

## Other For Sale in Lugano



**726 mq | Bathrooms: 10 | Bedrooms: 14 | Rooms: 21**

In **Lugano**, we are selling an attractive **multi-family house with 5 apartments and a restaurant**, in a beautiful strategic location just a **few steps from the lake and the lido, Ciani Park and the city center**.

This charming building dating back to the last century was completely renovated in the 1970s and again modernized in 2011.

The distribution of the property is as follows:

**Ground floor:** Restaurant of approx. 207 m<sup>2</sup> (approx. 160 m<sup>2</sup> net).

**1ST FLOOR:** 4.5-room apartment of approx. 103 m<sup>2</sup> (approx. 97 m<sup>2</sup> net) + 2.5-room apartment of approx. 49 m<sup>2</sup> (43 m<sup>2</sup> net).

**2ND FLOOR:** 4.5-room apartment of approx. 103 m<sup>2</sup> (approx. 97 m<sup>2</sup> net) + 2.5-room apartment of approx. 49 m<sup>2</sup> (43 m<sup>2</sup> net).



**3RD FLOOR:** 4.5-room duplex penthouse with internal staircase leading to the beautiful habitable attic on the **4TH FLOOR**, for a total of approx. 213 m<sup>2</sup> (approx. 191 m<sup>2</sup> net).

1 garage + 2 parking spaces in front and multiple public parking options in the immediate vicinity.

Monthly expenses approx. CHF 1,200.-.

**A beautiful property in the heart of Lugano. Call now for a viewing!**

### Property detail

**Code:** D2590

**Contratto:** FOR SALE

**Type:** Other

**Region:** Ticino

**Province:** Distretto di Lugano

**Municipality:** Lugano

**ZIP:** 6900

**Price:** 6,200,000 CHF

**Total Sqm:** 726 sq.m

**Bedrooms:** 14

**Bathrooms:** 10

**Rooms:** 21

### Features

Optical Fiber

Cable line

Guest Bathroom

Bathroom with Bathtub

Sun Awnings

Porch / Lounge

Habitable Mansard

Courtyard / Patio

HOLIDAY RESIDENCE

Bidet

Bathroom with Shower

MAIN RESIDENCE

Laundry

### Nearby

Banks

Spa

Football Fields

Sport Centers

Tennis Courts

Bike Lanes

Childrens playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Middle Schools

High Schools



