

## Penthouse / Attic For Sale in Pura



**134 mq | Bathrooms: 3 | Bedrooms: 2 | Rooms: 3**

In **Pura**, in the lower area **bordering Caslano**, we offer for sale a **3.5-room PENTHOUSE + heated hobby/study room and garden**, in a two-family house, also as **SECONDARY RESIDENCE**. The area is quiet and sunny, close to all the main services, infrastructure and the Lugano-Ponte Tresa train stop. The property, built in 2007, is in good condition and offers a total gross surface of 134 m<sup>2</sup> and a net area of 110 m<sup>2</sup>. The apartment consists of an entrance hall, living room with fireplace and beautiful balcony, semi-separated kitchen with dining area, 2 bedrooms, bathroom (shower-toilet-bidet and window), a further bathroom (jacuzzi, toilet and window). On the basement entrance floor, the apartment has a hobby/studio room, a toilet and a private laundry/cellar room. At the back of the apartment there is a beautiful pergola with grill, garden and vegetable patch. Heating with a heat pump and floor coils guarantees maximum comfort in every season. The wooden frames and windows with double glazing ensure excellent thermal and acoustic insulation. The southern exposure offers a splendid open view of the surrounding mountains and guarantees excellent natural brightness. The balcony and private garden offer an ideal space for moments of relaxation and outdoor dining. The property includes **2 covered parking spaces for Chf 80'000.-**. The condominium expenses



amount to approx. Chf 200.- per month.

## Property detail

**Code:** D2368 **Contratto:** FOR SALE

**Type:** Penthouse / Attic **Region:** Ticino

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

**ZIP:** 6984 **Price:** 720,000 CHF

**Total Sqm:** 134 sq.m **Bedrooms:** 2

**Bathrooms:** 3 **Rooms:** 3

## Features

Hobby room	Fireplace	Parquet
Jacuzzi	Shutters	Tiles
Bathroom with Bathtub	Pergola	HOLIDAY RESIDENCE
Bidet	Bathroom with Shower	MAIN RESIDENCE
Laundry		

## Nearby

Banks	Football Fields	Sport Centers
Tennis Courts	Childrens playgrounds	Railway Station
Kindergarten	Elementary Schools	Bar / Restaurants
Post Offices	Shopping Centers	Municipal Offices



