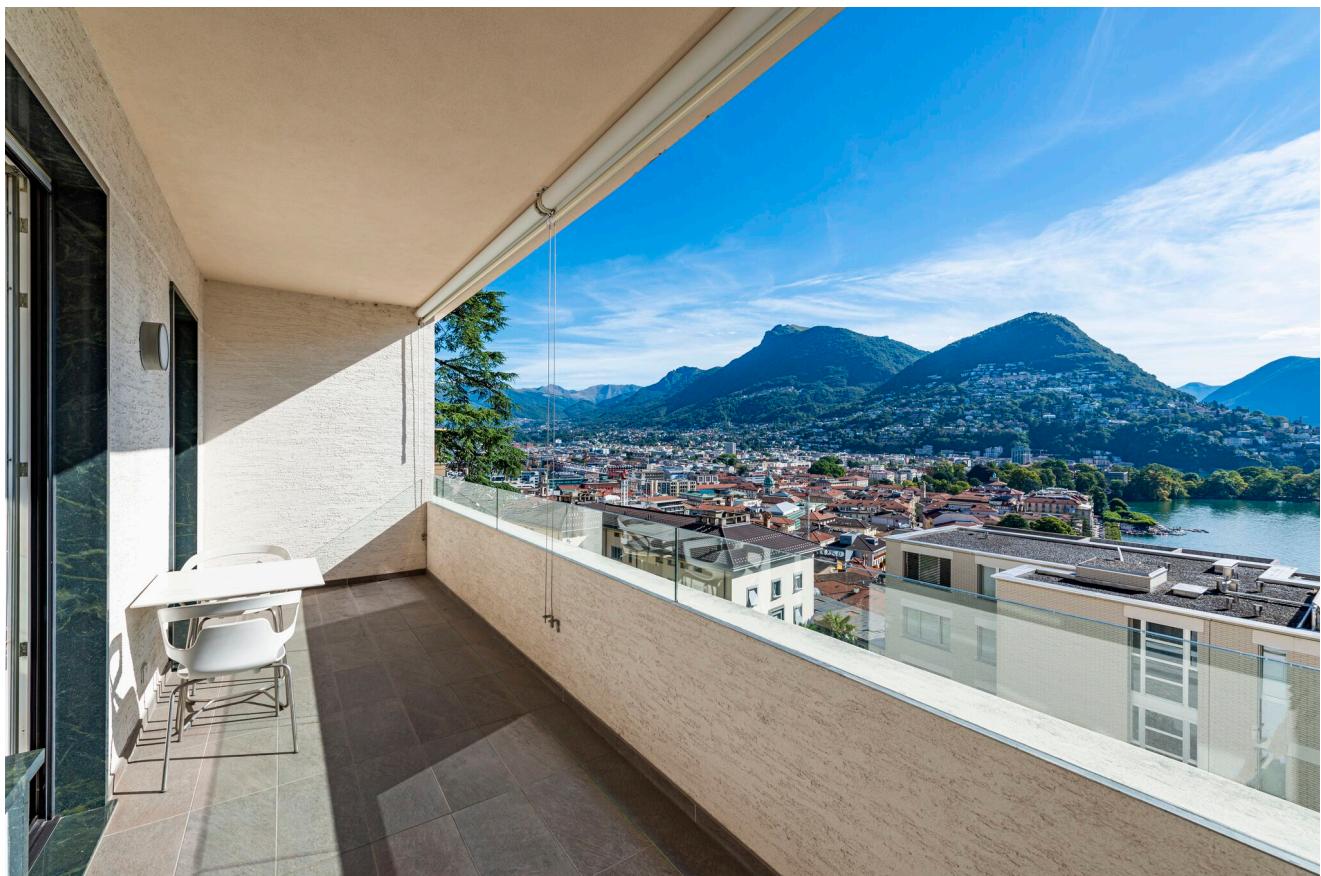


LUGANO



Elegant duplex in the heart of Lugano

Price upon request

Price of parking place(s) in addition



6.5



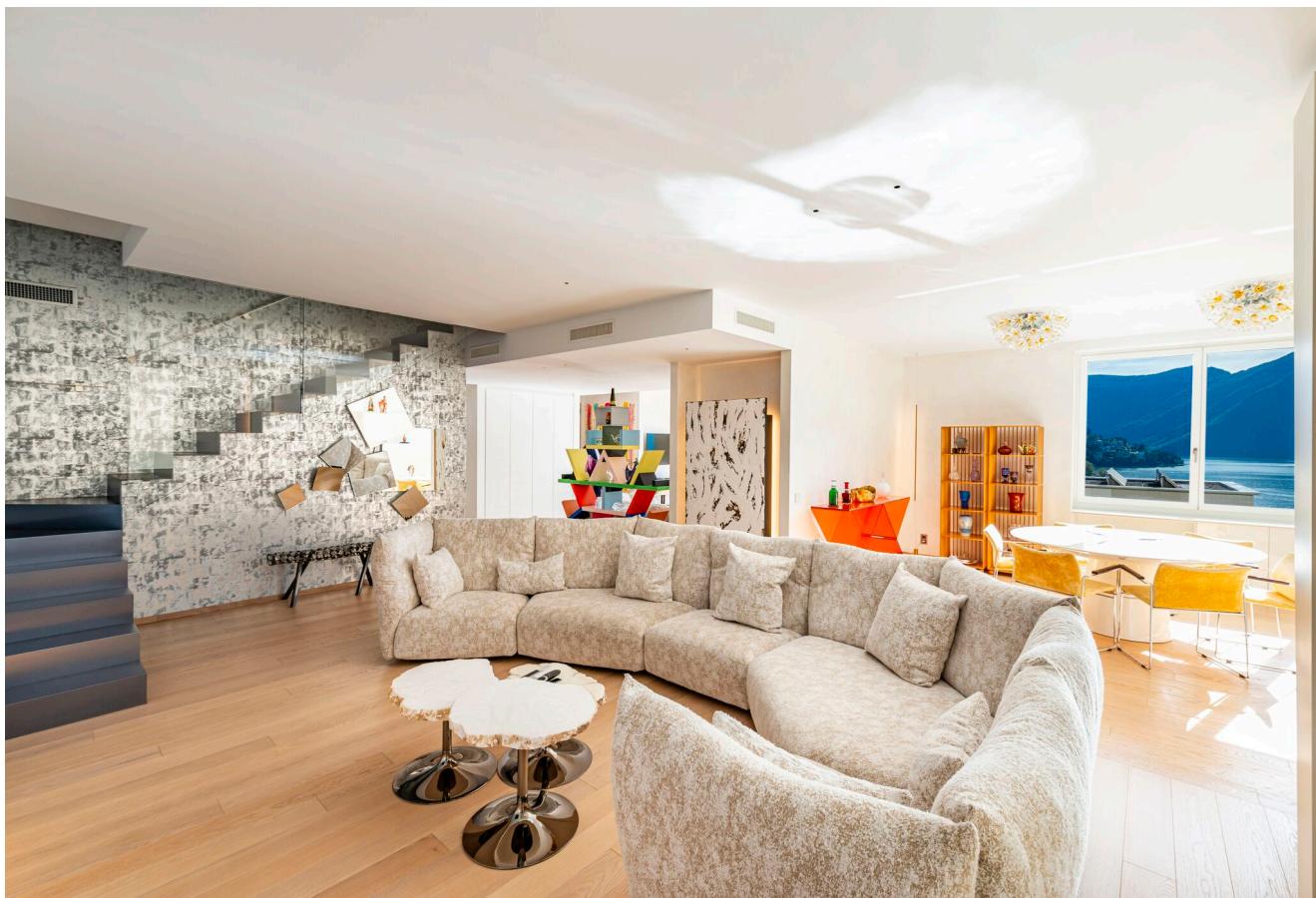
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n° ref. #5528393



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SITUATION AND DESCRIPTION

In the heart of Lugano, just steps from the train station and the prestigious Via Nassa, this refined duplex represents a top-tier residential offering in the very center of the city. The spaces, designed to maximize natural light and showcase extraordinary views of the lake and surrounding mountains, strike a perfect balance between elegance, functionality, and comfort.

Upon entering, one is welcomed into the spacious and luminous living area, where the living room and dining room merge into a harmonious open-plan space, flooded with light through large panoramic windows. The modern kitchen, equipped with top-of-the-line appliances, combines design and practicality, making it ideal for both everyday use and social gatherings. Recently renovated with high-quality materials and exquisite finishes, the living area also includes a laundry room, which can be converted into a study or

additional bedroom, as well as a guest bathroom with wardrobe. Expansive terraces and balconies provide spectacular views over the gulf and the city, from Monte Brè to Monte San Salvatore, turning every floor into a privileged vantage point over the lake.

