

# Income Building For Sale in Lugano



**502 mq | Bathrooms: 6 | Bedrooms: 8 | Rooms: 12**

In **Lugano-Barbengo**, in the heart of the **Cadepiano** area, reachable by car up to the square with possible loading and unloading, we sell a **Ticino-style BUILDING with 4 apartments**, dating back to 1800, which became residential in 1953, completely renovated in 2010 and then in 2024. The property still has the typical ancient characteristics, with wooden and stone inserts and various niches in different rooms of the apartments. **It is spread over 4 floors, for a total net surface area of 365 sqm + 136 sqm of terraces.** Access to the building via a large open courtyard-terrace, main entrance, corridor, laundry room with washer-dryer column, drying rack and 4 cellars. **GF: Apartment 1 of 4.5 rooms:** Entrance, toilet, large living room with American kitchen and exit to the large terrace of approx. 70 sqm, 3 bedrooms (2 with exit to the terrace), shower-toilet with ventilation, closet/understairs. **1st F: Apartment 2 with 4.5 rooms:** Entrance hall with built-in wardrobe, large living-dining room with open kitchen and exit to the spacious terrace of approx. 60 sqm with open view of the floor and the mountains, bathroom with shower, window and heated towel rail, bedroom. large hallway-study, room with washer-dryer column, bedroom, bathroom with shower, bidet, window and double sink. **2nd F: Apartment 3 with 2.5 rooms:** entrance, living-dining room



with 6 sqm balcony, kitchen, bedroom, bathroom with shower and window. Access-stairs to the attic.  
**3rd F: Penthouse with 2.5 rooms:** Entrance to the 2nd floor, stairs, living-dining room with American kitchen, open view of the floor and the mountains, bedroom, large bathroom with shower, bidet and window. Double-glazed PVC windows, heating with electric radiators. Outside the unit there is an area for loading and unloading vehicles and public parking is in the immediate vicinity. The building is well suited as an **income investment with a yield that can reach over 5%**. Currently the 2.5 room penthouse is already rented, the others are still free. **Call now for more information or to visit!**

### Property detail

**Code:** D2446 **Contratto:** FOR SALE

**Type:** Income Building **Region:** Ticino

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

**ZIP:** 6917 **Price:** 1,300,000 CHF

**Total Sqm:** 502 sq.m **Bedrooms:** 8

**Bathrooms:** 6 **Rooms:** 12

### Features

Guest Bathroom	Tiles	Sun Awnings
Wardrobe	Courtyard / Patio	kylight
Bidet	Bathroom with Shower	MAIN RESIDENCE
Laundry		

### Nearby

Football Fields	Childrens playgrounds	Kindergarten
Elementary Schools	Middle Schools	Bar / Restaurants
Post Offices	Shopping Centers	



