

Apartment For Sale in Agno



92 mq | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

In the municipality of **Agno**, in a quiet and private location **just a 5-minute walk from all the main services and public transport** (Lugano-Ponte Tresa train), we are selling a **last modern and bright 3.5-room apartment with 92 sq m of living gross space** and a large **31 sq m terrace**.

The apartment, located in a new residence with guaranteed construction quality, comprises an entrance hall with built-in wardrobes, a spacious living area with open kitchen, and a large, bright terrace. The sleeping area comprises a large single bedroom overlooking the greenery, a bathroom with shower and window and washer/dryer connection, and a double bedroom with terrace access. There is also an additional bathroom with shower and window.

Superior finishes and amenities: triple-glazed PVC windows with electric shutters, custom kitchens, and porcelain tile cladding. High energy efficiency thanks to heat generation via an air-to-water heat pump and underfloor heating coils that also serve as cooling and insulation.

The residence features an elegant and practical exposed brick finish for the facades and is spread over four levels above ground with a garage, cellars and laundry room in the basement, ground, first and second floors with a 2.5 and 3.5 apartment per floor and a top floor dedicated to a 5.5-room



apartment.

Residential complex of only 7 units, with only two units per floor and very low management costs.

The property includes a comfortable, spacious cellar of almost 10 sqm.

Garage parking for CHF 40,000.

Ideal for those looking for a comfortable, newly built home in a strategic location.

Call now for more information!

Property detail

Code: C2635-3

Contratto: FOR SALE

Type: Apartment

Region: Ticino

Province: Distretto di Lugano

Municipality: Agno

ZIP: 6982

Price: 662,355 CHF

Total Sqm: 92 sq.m

Bedrooms: 2

Bathrooms: 2

Rooms: 3

Features

Shutters

Tiles

Bathroom with Shower

MAIN RESIDENCE

Nearby

Banks

Spa

Football Fields

Sport Centers



