

Penthouse / Attic For Sale in Savosa



182 mq | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

In Savosa, in a quiet and sunny residential area near Lugano and convenient for all services, we sell **5.5-room duplex PENTHOUSE** and approx. **156 net sqm + 60 sqm terrace + 11 sqm porch** (total approx. 182 sqm commercial gross surface), located on the first and second floor of a two-family house. This house, which is **really good value for money !** can also be purchased as a **SECONDARY RESIDENCE**. A stone's throw away are supermarkets, a pharmacy, doctors, a bank, the well-known Val Gersa sports complex with lido-swimming pool, schools, public transport, motorway access and other infrastructures. An ideal and convenient location to have everything close at hand but in a peaceful setting. The apartment is divided as follows: **Ground floor (+1)**: entrance porch, hall with atrium-stairs to the 1st floor. **First floor (+2)**: large entrance hall, wardrobe-study corner, large living-dining room with fireplace and access to the large terrace with pergola and electric awning, separate kitchen with exit to the porch and terrace, 2 bedrooms, bathroom with shower and washing machine- dryer, comfortable spiral staircase to the **Mezzanine floor (+3)**, consisting of: living room or study, double bedroom with master bathroom with tub and window, closet. The house was built in 1955 and completely renovated in 1975. The attic is in good condition and currently



inhabited, but requires possible modernisation work to bring it up to current standards (there is an outline estimate). **Basement (0):** spacious private cellar. Tank room (heating oil) and heating room (radiators) with new modern low-consumption heating-machine and new boiler, both end of 2022. **NOT included in the listed price: 1 large car-box for Chf 30'000.- and 1 medium-sized car-box for Chf 20'000.-.** In addition, 2 convenient parking spaces in front of the boxes. **Total condominium costs (incl. heating, etc.): CHF 400.-/month approx.**

Property detail

Code: D2312-A6

Contratto: FOR SALE

Type: Penthouse / Attic

Region: Ticino

Province: Distretto di Lugano

Municipality: Savosa

ZIP: 6942

Price: 780,000 CHF

Total Sqm: 182 sq.m

Bedrooms: 3

Bathrooms: 2

Rooms: 5

Features

Fireplace	RASI (electricity certification)	Shutters
Tiles	Bathroom with Bathtub	Sun Awnings
Mezzanine	Pergola	Wardrobe
HOLIDAY RESIDENCE	Car forecourt	Bathroom with Shower
MAIN RESIDENCE	Storage-Utility room	Garden

Nearby

Banks	Spa	Football Fields
Sport Centers	Bike Lanes	Childrens playgrounds
Public Transport	Kindergarten	Elementary Schools
Middle Schools	High Schools	Bar / Restaurants
Post Offices	Shopping Centers	Municipal Offices