On the upper floor, the main bedrooms combine refinement and comfort: en-suite bathrooms, walk-in closets, and private terraces ensure privacy and exclusive panoramas. An independent, versatile space with a bathroom and kitchen with separate access completes the sleeping area, offering privacy and functionality for guests or staff. The apartment is equipped with a state-of-the-art home automation system and alarm system, while the residence offers a fully equipped shared fitness area.

The property is completed by two cellars and four automated parking spaces. Its central location allows



residents to enjoy the very best of Lugano, with shops, restaurants, and quick connections nearby, without ever compromising on tranquility or lake views.

SURFACES

Terrace surface	48 m ²
Useful surface	272 m ²
Total surface	296 m ²

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	1
Number of balcony	2
Number of terraces	2
Location floor	3rd floor

DISTANCES

Public transports	68 m
Primary school	315 m
Stores	286 m

INFORMATION

Number of floors above ground	2
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

- Parking
- Garage
- Box
- Carport

PROXIMITY

- City centre
- Villa area
- Mountains
- Lake
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Covered parking space(s)

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Garage
- Box
- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Cellar
- Wine cellar
- Storeroom
- Workshop
- Bright/sunny
- Natural light

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Bath
- Shower

FLOOR

- Marble

CONDITION

- As new

VIEW

- Nice view

FINANCIAL DATA

Price

Price upon request

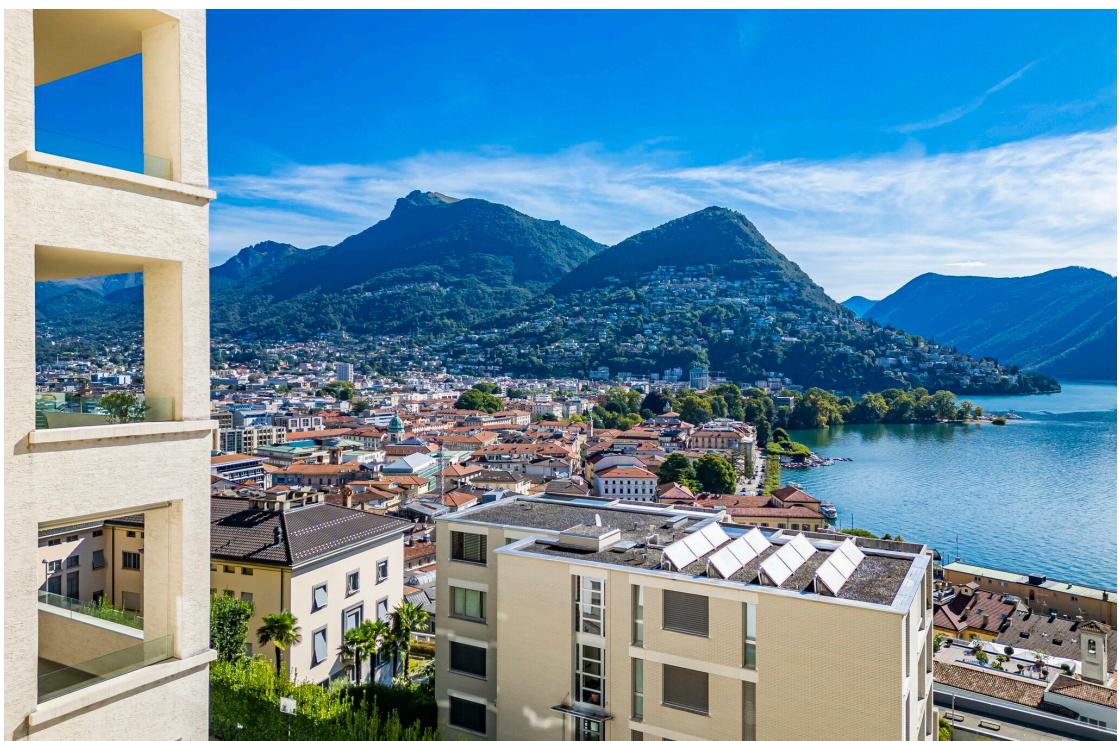
Availability

To be discussed

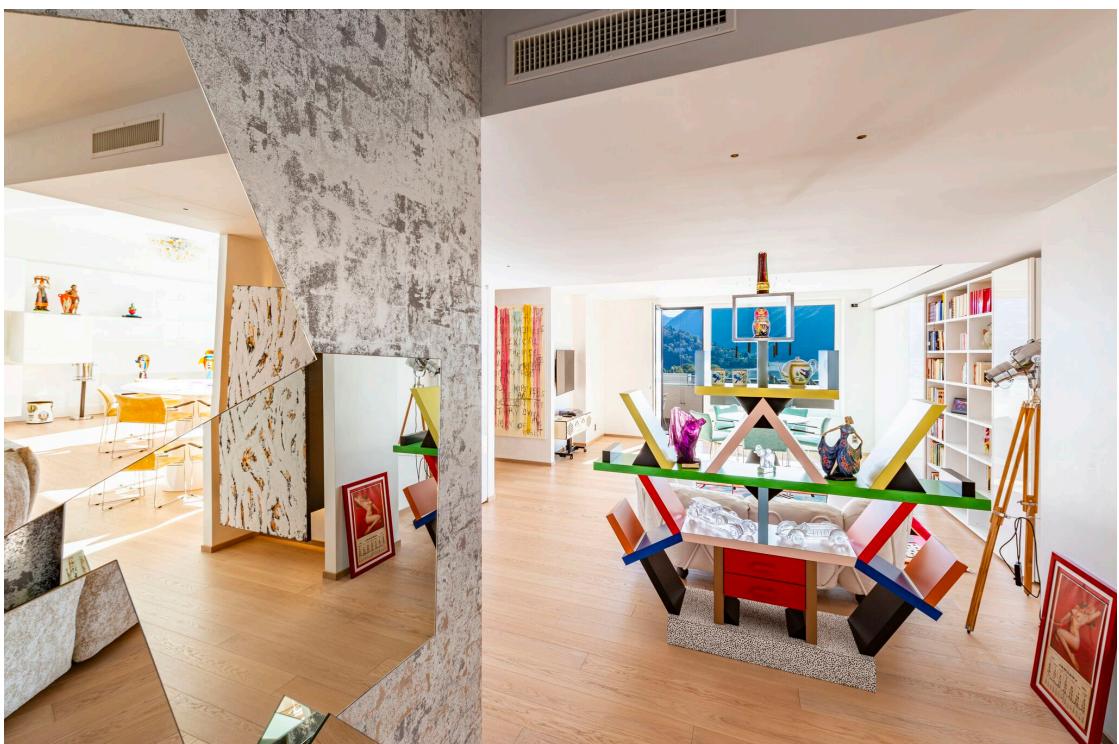
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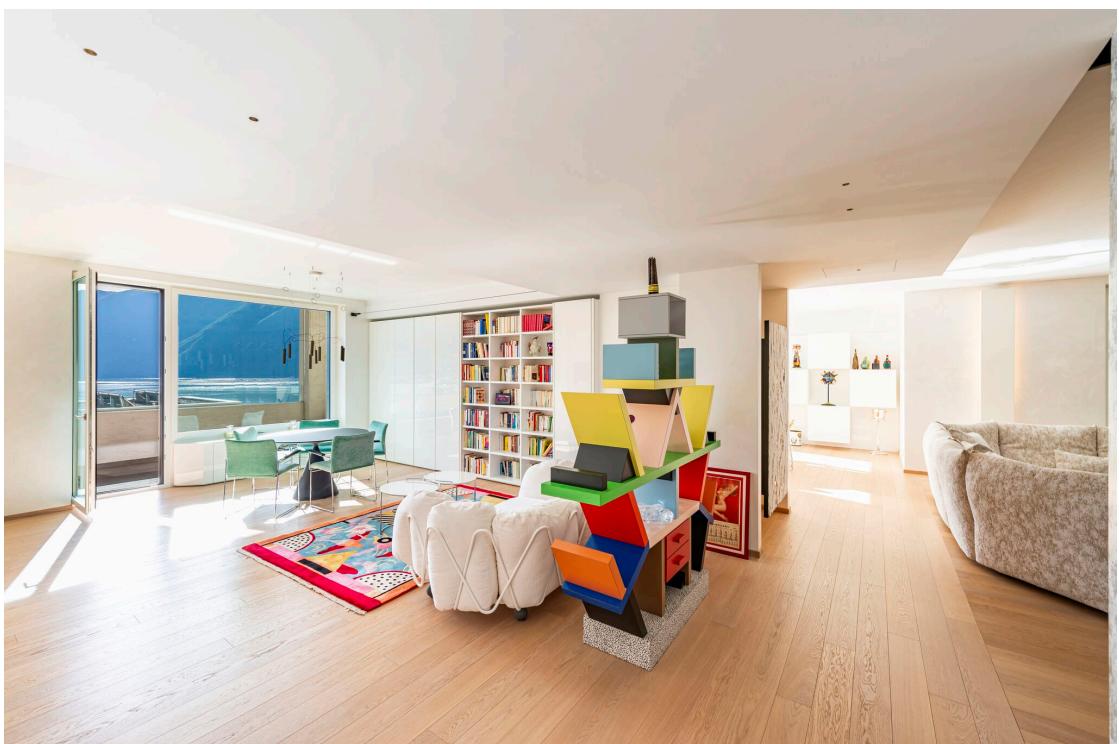
- Unobstructed
- Panoramic
- Lake
- Mountains
- Alps

