

# LUGANO



Elegant apartment in the Conventino  
Residence

**Price upon request**

Parking place(s) included



5.5



3



186 m<sup>2</sup>

n° ref. **#5626347**



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## SITUATION AND DESCRIPTION

In one of Lugano's most prestigious and peaceful residential areas, within the refined setting of Residenza Conventino and next to the renowned Hotel Principe Leopoldo, this elegant triplex apartment offers a rare balance of privacy, sophistication and comfort. Fully renovated with high-quality materials and a meticulous attention to detail, it conveys a sense of understated refinement throughout.

The property extends over three levels and offers about 186 m<sup>2</sup> of living space with bright, well-proportioned interiors. Each floor expresses an elegant, contemporary style that merges functionality and aesthetics with effortless coherence.

The lower level, accessible directly from the garage through an internal corridor, includes a spacious dressing room of approximately 25 m<sup>2</sup> with custom-

made built-in wardrobes, a laundry room with shower and an illuminated staircase connecting the three floors. The laundry area could easily be converted into a third bedroom with private bathroom if desired.

On the ground floor, the main entrance leads to the sleeping area. The master bedroom features an en suite bathroom with shower, while the second bedroom also has its own en suite with both bathtub and shower. Each space is filled with natural light and enhanced by carefully chosen materials that create a refined yet welcoming atmosphere.

The upper floor hosts the living area, designed as a generous open space where the dining area and living room share the same volume, subtly divided by the central staircase that adds structure and character. Large windows enhance the sense of openness and lead out to a 33.5 m<sup>2</sup> terrace from the living room,

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while both the kitchen and living area provide access to an 11.6 m<sup>2</sup> balcony. A guest bathroom completes this level.

Two parking spaces in the garage and a cellar complete the property. Residents benefit from direct access to the hotel complex and may enjoy the services of the Hotel Principe Leopoldo, including the restaurant, swimming pool, fitness and wellness area.

Its prime location, only a few minutes from the city centre of Lugano, TASI, the airport and the motorway, ensures excellent connections while maintaining full privacy. A distinctive residence where architecture, quality and comfort come together in perfect balance. Secondary residence permitted.

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## **SURFACES**

Living area	186 m <sup>2</sup>
Terrace surface	45.1 m <sup>2</sup>
Total surface	208 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	1

## **DISTANCES**

Public transports	385 m
Primary school	762 m
Stores	403 m
Restaurants	178 m

## INFORMATION

Year of construction	1980
Year of restoration	2015
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

## FINANCIAL DATA

**Price**

**Price upon request**

**Availability**

To be discussed

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