

## Apartment For Sale in Mendrisio



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

In **Capolago**, in a quiet and sunny residential area, close to the main services and **5 minutes walk from the LAKE**, we sell a recent and modern **4.5-room APARTMENT**, also as a **SECONDARY RESIDENCE**, located on the 1st floor of a modern style building with pleasant architecture, with 11 units, built between 2022/2023 which is spread over 3 floors above ground and a basement floor including garage and cellars. The **surface area is approx. 120 sqm + 18 sqm of covered terrace** and is distributed as follows: entrance hall with built-in wardrobes, living-dining room with modern open space kitchen and exit to the covered terrace, corridor, bathroom with shower, bidet and washer-dryer column, 2 single bedrooms, double bedroom with en suite bathroom with tub and bidet. The property includes a cellar (f) and two parking spaces (I and J) in the garage. Heating is with heat pump and floor coils with thermostat and individual meter, photovoltaic panels, electric shutters, condominium garden with tables and benches. **A beautiful, modern and functional home, in a**



**well-served area, close to the lake and ready to be inhabited. Call now for more information!**

### Property detail

<b>Code:</b> D2531-9	<b>Contratto:</b> FOR SALE
<b>Type:</b> Apartment	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Mendrisio	<b>Municipality:</b> Mendrisio
<b>ZIP:</b> 6825	<b>Price:</b> 850,000 CHF
<b>Total Sqm:</b> 120 sq.m	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 2	<b>Rooms:</b> 4

### Features

RASI (electricity certification)	Shutters	Tiles
Bathroom with Bathtub	Photovoltaic panels (electricity)	Wardrobe
HOLIDAY RESIDENCE	Bidet	Bathroom with Shower
Heat pump	MAIN RESIDENCE	Laundry

### Nearby

Banks	Football Fields	Sport Centers
Bike Lanes	Childrens playgrounds	Railway Station
Kindergarten	Elementary Schools	Middle Schools
Bar / Restaurants	Post Offices	Shopping Centers





