

# New Residence For Sale in Magliaso



**72 mq | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

In the beautiful and quiet residential area of Magliaso we sell **NEW RESIDENCE** to be built with **6 units of 2.5 rooms** and possible possibility of **4.5 rooms** by combining two apartments on the same floor or on two floors. Also as **SECONDARY RESIDENCE**. Magliaso is a small town on Lake Lugano, located in the low and flat part of Malcantone, a region that extends as far as Monte Lema. The municipality of Magliaso is served by 2 stations of the Lugano-Ponte Tresa train (Magliaso and Magliaso village), is located a few kilometers from Agno airport and hosts the renowned Lugano Golf Club. The city of Lugano can be reached in 15 minutes by car or train. The building provides for the following subdivision. **Level -1:** garage, cellars, technical rooms, condominium laundry. **Ground floor level:** condominium entrance, common garden, garage access via ramp and 2 2.5-room apartments with private garden. **Level 1 and 2:** 4 identical 2.5-room apartments. The apartments consist of entrance hall, living room with covered terrace and open kitchen, washer-dryer column, bathroom with bidet, shower or bathtub and window, bedroom. **Prices Ground floor: two 2.5-room**



**apartments with garden and cellar at Chf 780'000.- each. + 1 parking space in the garage at Chf 35'000.-: Prices Level 1: two 2.5-room apartments with cellar at Chf 565'000.- each. + 1 parking space in the garage for Chf 35'000.- each. Prices Level 2: two 2.5-room apartments with cellar at Chf 595'000.- each. + 1 parking space in the garage for Chf 35'000.- each.**

### Property detail

**Code:** A2243-R (P)

**Contratto:** FOR SALE

**Type:** Apartment, Apartment with Garden, New Residence, Penthouse / Attic

**Region:** Ticino

**Province:** Distretto di Lugano

**Municipality:** Magliaso

**ZIP:** 6983

**Price:** 565,000 CHF

**Total Sqm:** 72 sq.m

**Bedrooms:** 1

**Bathrooms:** 1

**Rooms:** 2

### Features

Parquet	Tiles	Photovoltaic panels (electricity)
HOLIDAY RESIDENCE	Bidet	Bathroom with Shower
Heat pump	MAIN RESIDENCE	Garden

### Nearby

Banks	Football Fields	Sport Centers
Bike Lanes	Childrens playgrounds	Railway Station
Kindergarten	Elementary Schools	Bar / Restaurants





