

## Apartment for Sale in Lugano

Sale

Ref. CO545747

PRICE: € 5.500.000



### 240 sq.m | Bathrooms: 4 | Bedrooms: 3 | Rooms: 5

Exclusive apartment for sale in Lugano (CH)

Exclusive and charming duplex with a modern and charismatic charm in Lugano, 3rd floor with elevator, Lugano

For sale is a prestigious two-level apartment on the third floor with an elevator. Located in Lugano, this residential neighborhood is close to major roads, essential services, and public transportation, within an exclusive and distinguished condominium complex.

This classy home has a three-sided exposure and is composed of a large entrance hall that opens onto the generously sized living area where there is a bright dining room and a welcoming living room from which you can access two spacious terraces that amplify the size of the rooms; completing the floor is a wonderful, well-equipped eat-in kitchen, guest bathroom and accessory rooms for the laundry and wardrobe.

Continuing upstairs via the staircase, characterized by the simplicity of clean lines and the elegant glass parapet, you reach the sleeping area of the apartment. This includes two master bedrooms, each with an en suite bathroom and a walk-in closet, as well as views of the private balconies. A hallway leads to the staff wing, which houses a kitchen, a double bedroom, and a bathroom.

The property features both hinged and pocket doors, white PVC double glazing with blinds, ducted heating and air conditioning, an alarm system, and a video intercom.

The parquet, with its natural chromatic notes and refined linearity, is the common thread throughout the home, lending it a harmonious uniformity and reserving the ceramic tiles exclusively for the laundry room.

The property includes a large garage equipped with a parklift system that allows you to park two cars and an automatic shutter.

Contact the office for more information and to schedule a visit.

## Property Informations

**Bedrooms:** 3

**Bathrooms:** 4

**Rooms:** 5

**State of Preservation:** Excellent

**Level:** 3

**Total Floor:** 6

**Lift:** Yes

**Balconies:** Present, 9 sq.m

**Terrace:** Present, 15 sq.m

**Kitchen:** Regular Kitchen

**Box:** Double

## Features

Terrace: 15 □

Tv Antenna

ADSL Coverage

Fastweb Coverage

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Shower

Safe-Deposit Box

On two floors

## Nearby

Gyms

wellness centres

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices











