

# Apartment With Garden For Sale in Minusio



**82 mq | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3**

In **Minusio**, in a residential area, we sell a **3.5-room apartment with garden** in a **new residence** under construction. The area is very quiet, sunny and surrounded by greenery, from which you can easily reach the **LAKE**. The architecture of the residence is characterized above all by its connections between external and internal environments. The living areas are designed to enjoy the greatest amount of available sunshine. The gross usable area of the apartment is 82 sqm + 31 sqm of terrace and 69 sqm of garden, instead the net habitable area is 72 sqm and the spaces are divided as follows: Entrance hall, living-dining room with exit to the terrace and garden, kitchen, double bedroom with master bathroom, bedroom, bathroom, closet with washer-dryer connection. The clean and essential lines of the structure allow for refined, designer and bright environments thanks to the large windows. The heating and hot water production system is composed of a thermo pump and a medium-sized photovoltaic system will also be installed. The apartment has a private cellar and a **parking space in the garage at Chf 40'000.-** not included in the price. At present, the interior finishes can still be customized. Estimated delivery April-May 2026. **The strategic location, just a few minutes from**



**the city, services and main communication routes, makes this apartment an excellent opportunity. Contact us for more information!**

### Property detail

<b>Code:</b> A2528-3	<b>Contratto:</b> FOR SALE
<b>Type:</b> Apartment, Apartment with Garden	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Locarno	<b>Municipality:</b> Minusio
<b>ZIP:</b> 6648	<b>Price:</b> 780,000 CHF
<b>Total Sqm:</b> 82 sq.m	<b>Bedrooms:</b> 2
<b>Bathrooms:</b> 2	<b>Rooms:</b> 3

### Features

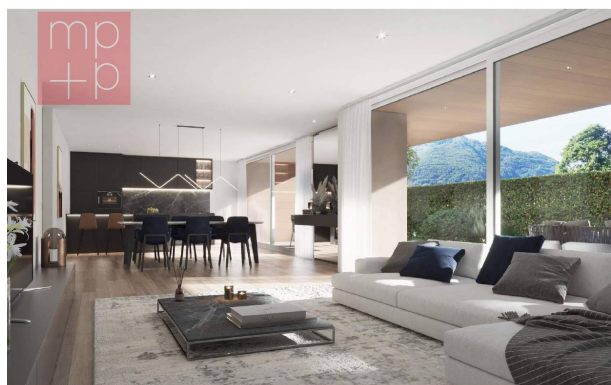
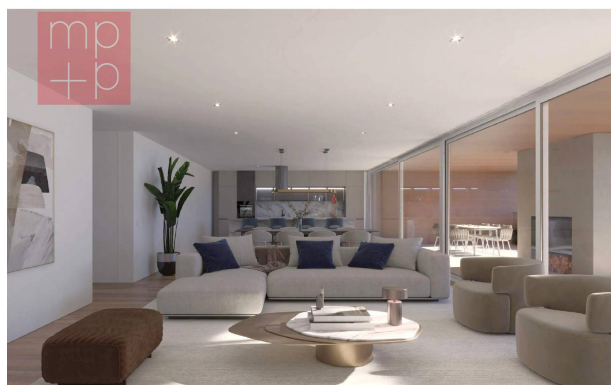
Optical Fiber	RASI (electricity certification)	Shutters
Tiles	Photovoltaic panels (electricity)	Sun Awnings
Bathroom with Shower	MAIN RESIDENCE	Laundry

### Nearby

Banks	Spa	Football Fields
Sport Centers	Childrens playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools



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