

LUGANO



Duplex apartment in Villa Mirabilis with
stunning lake view

Price upon request

Parking place(s) included



4.5



3



185 m²

n° ref. **#5374717**



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SITUATION AND DESCRIPTION

Located in the prestigious Residenza Villa Mirabilis, this refined 4.5-room duplex offers unrivalled views of Lake Lugano and Monte San Salvatore. The excellent location guarantees natural light all year round. The location is very strategic as it is in the immediate vicinity of TASIS, Franklin College, the Hotel Villa Principe Leopoldo and the centre of Lugano.

The 185 m² flat was completely renovated in 2020 and furnished with high-quality materials. It is spread over two levels connected by an internal glass staircase. The open-plan living area houses the living room, dining area and kitchen with cooking island, while the sleeping area comprises a master bedroom with en-suite bathroom (Jacuzzi bathtub), two further bedrooms, three bathrooms and a laundry room. The lower floor, with its own entrance, is suitable as a study, guest room or personal area. The two magnificent 340 m² private gardens offer an individual relaxation oasis with shower and Jacuzzi. A cellar and two indoor parking places belong to the unit as well.

The Residenza Mirabilis also offers its owners the following exclusive services: guest parking places, a heated 25-metre indoor swimming pool, a Technogym gym, a sauna, a hammam, changing rooms and a spacious communal garden with direct pedestrian access to the city centre.

This magnificent duplex is a unique opportunity for those seeking elegance, privacy and first-class services in an exclusive neighbourhood. Second home possible.

SURFACES

Living area	185 m ²
Surface of parcel	340 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3

INFORMATION

Year of construction	2020
Year of restoration	2024
Heating installation	Floor

FINANCIAL DATA

Price	Price upon request
Availability	To be discussed

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