

Apartment With Garden For Sale in Capriasca



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

In **Sala Capriasca**, approx. 9 km and 15 minutes from **Lugano** and 5 minutes from all amenities in **Tesserete**, in a very quiet, sunny, and green residential area with **beautiful open views of the valley**, we are selling a **new 4.5-room APARTMENT with a veranda and garden**, under construction, intended for primary use. Located on the ground floor of a building with only two units, with separate entrances, it has a gross floor area of 145 sqm (including 1/2 veranda and 1/2 laundry room) divided as follows: entrance hall with cloakroom, open-plan living room with kitchenette and cooking island, 17 sqm outdoor veranda enclosed on two sides and accessing a 140 sqm partially level garden, 3 bedrooms (one double), bathroom with shower and 2nd bathroom with tub, bidet and window, laundry room/cellar. The energy-efficient building generates heat via an air-to-water heat pump and underfloor heating, with individual meters and a photovoltaic system, keeping operating costs low. Aluminum/PVC windows, and a fiber optic internet system. **One covered and one uncovered parking space are included in the price.** This residence, including the private garden, borders on the right with the little stream and the adjacent wooded area. **This is a true opportunity**



for those seeking a modern, energy-efficient home, surrounded by nature and offering all the comforts needed for a peaceful and relaxing life, only about 15 minutes by car/bus from Lugano city center. Call now for a viewing!

Property detail

Code: D2577-2	Contratto: FOR SALE
Type: Apartment, Apartment with Garden	Region: Ticino
Province: Distretto di Lugano	Municipality: Capriasca
ZIP: 6954	Price: 1,065,000 CHF
Total Sqm: 145 sq.m	Bedrooms: 3
Bathrooms: 2	Rooms: 4

Features

Parquet	RASI (electricity certification)	Shutters
Tiles	Bathroom with Bathtub	Photovoltaic panels (electricity)
Porch / Lounge	Bidet	Bathroom with Shower
MAIN RESIDENCE	Laundry	

Nearby

Banks	Football Fields	Sport Centers
Tennis Courts	Bike Lanes	Childrens playgrounds
Kindergarten	Elementary Schools	Middle Schools
Bar / Restaurants	Post Offices	



