

## Penthouse / Attic For Sale in Lugano



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

In the **municipality of LUGANO**, just a few minutes by car or bus from the centre, we are selling a beautiful, modern and bright **4.5-room duplex PENTHOUSE of approx. 170 m<sup>2</sup> with a panoramic view of the city, the lake and the beautiful surrounding hills**, which can be purchased as either a **primary or SECONDARY residence** ! This interesting, high level penthouse, which is more unique than rare, occupies the entire top two floors of a beautiful building with only five units. The entire property is in excellent condition, having been 100% renovated in 2011. Furthermore in the following years various new improvement works have been carried out, including the replacement of the boiler (gas), the complete renovation of the roof (including insulation) and the facades (2023). The **Penthouse**, which has a commercial surface area of approx. 170 sqm SUL of which approx. 155 sqm of living space and approx. 30 sqm of terraces, it was **renovated in 2023**, therefore in perfect condition and is composed as follows: **1st Floor:** Communal entrance hall, cellar-storage room assigned to the attic. **2nd Floor:** Private entrance hall-staircase. **3rd Floor:** hallway, 2 comfortable bedrooms with built-in wardrobes, large bathroom with shower, washer-dryer column and window, wonderful semi-habitable American kitchen with exit to the first panoramic terrace, dining



room-living room with fireplace and exit to the second large semi-covered terrace with panoramic views. **4th Floor:** short and comfortable designer staircase leading to the master area, overlooking the living area, consisting of the large double bedroom, 2 comfortable walk-in wardrobes and a large bathroom with large shower, jacuzzi, 2 toilets and 2 sinks. Air conditioning, gas heating with coils, electric shutters. Condominium fees: approx. CHF 430.-/month. There are no private parking spaces but in the convenient near car park a few metres walk from the house, **1 covered parking space** is rented for an indefinite period at CHF 120/month, with the possibility of renting more; furthermore, around the house and in the immediate vicinity there are approx. 50 public parking spaces available, almost all free. Furthermore, the city bus stop is approx. 50 metres away. **A wonderful quality home, in an excellent position, for refined people !**

### Property detail

|                                      |                             |
|--------------------------------------|-----------------------------|
| <b>Code:</b> D2532-A5 (P)            | <b>Contratto:</b> FOR SALE  |
| <b>Type:</b> Penthouse / Attic       | <b>Region:</b> Ticino       |
| <b>Province:</b> Distretto di Lugano | <b>Municipality:</b> Lugano |
| <b>ZIP:</b> 6900                     | <b>Price:</b> 1,290,000 CHF |
| <b>Total Sqm:</b> 170 sq.m           | <b>Bedrooms:</b> 3          |
| <b>Bathrooms:</b> 2                  | <b>Rooms:</b> 4             |

### Features

|                                  |                 |                               |
|----------------------------------|-----------------|-------------------------------|
| Fireplace                        | Air-Conditioned | Parquet                       |
| RASI (electricity certification) | Shutters        | Tiles                         |
| Mezzanine                        | Wardrobe        | HOLIDAY RESIDENCE             |
| Bathroom with Shower             | MAIN RESIDENCE  | Bathroom with Bath and Shower |
| Laundry                          |                 |                               |

### Nearby

|                       |                   |              |
|-----------------------|-------------------|--------------|
| Banks                 | Football Fields   | Bike Lanes   |
| Childrens playgrounds | Public Transport  | Kindergarten |
| Elementary Schools    | Bar / Restaurants |              |





