

LUGANO



Exclusive Duplex 3.5 Rooms - Modern Design

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

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- Restroom/ironing room

Two outdoor parking spaces.

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SURFACES

Balcony Surface	12 m ²
Useful surface	180 m ²

CHARACTERISTICS

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 @

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















