

Apartment For Sale in Lugano



125 mq | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

In a nice zone of Lugano, approx. 10 minutes from the center of Lugano, we sell a **modern APARTMENT of high standing, 3.5 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 lake view. It develops on the **1st level** and is divided as follows: entrance hall-lift, generous living-dining room with large terrace, American kitchen, laundry, bathroom, bedroom, master bedroom with en suite bathroom **Level 0 - garage:** up to 2 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. **125 sq m**, of



which: **115 sq m apartment, 20 sq m terrace. 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-B3 **Contratto:** FOR SALE

Type: Apartment **Region:** Ticino

Province: Distretto di Lugano **Municipality:** Lugano

ZIP: 6918 **Price:** 1,597,000 CHF

Total Sqm: 125 sq.m **Bedrooms:** 2

Bathrooms: 2 **Rooms:** 3

Features

Hobby room	Air-Conditioned	RASI (electricity certification)
Tiles	Bathroom with Bathtub	Photovoltaic panels (electricity)
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		