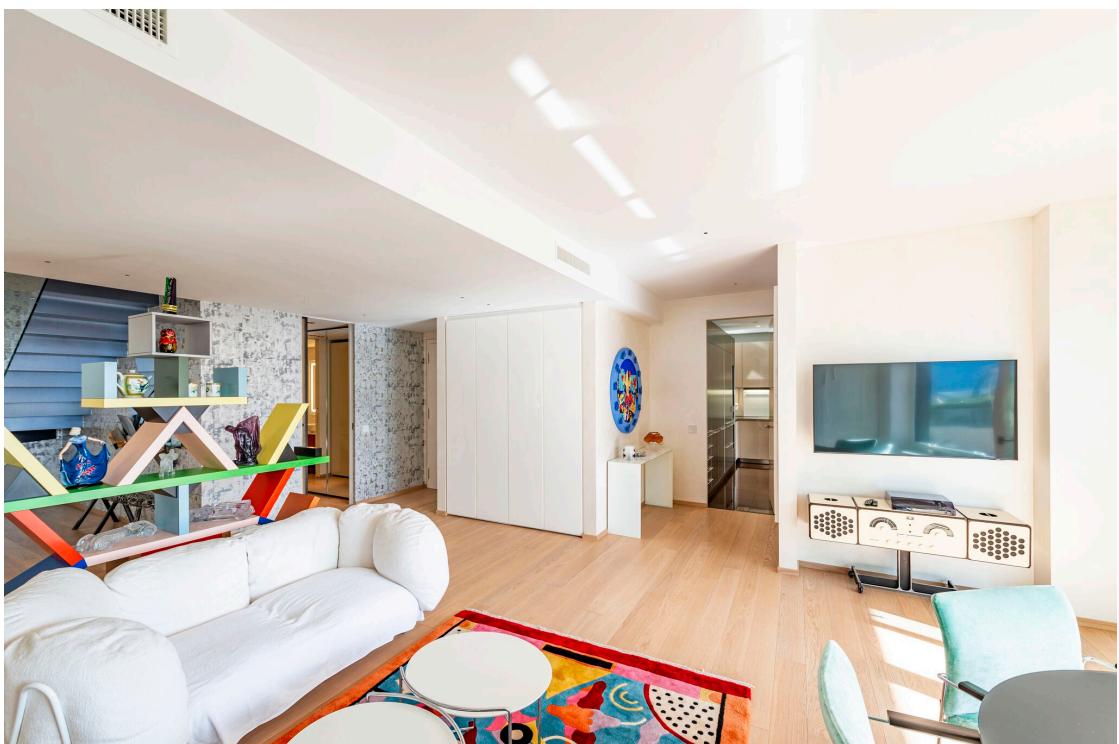
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