

Apartment For Sale in Lugano



253 mq | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

In a nice zone of Lugano, approx. 10 minutes from the center of Lugano, we sell a **modern APARTMENT of high standing, 4.5 rooms** with spectacular **LAKE VIEW**, also as a **SECONDARY RESIDENCE**, in a new and very prestigious residence under construction with high energy efficiency nZEB (near zero energy building), in a fantastic residential area facing south-west, very sunny and quiet, being located on a secondary road, approx. **100 meters from the Lugano Lake, with private condominium beach** and a few minutes' drive from the Grancia shopping centres, the motorway entrance and the center of Lugano. The apartment has **direct access with a lift** that leads from the garage into the flat; it offers breathtaking views and a **private garden with swimming pool** and terrace with solarium + living area with barbecue overlooking the **LAKE**. It develops on the **1st level** and is divided as follows: **living area:** large entrance hall-lift, generous living-dining room with fireplace and large terrace and garden, American kitchen, bathroom, pantry and laundry room; **sleeping area:** master bedroom with en suite bathroom and SPA, 2 bedrooms with terrace exit, full bathroom. **Level 0 - garage:** up to 3 parking spaces in the garage and other additional spaces available. **For the exclusive use of the owners** of the residence there are further services such as: **heated indoor swimming pool, private beach at the lake** (about 100 meters



away and easily reachable on foot), **events room equipped with kitchen for parties, equipped gym, 2 shared electric vehicles** . The commercial area of the property (calculated with the various coefficients %) is approx. **253 sq m**, of which: **229 sq m apartment, 41 sq m terraces, 152 sq m private garden and swimming pool. An exclusive property, in a privileged context, for a high quality of life !** Possibility of purchasing a **BOAT PARKING** a hundred metres from this residence! Delivery beginning Spring 2027.

Property detail

Code: D2326-B1

Contratto: FOR SALE

Type: Apartment

Region: Ticino

Province: Distretto di Lugano

Municipality: Lugano

ZIP: 6918

Price: 3,292,000 CHF

Total Sqm: 253 sq.m

Bedrooms: 3

Bathrooms: 3

Rooms: 4

Features

Hobby room

Fireplace

Air-Conditioned

RASI (electricity certification)

Guest Bathroom

Tiles

Bathroom with Bathtub

Photovoltaic panels (electricity)

Grill / Barbecue

Grotto

Minergie

HOLIDAY RESIDENCE

Bidet

Bathroom with Shower

MAIN RESIDENCE

Laundry

Garden

Nearby

Spa

Sport Centers

Bike Lanes

Childrens playgrounds

Kindergarten

Elementary Schools

Middle Schools

Bar / Restaurants

Post Offices

Shopping Centers



