

# Apartment With Garden For Sale in Collina D'oro



**184 mq | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4**

In Montagnola-Arasio (**Collina d'Oro**), with a **splendid LAKE VIEW**, we sell **NEW and prestigious 4.5-room APARTMENT with garden**, ready for delivery, in an exclusive, very quiet and sunny area overlooking Lake Lugano, Gulf of Agno. The residence consists of 2 buildings with a total of 20 units. Nearby is the American School and Franklin College. The surface of the house is 143.10 sqm + 83 sqm of terrace + garden. The spaces are divided as follows: entrance hall with wardrobe area, large and bright living room with open kitchen with island, hallway, toilet with area for washer-dryer, 2 bedrooms, bathroom with shower, double bedroom with master bathroom. From all rooms you can access the large covered terrace and the garden with lake view. Careful and valuable finishes: aluminum windows with triple glazing, electric shutters and sun-awnings, heating and cooling with floor coils via geothermal heat pump, climate predisposition. A private cellar included in the price, 2 parking spaces in the garage for Chf 60'000.- each not included. **Note: Interior photos are of a finished sample apartment.**



## Property detail

**Code:** D2267-B4 (P)

**Contratto:** FOR SALE

**Type:** Apartment, Apartment with Garden

**Region:** Ticino

**Province:** Distretto di Lugano

**Municipality:** Collina d'Oro

**ZIP:** 6926

**Price:** 1,850,000 CHF

**Total Sqm:** 184 sq.m

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 4

## Features

|          |                                  |                       |
|----------|----------------------------------|-----------------------|
| Parquet  | RASI (electricity certification) | Guest Bathroom        |
| Shutters | Tiles                            | Bathroom with Bathtub |
| Bidet    | Bathroom with Shower             | MAIN RESIDENCE        |
| Laundry  | Garden                           |                       |

## Nearby

|                    |                       |               |
|--------------------|-----------------------|---------------|
| Spa                | Football Fields       | Sport Centers |
| Tennis Courts      | Childrens playgrounds | Kindergarten  |
| Elementary Schools | Bar / Restaurants     | Post Offices  |
| Municipal Offices  |                       |               |



MPP Fiduciaria SA  
Breganzona - Via Dott. G. Polar 48 - 6932  
Telefono +41 91 922 24 74 - Fax +41 91 921 17 07



