

Apartment For Sale in Capriasca



100 mq | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

In **Lugaggia-Sureggio** (Capriasca Municipality) we are selling a recent and **modern 3.5-room APARTMENT with a large covered balcony and panoramic view**, on the 2nd floor of a recent 2020 residence, at the forefront of energy saving, approx. 5 min. by car/bus both from the entrance to Lugano (approx. 3.5 km) and from Tesserete (approx. 2 km). Inserted in the greenery of the Cassarate river valley, this residence is equipped with heating via a geothermal heat pump (water-water) and a high-efficiency photovoltaic system, in synergy with other technologies, which make consumption close to ZERO (nZEB: near Zero Energy Building). The position guarantees, in addition to a pleasant open view, practicality and harmony of living in the greenery, the proximity of Lugano, in fact the bus stop for Lugano is only 150 m away; schools, banks, pharmacies, supermarkets/shops and bars/restaurants are also located in Tesserete (approx. 2 km). This apartment in the head building "E" is divided as follows: Entrance, large and bright living/dining room with open kitchen and exit to the large covered balcony facing SOUTH, hallway at night, bathroom with shower-wc-bidet-sink-lava - dryer and window, large double bedroom with exit to the balcony, single bedroom with exit to the balcony. **Apartment of approx. 80 gross sqm + balcony of approx. 40 m2.** Can be purchased



separately: **1 double parking space** with lift-duplicator (one car on top of the other) in the garage for **CHF 90,000.-** and 1 cellar. Condominium expenses (including heating, administration, maintenance, etc.) of approx. Chf 250.-/month. Air conditioning (split) and controlled/automatic mechanical ventilation. Anti-theft and video control. **Currently leased on a 2-year contract. It is being sold for income investment only.**

Property detail

Code: D2414-E3

Contratto: FOR SALE

Type: Apartment

Region: Ticino

Province: Distretto di Lugano

Municipality: Capriasca

ZIP: 6953

Price: 605,000 CHF

Total Sqm: 100 sq.m

Bedrooms: 2

Bathrooms: 1

Rooms: 3

Features

Optical Fiber	Cable line	Air-Conditioned
Parquet	RASI (electricity certification)	Shutters
Tiles	Photovoltaic panels (electricity)	Guest Parking spaces
Bidet	Bathroom with Shower	Heat pomp
MAIN RESIDENCE	Laundry	

Nearby

Banks	Spa	Football Fields
Sport Centers	Tennis Courts	Bike Lanes
Childrens playgrounds	Railway Station	Public Transport
Kindergarten	Elementary Schools	Middle Schools
High Schools	Bar / Restaurants	



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