

LUGANO



Elegant duplex in the heart of Lugano

Price upon request

Price of parking place(s) in addition



6.5



4

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

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

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SURFACES

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

CHARACTERISTICS

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
Heating installation
Domestic water heating system
Heating system

2
Floor
Gas
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****Availability****Price upon request**

To be discussed

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- Unobstructed
- Panoramic
- Lake
- Mountains
- Alps

















