATION

Year of construction	2012
Heating installation	Floor
Domestic water heating system	Geothermal sonde
Heating system	Geothermal sonde

PROXIMITY

- Village
- Villa area
- Mountains
- Lake
- Beach
- Harbour
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus station
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Public swimming pool
- Horse riding area
- Sports centre
- Near a golf course
- Tennis centre

- Indoor swimming pool
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Theatre
- Religious monuments
- Medical home
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Covered parking space(s)
- Common pool

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Garage
- Open kitchen
- Separated lavatory
- Guests lavatory
- Sauna
- Common pool
- Furnished
- Triple glazing
- Bright/sunny

FINANCIAL DATA

Price	CHF 5'960'000.-
Price park. int. ③	CHF 240'000.-
Total price	CHF 6'200'000.-
Availability	immediately

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EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Private laundry
- Bath
- Shower
- Phone
- Cable/TV
- Satellite
- WiFi
- Internet connection

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Panoramic
- Lake
- Garden













