

# CASTAGNOLA



Residenza Diana: penthouse-triplex with lake view and private pool

**CHF 3'500'000.-**

Price of parking place(s) in addition



7.5



5



319 m<sup>2</sup>

n° ref. **#5259924**



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## SITUATION AND DESCRIPTION

In a central and privileged location in Castagnola, just 200 meters from Lake Lugano, stands an extraordinary triplex penthouse within the renowned Residenza Diana. With its south-facing orientation, the property enjoys natural light throughout the day, while the open views of the lake, Monte San Salvatore, and the city create a truly captivating setting. Its value is further enhanced by the immediate proximity to all main amenities, as the lido, tennis courts, and the city center are all within walking distance.

The residence extends over approximately 262 sqm, elegantly arranged across three levels connected by a private lift. Each floor has been carefully designed to combine refined living with practical comfort, offering spacious interiors and seamless transitions to the outdoors. Expansive panoramic terraces, a private garden, and a heated swimming pool with sun deck evoke the charm and independence of a villa, all while

enjoying the advantages of an exclusive city residence. A 65 sqm guest or staff annex and three parking spaces in the underground garage, priced at CHF 300,000, complete the property.

On the entrance floor, the main entrance opens onto a welcoming cloakroom, followed by two bedrooms with direct access to the garden, two bathrooms, and a generous walk-in storage area. The first floor hosts the dining area with garden access, a fully equipped kitchen, a guest bathroom, and the master bedroom with en-suite facilities. This level also includes the utility rooms, such as the laundry, cellar, and technical space, and provides direct access to the annex, which features an additional bedroom with private bathroom.

The second floor is dedicated to relaxation and conviviality, with a striking living room enhanced by

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exposed beams and opening onto a panoramic terrace with garden and pool. A refined heated lounge with floor-to-ceiling sliding glass doors creates a versatile space that can be enjoyed throughout the year, while an additional bathroom with shower completes this level.

This triplex penthouse is a residence of rare distinction in Lugano, combining elegance, privacy, and a wealth of amenities, and offering a lifestyle of uncompromising comfort and exclusivity.

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## **SURFACES**

Living area	319 m <sup>2</sup>
Surface of parcel	882 m <sup>2</sup>
Terrace surface	126 m <sup>2</sup>
Veranda / winter garden surface	20 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	7.5
Number of bedrooms	5
Number of bathrooms	5

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## INFORMATION

Year of construction  
Heating installation  
Heating system

2010  
Floor  
Gas

## PROXIMITY

- City centre
- Villa area
- Green
- Lake
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Tram stop
- Subway
- Highway entrance/exit

## OUTSIDE CONVENIENCES

- Balcony/ies
- Rooftop terrace
- Terrace/s
- Annex
- Garage

## INSIDE CONVENIENCES

- Lift/elevator
- Veranda

## CONDITION

- As new

## ORIENTATION

- South

## EXPOSURE

- Favourable

## VIEW

- Nice view
- Unobstructed
- Panoramic
- Lake
- Park
- Mountains

## FINANCIAL DATA

<b>Price</b>	CHF 3'500'000.-
<b>Price park. int. ③</b>	CHF 300'000.-
<b>Total price</b>	<b>CHF 3'800'000.-</b>
<b>Availability</b>	To be discussed

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