

Penthouse / Attic For Sale in Grancia



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

Located in the charming village of **Grancia**, in a **commanding position with unobstructed views of the surrounding plains and hills**, we offer for sale a **4.5-room PENTHOUSE with 170 sq m net**. It is situated in a traditional-style building with just 5 apartments, complete with a garage in the basement. The property enjoys a west-facing exposure, ensuring bright, sunny rooms and a tranquil setting, with a natural backdrop to the rear.

The location is particularly convenient: just a 2-minute walk away are public parking and a playground, the Grancia shopping center and the highway access are just a few minutes away. The city of Lugano is about a 10-minute drive away.

The penthouse features high ceilings with exposed beams and quality finishes. The unit comprises an entrance hall with built-in wardrobes, a spacious living/dining room with an open kitchen and access to a covered balcony with unobstructed views and awnings, a convenient private laundry room. The sleeping area offers a bedroom with a balcony, a bathroom with a shower, and a spacious master suite with a walk-in closet, private bathroom, and balcony.

An elegant glass and steel staircase leads to the mezzanine, enhanced by electric skylights and



overlooking the living room, where there is space for a large study, a separate generously sized bedroom and a wardrobe.

Underfloor heating with a heat pump and double-glazed aluminum windows. The building features private cellars, a utility room, and a shared laundry room. **Two garage parking spaces at Chf 90'000.- not included in the price.**

An excellent opportunity for those who want to live in an exclusive and modern space, surrounded by nature and comforts.

Call now to book a visit!

Property detail

Code: DE2617

Contratto: FOR SALE

Type: Penthouse / Attic

Region: Ticino

Province: Distretto di Lugano

Municipality: Grancia

ZIP: 6916

Price: 890,000 CHF

Total Sqm: 187 sq.m

Bedrooms: 3

Bathrooms: 2

Rooms: 4

Features

Parquet

Window shutters

Tiles

Sun Awnings

Wardrobe

Bidet

Bathroom with Shower

Heat pump

MAIN RESIDENCE

Laundry

Nearby

Spa

Football Fields

Sport Centers

Childrens playgrounds

Kindergarten

Post Offices

Shopping Centers

Municipal Offices



