

Penthouse / Attic For Sale in Locarno



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

In **Locarno**, in a beautiful and slightly hilly residential area, we sell a modern and bright **5.5 rooms PENTHOUSE of high standing** (currently modified as **4.5 rooms** but easily convertible back) with a **large panoramic balcony overlooking the city and partially the LAKE and a terrace with solarium and terraced garden**. The area is very quiet and sunny close to the main services, public transport and infrastructures of the city of Locarno and **only 5 minutes away from Ascona**. The residence, consisting of only 10 residential units, built in 2014 and is spread over 4 levels in addition to the ground floor which includes the entrance to the residence, the covered parking spaces and the garage. The penthouse has large windows that make it **very bright**, high quality interior finishes and has a **net internal area of approx. 145 sqm + covered balcony of approx. 40 sqm** on the front side, while on the back side there is an exit to the **open terrace of approx. 40 sqm + raised sun terrace (with provision for swimming pool) of approx. 30 sqm + beautiful terraced garden-park of approx. 400 sqm**. The spaces are divided as follows: entrance hall with large wardrobe (predisposition for a guest service), spacious living room of **over 55 sqm** with balcony on one side and terrace-solarium-garden on the other side, fully equipped modern kitchen with island, sleeping area comprising corridor with wardrobe, 2 bedrooms served by shower-toilet with window, master



area with hallway, large wardrobe, large double bedroom (originally 2 bedrooms) and master bathroom with tub, toilet, double sink and window. From all rooms there is access to the front panoramic balcony and/or the rear terrace and garden. The apartment also has a **private laundry room**. The property includes **1 private cellar and 2 generous parking spaces (n° 3 and 4) in the garage at Chf 50'000.-/each not included in the price**. Aluminum windows with double glazing, electric shutters and awnings, precious parquet, heating by heat pump with floor coils. The new installation of photovoltaic panels would be installed. **An elegant and refined property for demanding people!**

Property detail

Code: D2339-A9

Contratto: FOR SALE

Type: Penthouse / Attic

Region: Ticino

Province: Distretto di Locarno

Municipality: Locarno

ZIP: 6600

Price: 1,890,000 CHF

Total Sqm: 220 sq.m

Bedrooms: 3

Bathrooms: 2

Rooms: 5

Features

Parquet

Shutters

Bathroom with Bathtub

Photovoltaic panels (electricity)

Sun Awnings

Wardrobe

Bathroom with Shower

MAIN RESIDENCE

Laundry

Nearby

Banks

Spa

Football Fields

Sport Centers

Tennis Courts

Bike Lanes

Childrens playgrounds

Railway Station

Public Transport



