

House For Sale in Lugano



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

In Breganzona (Municipality of LUGANO) we are selling a new and modern completely **INDEPENDENT HOUSE** which will be built "turnkey", with 4.5 rooms + 1 large hobby/study room and approx. **236 m2 of total gross surface area**. The **land is 440 m2** of which over 200 m2 of garden. Available for purchase both as a **SECONDARY** and **PRIMARY RESIDENCE** ! This house is practically **SELF-SUFFICIENT in terms of ENERGY** (electricity and air-water heat pump heating), thanks to the efficient cutting-edge PHOTOVOLTAIC SYSTEMS ! Extremely quiet and sunny high-quality residential area, approx. 6-7 minutes by car or BUS from the center of Lugano, close to bars, restaurants, banks, post office, shops, schools (children's, elementary and middle schools), public transport, infrastructure and motorway access. The house is made up of large modern spaces divided as follows: **Ground Floor (approx. 80 sqm)**: Entrance hall-stairs, living-dining room with exit to the covered terrace and garden, open kitchen, guest bathroom with window. **First Floor (approx. 80 sqm)**: Corridor-stairs, double bedroom with wardrobe and master bathroom with window, 2 children's bedrooms, bathroom with toilet-shower and window. Skylight that illuminates the stairwell. **Basement Floor (approx. 76 sqm)**: stair-corridor, isolated hobby/study room with 2 windows, technical/laundry room, cellar. **Basement Floor variants** (on request and at extra charge): in the **hobby/studio-room** the



following additions are possible: **a)** staircase from outside with access via window-door, **b)** additional window, **c)** heating. Large garage-box for 1 car and external parking that can be covered if necessary. **Land variant:** possibility of adding a further 30 m2 of garden land on the west side, for a total of 470 m2. Delivery approximately one year after starting work.

Property detail

Code: D2406 **Contratto:** FOR SALE

Type: House **Region:** Ticino

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

ZIP: 6932 **Price:** 1,550,000 CHF

Total Sqm: 236 sq.m **Bedrooms:** 3

Bathrooms: 3 **Rooms:** 4

Features

Hobby room	RASI (electricity certification)	Guest Bathroom
Shutters	Bathroom with Bathtub	Photovoltaic panels (electricity)
Sun Awnings	HOLIDAY RESIDENCE	kylight
Automatic irrigation	Outdoor Garden lighting	Bidet
Bathroom with Shower	Heat pump	MAIN RESIDENCE
Laundry		

Nearby

Banks	Football Fields	Sport Centers
Tennis Courts	Bike Lanes	Childrens playgrounds
Public Transport	Kindergarten	Elementary Schools
Middle Schools	Bar / Restaurants	Post Offices
Shopping Centers		



