

Penthouse / Attic For Sale in Lugano



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

We are selling a beautiful, modern and bright **4.5-room duplex PENTHOUSE** of approx. 170 sqm in Davesco-Soragno (municipality of Lugano), with a wide panoramic view of the city and lake of Lugano and the beautiful surrounding hills, in a quiet and sunny position approx. 5-6 minutes (approx. 3 km) by car or bus from the city center and lake, **purchasable as a primary or SECONDARY residence** ! This interesting apartment, more unique than rare, entirely occupies the last 2 floors of a typical Ticino house of only 5 units located in the charming center of Soragno. 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

Code: D2532-A5

Contratto: FOR SALE

Type: Penthouse / Attic

Region: Ticino

Province: Distretto di Lugano

Municipality: Lugano

ZIP:

Price: 1,290,000 CHF

Total Sqm: 170 sq.m

Bedrooms: 3

Bathrooms: 2

Rooms: 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	