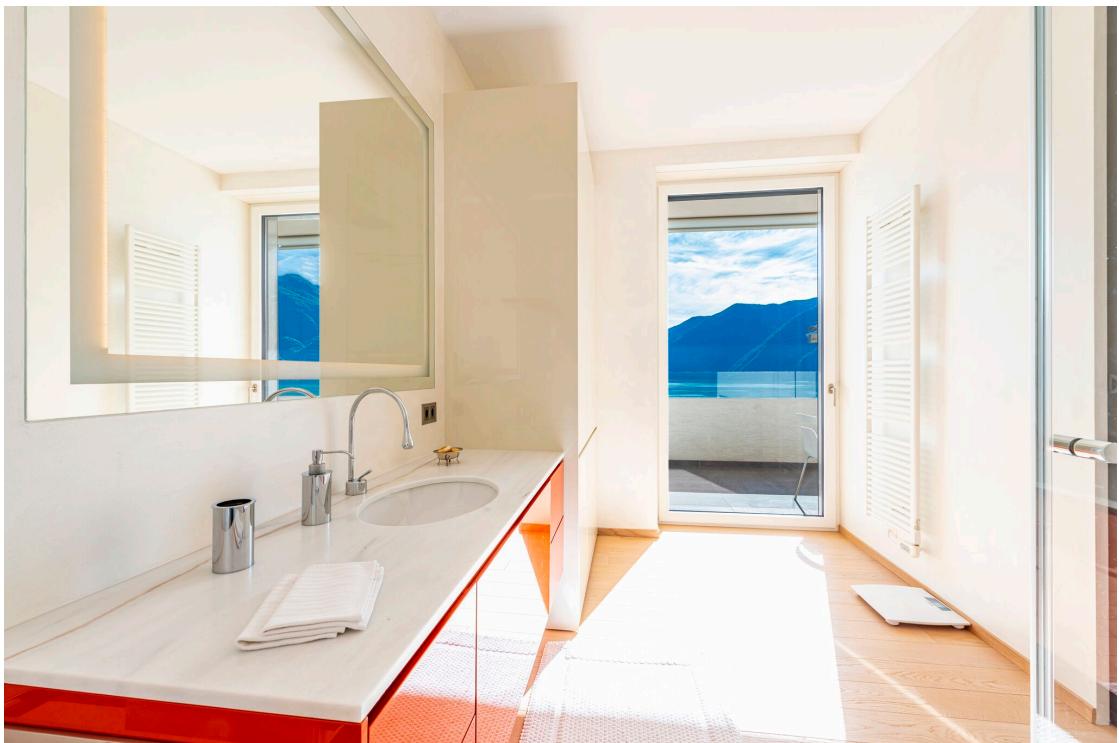
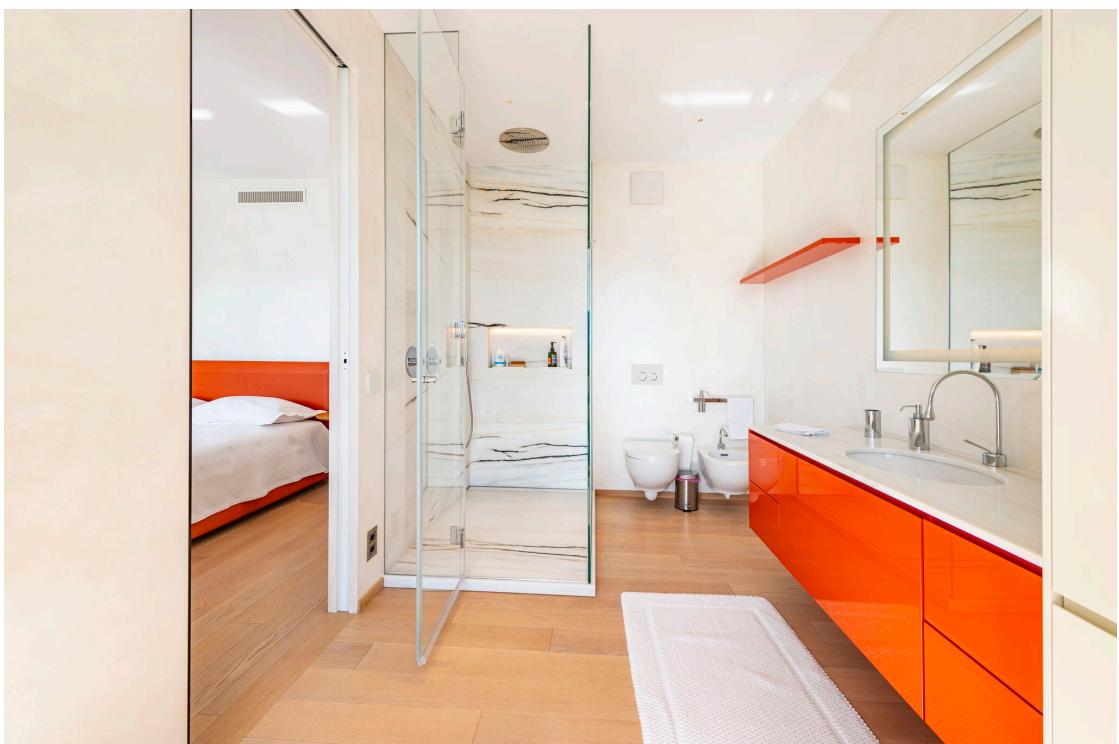
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