

# LUGANO



Exclusive Duplex 3.5 Rooms - Modern Design

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**CHF 1'740'000.-**

Price of parking place(s) in addition



3.5



3

n° ref. #5409765



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## SITUATION AND DESCRIPTION

### Modern Duplex 3.5 Prestigious Premises in Cassarate - Lakefront and Just a Walk from Downtown

Situated in the heart of **Cassarate**, one of the most sought-after residential neighborhoods in **Lugano**, this elegant **duplex apartment of 3.5-room** combines modern comfort, high-end finishes and a strategic location within walking distance of the **city center** and the **lake**.

The apartment is developed on the first and second (top) floor of a refined three-family villa, recently renovated with great attention to detail and fine finishes. Set in a quiet and private context, it stands in a delightful little square adjacent to the renowned Grand Hotel Villa Castagnola, in a strategic and well-served location, within walking distance of stores, schools, public transport and all the main essential services.

### Space distribution

#### First level - Living area:

- Welcoming Entrance
- Spacious living room with open kitchen and center island
- Light-filled dining area
- Lounging/TV corner
- Guest bath
- Two balconies with open views
- Elegant interior staircase

#### Second level - Sleeping area:

- Master bedroom with walk-in closet and en-suite (tub and shower)
- Second master bedroom with walk-in closet
- Complete bathroom with shower

- Restroom/ironing room

Two outdoor parking spaces.

## **SURFACES**

Balcony Surface	12 m <sup>2</sup>
Useful surface	180 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	3
Number of bathrooms	3
Location floor	1st floor/2nd floor

## PROXIMITY

- City centre
- Village
- Villa area
- Green
- Park
- Mountains
- Lake
- Beach
- Harbour
- Marina
- Fog-free
- River
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus station
- Bus stop
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Public swimming pool
- Sports centre

- Near a golf course
- Tennis centre
- Indoor swimming pool
- Ski lift
- Hiking trails
- Hospital / Clinic
- Doctor
- Medical home

## INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Partially furnished
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Kitchen island
- Cooker/stove
- Ceramic glass cooktop
- Induction cooker
- Oven
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- American Fridge
- Washing machine
- Dryer

## FINANCIAL DATA

**Price**

CHF 1'740'000.-

**Price park.ext ②**

CHF 60'000.-

**Total price**

**CHF 1'800'000.-**

**Availability**

To be discussed

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- Bath
- Shower

**CONDITION**

- As new

**ORIENTATION**

- South
- East

**EXPOSURE**

- Optimal
- All day

**STYLE**

- Modern















