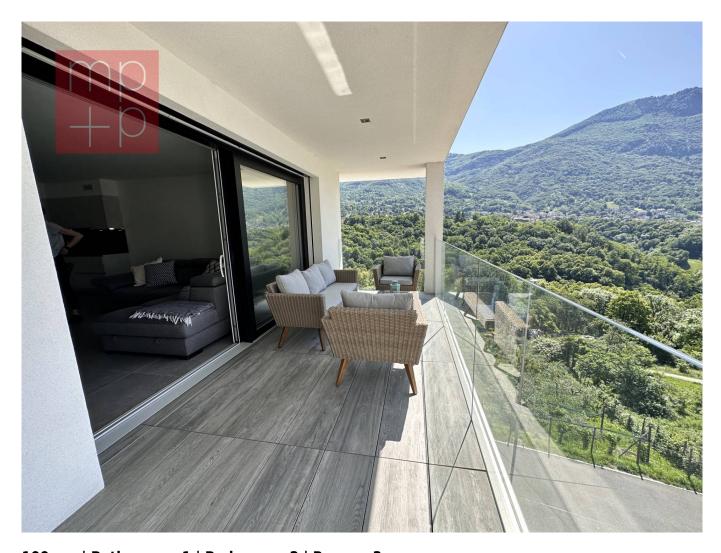


## **Apartment For Sale in Capriasca**



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**

<b>Type</b> : 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	



















