

# Office And Commercial Space For Sale in Paradiso



**132 mq | Bathrooms: 2 | Bedrooms: 0 | Rooms: 2**

In **Paradiso**, in a **prime lakefront location with excellent street visibility**, we offer for sale an **elegant commercial space of approx. 130 m<sup>2</sup>**, located within a modern building. The municipality of Paradiso offers all the main amenities and a **very advantageous tax multiplier of 58%**.

The property stands out for its **large street-facing window**, which ensures excellent exposure and maximizes the business's value, flooding the interior with natural light. It also features ceiling-mounted **air conditioning**.

The open space, which can be divided into functional sections, includes a bathroom area and a practical cellar/storage room, ideal for storage or archiving. There are also provisions for a kitchen and laundry room.

The property includes **2 parking spaces in the garage for CHF 120,000** and an **outdoor parking space for CHF 40,000**, in addition to the selling price.

**Thanks to its strategic location, prestigious setting, and modern design, this solution**



**represents an ideal opportunity for showrooms, offices, professional studios, boutiques, or commercial businesses seeking to combine image, representation, and functionality.  
Call now to book a visit!**

### Property detail

|                                          |                               |
|------------------------------------------|-------------------------------|
| <b>Code:</b> C2650                       | <b>Contratto:</b> FOR SALE    |
| <b>Type:</b> Office and Commercial Space | <b>Region:</b> Ticino         |
| <b>Province:</b> Distretto di Lugano     | <b>Municipality:</b> Paradiso |
| <b>ZIP:</b> 6900                         | <b>Price:</b> 1,030,000 CHF   |
| <b>Total Sqm:</b> 132 sq.m               | <b>Bedrooms:</b> 0            |
| <b>Bathrooms:</b> 2                      | <b>Rooms:</b> 2               |

### Features

|                      |       |                       |
|----------------------|-------|-----------------------|
| Air-Conditioned      | Baths | Outdoor parking place |
| Indoor parking place |       |                       |

### Nearby

|               |     |                 |
|---------------|-----|-----------------|
| Banks         | Spa | Football Fields |
| Sport Centers |     |                 |





