

Apartment For Sale in Magliaso



110 mq | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

In **Magliaso**, in a central location close to the main services, we are selling a **3.5-room apartment**, also as a **secondary residence**, located on the first floor of a 4 floors building with 6 units.

The apartment on offer comprises a net living area of approx. 92 sqm, plus an 8 sqm balcony and a rear terrace of approx. 30 sqm. It features well-organized spaces: an entrance hall, a bright living area with a living/dining room, and a semi-separated kitchen, featuring a fireplace with vents and access to the street-facing balcony. The sleeping area includes a bedroom and a double bedroom with en suite bathroom, both with access to the rear terrace, as well as a second bathroom with a bathtub and a washing machine, and a storage room.

The interiors retain a warm and authentic atmosphere thanks to the terracotta floors, double-glazed wooden windows, and internal wooden doors. **Comfort is guaranteed by the air conditioning system in the living room and all bedrooms.**

The property includes a private cellar on the ground floor and access to the shared spaces on the top floor, including a shared laundry room, drying room, and convenient attic storage. Public parking is nearby. **This solution combines functionality and a compact size, making it ideal for those**



seeking a practical setting with convenient amenities and transportation options. Call now to schedule a viewing!

Property detail

Code: D2637-2	Contratto: FOR SALE
Type: Apartment	Region: Ticino
Province: Distretto di Lugano	Municipality: Magliaso
ZIP: 6983	Price: 445,000 CHF
Total Sqm: 110 sq.m	Bedrooms: 2
Bathrooms: 2	Rooms: 3

Features

Fireplace	Air-Conditioned	Window shutters
Tiles	Bathroom with Bathtub	HOLIDAY RESIDENCE
Bathroom with Shower	MAIN RESIDENCE	Laundry

Nearby

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