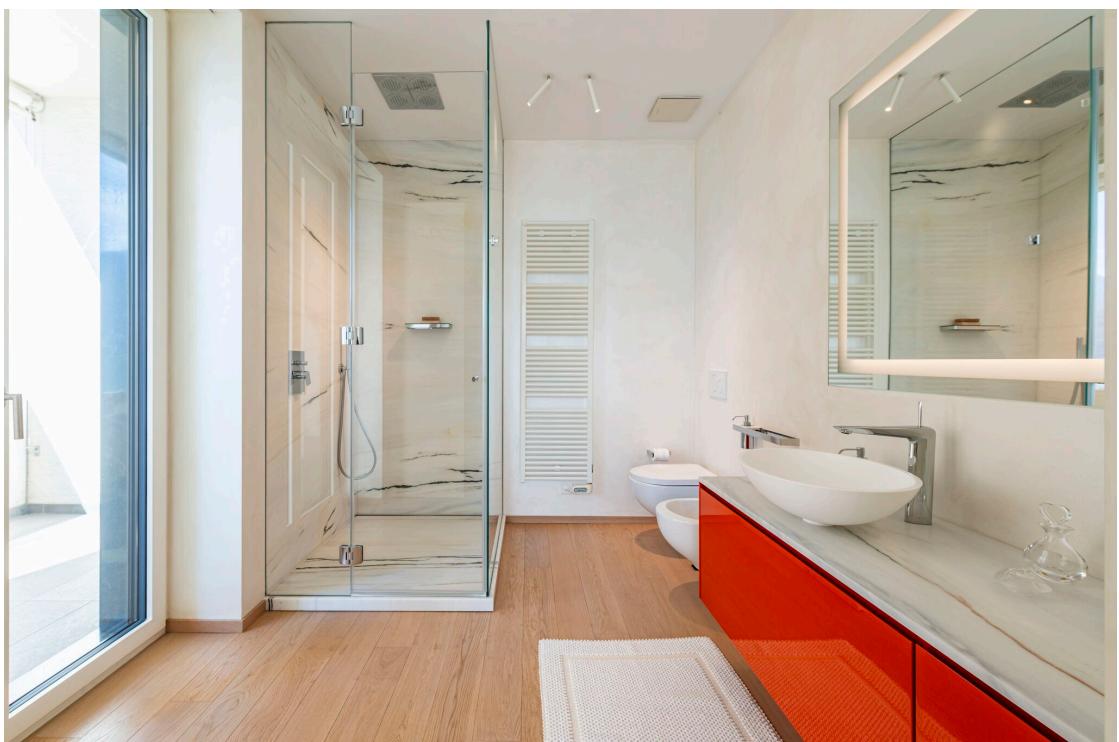
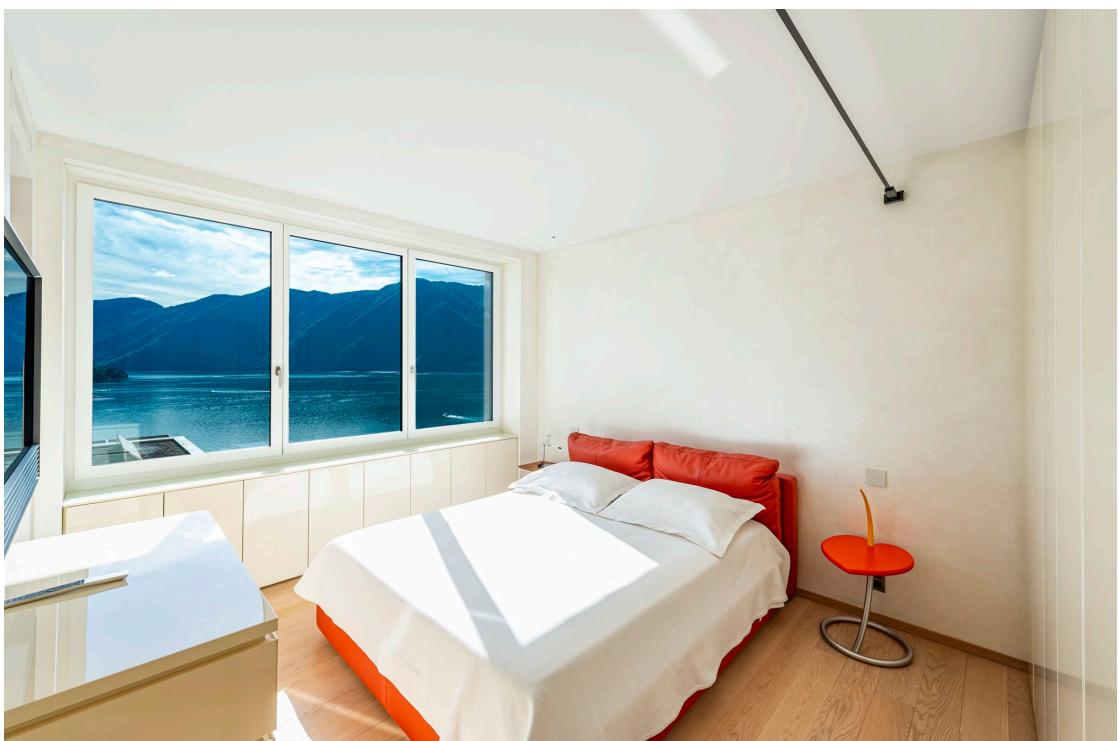






