

Penthouse / Attic For Sale in Collina D'oro



142 mq | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

In **Collina d'Oro Montagnola**, one of the most sought-after, quiet and sunny areas, with a very **advantageous tax multiplier of 60%**, we are selling a **splendid modern 4.5-room PENTHOUSE** with a large **panoramic terrace and views all the way to the lake**.

Located on the **2nd and top floor** of a recently built residence (2019) surrounded by greenery and equipped with all modern comforts, the apartment covers a **surface area of 142 m2** and has a **large terrace of 74 m2 and 2 small balconies for a total of 6 m2**.

The entrance welcomes you with an elegant hallway with built-in wardrobes, leading to the spacious and bright living area, consisting of a living room with an open-plan kitchen and a central island, designed with modern finishes and quality materials. The living room leads to a splendid, spacious covered terrace, featuring floor-to-ceiling triple-glazed aluminum windows, which ensure maximum light and offer open, panoramic views all the way to the lake, creating a unique and perfectly livable



space.

The sleeping area comprises three bedrooms, two with private balconies, while the master bedroom with direct access to the terrace stands out for its brightness, large walk-in closet, and ensuite bathroom with a bathtub, bidet, and window. A guest bathroom completes the interior layout, making the apartment functional and comfortable for the entire family.

Two parking spaces in the garage at a price of CHF 50,000 each, not included in the price, and a large cellar complete the offer.

Ceiling air conditioning, geothermal heat pumps for domestic hot water and underfloor heating, photovoltaic panels + batteries + inverters and advanced home automation system.

The residence also offers a shared laundry room and well-kept outdoor spaces, ideal for those who love living in a private and pleasant setting.

This penthouse represents a high-end living solution thanks to the attention to detail and modern finishes that lend it elegance and comfort in a prime location. Call now to schedule a viewing!

Property detail

Code: DE2597-A7

Contratto: FOR SALE

Type: Penthouse / Attic

Region: Ticino

Province: Distretto di Lugano

Municipality: Collina d'Oro

ZIP: 6926

Price: 1,960,000 CHF

Total Sqm: 142 sq.m

Bedrooms: 3

Bathrooms: 3

Rooms: 4

Features

Fireplace	Air-Conditioned	Parquet
Guest Bathroom	Tiles	Bathroom with Bathtub
Photovoltaic panels (electricity)	Domotics	Bidet
Bathroom with Shower	Heat pump	MAIN RESIDENCE

Nearby

Football Fields	Sport Centers	Tennis Courts
Childrens playgrounds	Kindergarten	Elementary Schools



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