



FOR SALE

CH-6612 Ascona, Via G.Serodine 44D

Cozy Apartment with Terrace and Open View of the Green

CHF 995,000.-

SEQUOIA  
CONSULTING



# Property description

In a quiet and sunny residential area of Ascona, a few minutes from the center and the lake, we offer for sale this cozy 3.5-room apartment located on the second floor. The well-maintained building of only 5 residential units is part of a Mediterranean-style residential complex consisting of 4 houses, surrounded by nature and enriched by a beautiful garden, an indoor swimming pool and a Finnish sauna, to enjoy every free moment as if you were on vacation.

The apartment is distinguished by the generosity and brightness of the rooms, as well as the functional distribution of space. The rustic-style interior finishes give the rooms warmth and a typical Ticino character.

## **Breakdown of spaces:**

- Welcoming entrance hall with checkroom
- Spacious living room with dining area and direct access to covered balcony
- Semi-open, well-equipped kitchen
- 2 spacious and bright bedrooms (the main one with access to a balcony)
- 2 bathrooms: one with a bathtub and the other with a shower

Underfloor heating.

1 parking space in the garage included in the price-

## **Strengths:**

- Quiet, sunny, green and central location
- Good public transport connections
- Well-kept building with garden, common areas, indoor pool and sauna
- Balcony porch with unobstructed views
- Conveniently distributed interior spaces

## **LOCATION AND SURROUNDINGS**

Ascona is located on the sunny northeastern shore of Lake Maggiore. With its location directly on the lake, palm trees, Mediterranean atmosphere and mild climate, it is a true paradise. Rich in history, art and culture, today it is a renowned tourist resort; its distinctive lakeside promenade makes this village on Lake Maggiore a real gem.

Just a 5-minute drive away is Locarno, famous for its annual film festival. Elegant shopping boutiques, a large, well-equipped beach, a yacht club, luxury hotels, and numerous excellent restaurants await you here. You can enjoy nature walks, surfing, sailing, and other water activities, as well as pleasant boat trips on Lake Maggiore.

The area also offers a prestigious 18-hole golf course in Ascona, tennis courts, and another golf course in Losone that can be reached in 10 minutes. The beautiful surrounding Ticino valleys, such as the

Vallemaggia and the Centovalli, invite hiking, walking, and biking in the midst of wild and picturesque nature.

Welcome to Ascona!

# Characteristics

Availability	<b>To agree</b>	Bathrooms	<b>2</b>
Type	<b>Apartment</b>	Year of construction	<b>1991</b>
Reference	<b>8497</b>	Living area	<b>76 m²</b>
Second home	<b>Authorized</b>	Terrace surface	<b>21 m²</b>
Rooms	<b>3.5</b>	Parking space	<b>1</b>
Bedrooms	<b>2</b>		

Object Price	<b>CHF 995,000.-</b>
<b>Number of parkings</b>	
Total (incl.)	<b>1x</b>

# Conveniences

## Outside conveniences

- > Terrace/s
- > Garden

## Inside conveniences

- > Garage
- > Common pool
- > Sauna

## View

- > With an open outlook
- > Garden



# Interior view









# Exterior view

















# Picture(s)









# Interior view





# Picture(s)

















# Contact

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## Your consultant

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