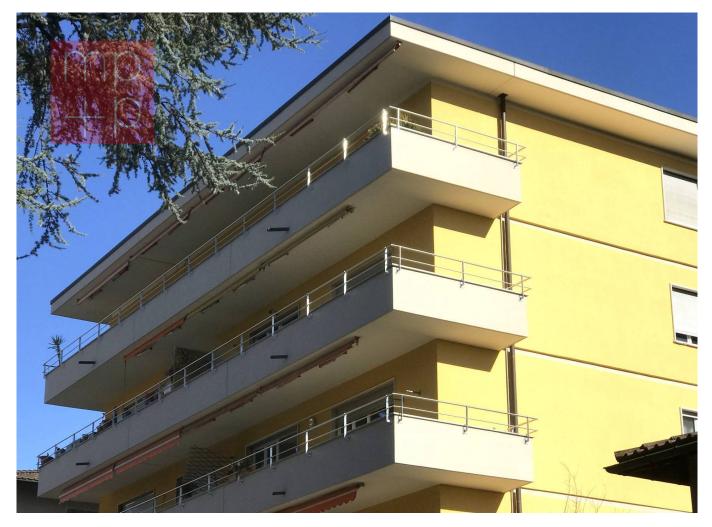


Apartment For Sale in Lugano



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		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		



















