

# Apartment With Garden For Sale in Mendrisio



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

In **Mendrisio** we are selling a modern **4.5-room APARTMENT with garden**, located on the ground floor of a refined building built in 2019, it offers a perfect combination of tranquility and centrality, being in a secluded area away from city traffic, while being a few steps from the amenities of the center. Its strategic position makes it ideal for those looking for an urban refuge without sacrificing practicality. **The gross usable area is 125 m<sup>2</sup> + 14 m<sup>2</sup> of terrace-porch**, divided as follows: entrance hall - wardrobe, large living area with splendid open kitchen on two sides illuminated with elegant LED light beams. These rooms are connected to the porch and the beautiful private garden through large windows. A corridor divides the living area from the sleeping area consisting of two single bedrooms served by a modern bathroom with shower and the double bedroom with elegant master bathroom with Jacuzzi; the private laundry corner adds an additional level of practicality to the layout of the spaces. The apartment has a **beautiful garden of approx. 200 m<sup>2</sup>** equipped with automatic irrigation and a private gate that offers a second possibility of entry to the property. There is also an **outdoor swimming pool of 4.5 m x 2.5 m**. The entire apartment has been designed with attention to detail: the LED lighting ensures optimal and low-consumption lighting, while the large-



format stoneware flooring (80 cm x 80 cm) in the living room and bathrooms offers a modern and refined look. In the bedrooms, the parquet gives warmth and comfort, creating an intimate and relaxing atmosphere. A **private garage (at Chf 35'000.-) and a cellar** complete the offer. The building, consisting of only 6 units, also has a communal laundry room. Heating by heat pump with solar panels, distribution via floor coils, electrified shutters and video intercom. Condominium fees approx. Chf 350/month. **This apartment represents a rare opportunity to live in a modern and comfortable environment, immersed in tranquility but with the convenience of being close to the heart of the city. A home that combines elegance, functionality and privacy.**

### Property detail

**Code:** S2515-2G

**Contratto:** FOR SALE

**Type:** Apartment, Apartment with Garden

**Region:** Ticino

**Province:** Distretto di Mendrisio

**Municipality:** Mendrisio

**ZIP:** 6850

**Price:** 890,000 CHF

**Total Sqm:** 125 sq.m

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 4

### Features

Parquet	Shutters	Tiles
Solar panels (warm water)	Bathroom with Bathtub	Sun Awnings
Wardrobe	Automatic irrigation	Bidet
Bathroom with Shower	Heat pump	MAIN RESIDENCE
Laundry		

### Nearby

Banks	Football Fields	Sport Centers
Tennis Courts	Childrens playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools
Bar / Restaurants	Post Offices	Shopping Centers
Municipal Offices		



