

# Apartment For Sale in Lugano



**170 mq | Bathrooms: 3 | Bedrooms: 2 | Rooms: 4**

**City Center of Lugano**, in a very comfortable residence **facing the lake** and bordering **Via Nassa**, we are selling a **high standing 4.5-room APARTMENT** on the 2nd floor, with a **spectacular LAKE view**. The apartment, which can also be purchased as a **SECONDARY RESIDENCE**, is in perfect condition and is practically new as it has never been inhabited. The rooms are large and bright thanks to the presence of large windows which still guarantee good thermal and acoustic insulation. The property is sold furnished, with high quality and modern furniture, perfect for those who want a home ready to be lived in. The gross surface area is approx. 170 m2 and the spaces are divided as follows: Large entrance hall, wardrobe, bathroom with shower, spacious living-dining room facing the lake with balcony and awnings, large semi-separated studio (possibly convertible into an additional bedroom) , well-equipped separate kitchen, master area consisting of hallway, generously sized bedroom and complete en suite bathroom, another double bedroom with shower-toilet and bidet with washer-dryer column. Superior finishes, ceiling air conditioning throughout the apartment, electric shutters, fine parquet in the bedrooms and living room, Carrara marble in the rest of the spaces and



in the bathroom coverings, custom-made wardrobes in all the bedrooms, in the wardrobe and in the studio, video intercom, elegant wood-glass sliding doors that divide the sleeping area, the entrance hall with wardrobe and the studio from the living room. The apartment is also equipped with an alarm system to ensure the safety of the property. The property includes **1 Parking space in the garage for Chf 250'000.-** and 1 Cellar. **An ideal solution for those who want to live in a comfortable and modern environment, in the beauty of the lake and the city center.**

### Property detail

**Code:** D2369-8

**Contratto:** FOR SALE

**Type:** Apartment

**Region:** Ticino

**Province:** Distretto di Lugano

**Municipality:** Lugano

**ZIP:** 6900

**Price:** 4,350,000 CHF

**Total Sqm:** 170 sq.m

**Bedrooms:** 2

**Bathrooms:** 3

**Rooms:** 4

### Features

Air-Conditioned	Parquet	Guest Bathroom
Shutters	Marble floor	Bathroom with Bathtub
Sun Awnings	Wardrobe	Bidet
Bathroom with Shower	MAIN RESIDENCE	

### Nearby

Banks	Spa	Football Fields
Sport Centers	Tennis Courts	Bike Lanes
Childrens playgrounds	Railway Station	Public Transport
Kindergarten	Elementary Schools	







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