

## Apartment For Sale in Bellinzona



**102 mq | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

In **Bellinzona**, in a residential area convenient to all amenities, we are selling a **modern 4.5-room apartment** on the 2nd floor of a Minergie-certified eight-unit residence built in 2015.

The apartment has a **living area of 102 sq m** and a **large covered balcony of 33 sq m** and is divided as follows:

Entrance, generous living-dining room with open-plan kitchen and access to the balcony, hallway, laundry room, bathroom with bathtub, bidet and window, 2 bedrooms (one with access to the balcony), single bedroom, bathroom with shower, bidet and window.

The finishes are of good quality, with porcelain stoneware floors, parquet in the bedrooms, triple-glazed PVC windows, electric shutters, a security door, heating with a heat pump and distribution via underfloor heating coils, and photovoltaic panels.

The location is strategic for reaching the main services and infrastructure such as supermarkets,



schools, bars and restaurants, post office, kindergarten, schools, etc.

**A large storage room/cellar on the ground floor + 1 parking space in the garage in the basement and 1 outdoor parking space at CHF 75,000.- not included in the price, complete the property.**

Communal garden ideal for children's play.

**Don't miss the opportunity to purchase a modern, energy-efficient home in a strategic location, ideal for a family. Call now for a viewing!**

### Property detail

<b>Code:</b> E2587	<b>Contratto:</b> FOR SALE
<b>Type:</b> Apartment	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Bellinzona	<b>Municipality:</b> Bellinzona
<b>ZIP:</b> 6500	<b>Price:</b> 725,000 CHF
<b>Total Sqm:</b> 102 sq.m	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 2	<b>Rooms:</b> 4

### Features

Parquet	Shutters	Tiles
Bathroom with Bathtub	Sun Awnings	Minergie
Bidet	Bathroom with Shower	Heat pump
MAIN RESIDENCE	Laundry	

### Nearby

Banks	Spa	Football Fields
Sport Centers	Tennis Courts	Bike Lanes
Childrens playgrounds	Railway Station	Public Transport
Kindergarten	Elementary Schools	



