

Apartment For Sale in Lugano



110 mq | Bathrooms: 1 | Bedrooms: 3 | Rooms: 3

In **Lugano-Viganello**, in a quiet and sunny residential area, we sell a **3.5-room APARTMENT** with an open view, close to all the main services and public and private infrastructures, **just 10 minutes walk from the lake**. The apartment is located on the 4th floor of a building with 10 residential units, which is spread over 5 floors above ground and a basement for garages, cellars and the communal laundry. The building dates back to 1982-83 and is in good condition as it has been renovated over the years (roof, facades, lift, heating, windows, etc.). The surface area of the apartment is approx. 95 sqm + balcony of approx. 15 sqm, the spaces are generous, divided as follows: Large entrance hall with built-in wardrobes and video intercom, separate eat-in kitchen, living-dining room with exit to the balcony, two large bedrooms, bathroom with tub, bidet and window. The apartment requires a partial modernization of the interior finishes that date back to the 80s (floors, doors, painting, etc.), the kitchen was renovated between 2015-2016, the windows are in PVC with double glazing, gas heating with underfloor coils. The property includes a garage for chf 30'000.- and a private cellar. The road is limited to 30 km/h and there are many public blue zone parking spaces on the same street. **Its strategic position allows easy access to the main services and communication routes,**



making it perfect for those who want to live in a quiet but convenient area. Call now to book a viewing!

Property detail

Code: G2508-8 (P)	Contratto: FOR SALE
Type: Apartment	Region: Ticino
Province: Distretto di Lugano	Municipality: Lugano
ZIP: 6962	Price: 790,000 CHF
Total Sqm: 110 sq.m	Bedrooms: 3
Bathrooms: 1	Rooms: 3

Features

Parquet	Shutters	Tiles
Bathroom with Bathtub	Wardrobe	Bidet

MAIN RESIDENCE

Nearby

Banks	Spa	Football Fields
Sport Centers	Tennis Courts	Bike Lanes

Childrens playgrounds