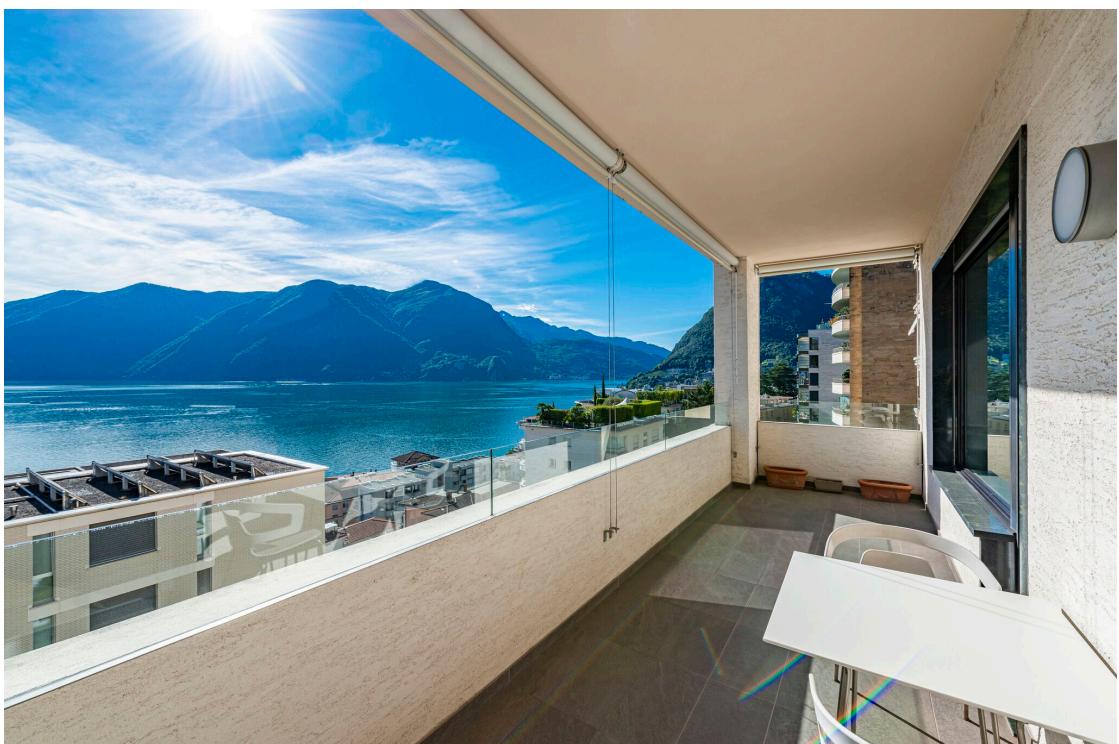








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