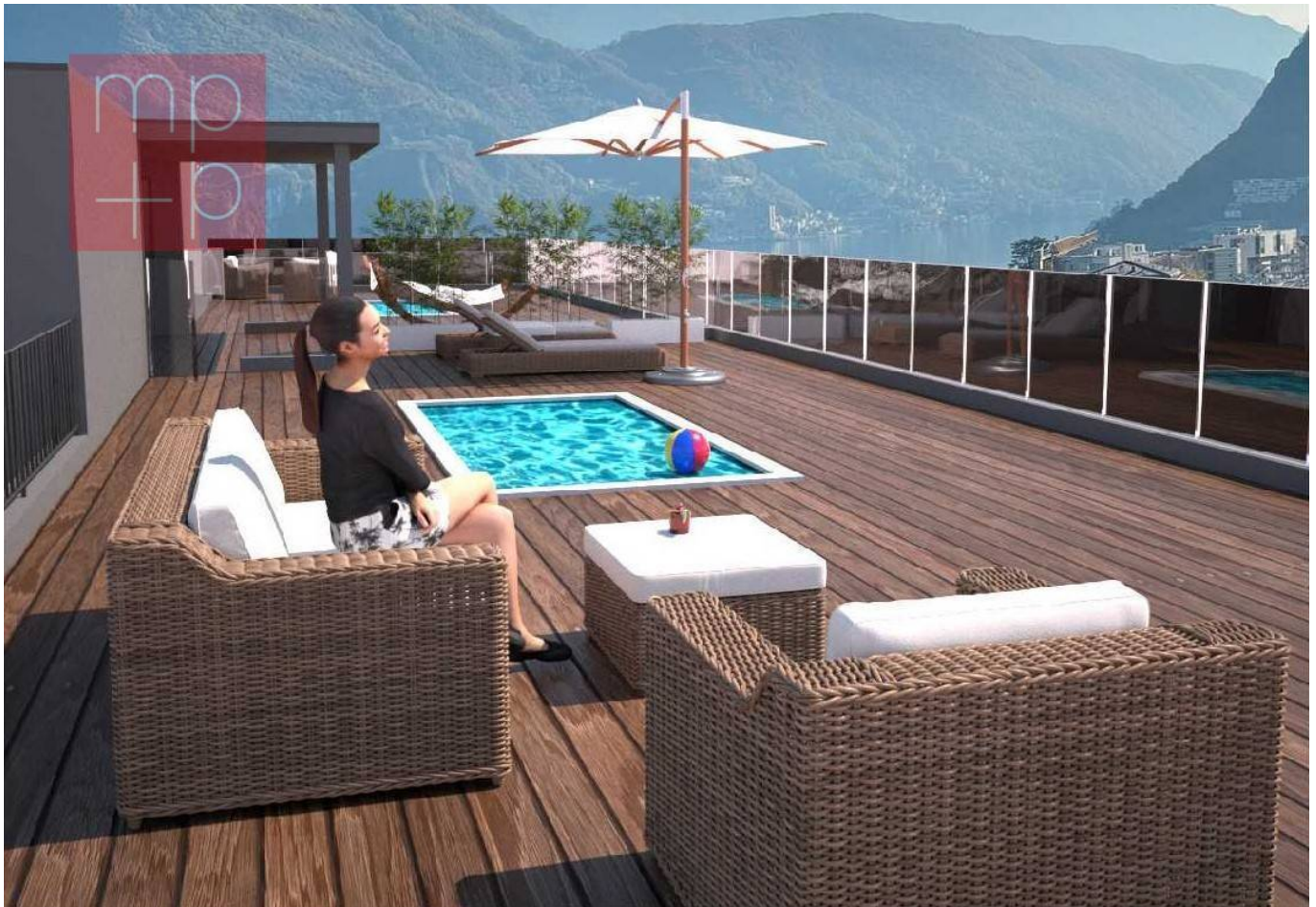


New Residence For Sale in Lugano



250 mq | Bathrooms: 5 | Bedrooms: 5 | Rooms: 6

Close to the city of **Lugano**, in a quiet, sunny residential area with lake view, we are selling a **NEW RESIDENCE** under construction, of high standing and composed of 19 units of **2.5 - 3.5 - 4.5 rooms (with the possibility of combining more apartments to obtain larger spaces)**, with large garage on the street level, private cellars, fitness room with sauna, Turkish bath and services, condominium and in-house laundry and technical rooms. Some units can also be purchased as a **SECONDARY RESIDENCE**. The location is convenient, just a few minutes from the city center, the motorway entrance and the train station, from which it is possible to quickly reach important destinations such as Milan and Zurich. There are excellent services and infrastructures a few steps from the residence. **The view of the beautiful Lake Lugano** embellishes the property, with elegant and modern architecture, designed with high standing materials. The use of cutting-edge materials such as: geothermal probes, photovoltaic system, air conditioning, high thermal performance fixtures, will guarantee a "Green" construction. On the mezzanine floor the apartments also have **private gardens**, while on the attic floor they have a **roof-top**. In the area concerned, a large redevelopment project is underway with the creation of one of the most important public parks in the city of Lugano. Buying now in this elegant residence, with the redevelopment of the surrounding environment underway, will make your purchase an excellent investment with future added value. **A refined**



residence for demanding people! Start of work January 2024 and end of work autumn 2025.

Property detail

Code: D2319-R (P)

Contratto: FOR SALE

Type: Apartment, Apartment with Garden, New Residence, Penthouse / Attic

Region: Ticino

Province: Distretto di Lugano

Municipality: Lugano

ZIP: 6900

Price: 0 CHF

Total Sqm: 250 sq.m

Bedrooms: 5

Bathrooms: 5

Rooms: 6

Features

| | | |
|----------------------------------|-----------------------------------|-------------------|
| RASI (electricity certification) | Guest Bathroom | Shutters |
| Bathroom with Bathtub | Photovoltaic panels (electricity) | HOLIDAY RESIDENCE |
| Bidet | Bathroom with Shower | Heat pump |
| MAIN RESIDENCE | Laundry | Garden |

Nearby

| | | |
|------------------|-----------------------|--------------------|
| Banks | Football Fields | Sport Centers |
| Bike Lanes | Childrens playgrounds | Railway Station |
| Public Transport | Kindergarten | Elementary Schools |
| Middle Schools | Bar / Restaurants | Post Offices |



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