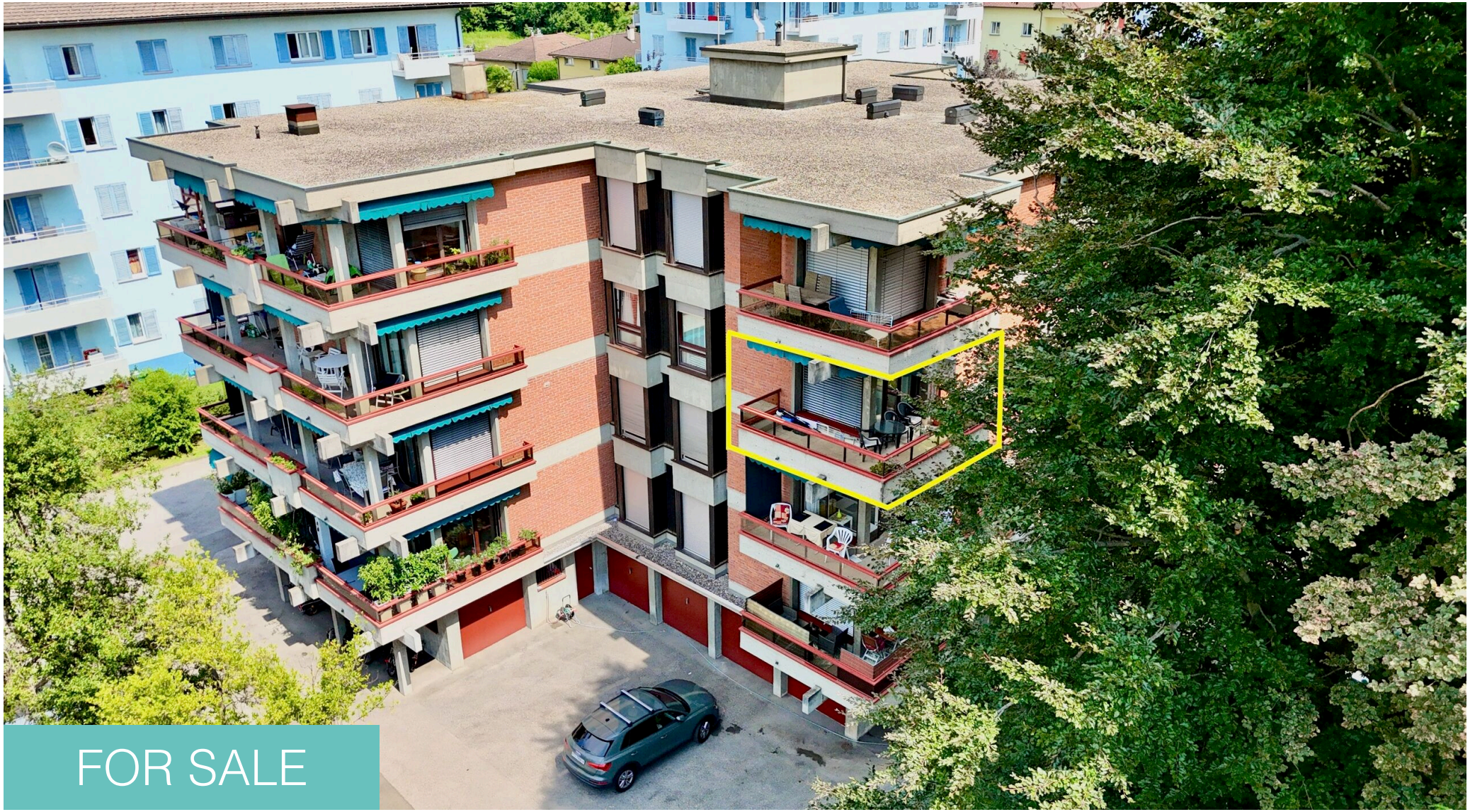



CH-6500 Bellinzona, Via Ghiringhelli 16A

# Modern Renovated Apartment in the Heart of Bellinzona

CHF 630,000.-

SEQUOIA CONSULTING

# Property description

In Bellinzona, one of the most important and lively villages in Ticino, a nerve center for commerce and renowned for its architectural heritage, we offer for sale a modern, recently renovated 3.5-room apartment.

**Location:**
The property is located in an absolutely strategic position: in a few minutes you can reach schools of all levels, post office, stores, shopping center, public transportation and highway access. Despite its centrality, the apartment enjoys great tranquility and silence thanks to its location within a large private park that isolates it from traffic, offering an oasis of peace in the heart of the city.

**The building:**
The apartment is located on the 3rd (penultimate) floor of a 16-unit apartment building, characterized by generous common spaces and above-average interior heights. A provision is being made for the renovation fund. The building, which dates back to the 1970s, underwent a total renovation in 2014: windows and doors were replaced, fine parquet flooring installed, the kitchen completely renovated, and the bathrooms redone. At the condominium level, the facade was repainted and the roof renewed. The result is an apartment with a modern flavor, ready to be lived in.

**Interior Spaces:**
The living area of about 90.86 $m^2$ is bright and well distributed:
- entrance hall with hallway and built-in closets
- living room with dining area and access to a 15 $m^2$ covered terrace with open green views
- separate, fully equipped kitchen with window
- master bedroom
- second spacious bedroom
- main bathroom with bathtub, glass shower, toilet, bidet and washbasin
- guest bathroom with WC and washbasin

The rooms are equipped with capacious built-in closets, ensuring ample space for every need.

The covered terrace is an added value, ideal for relaxing moments in the open air.

**Outdoor spaces and accessories:**
Available to condominiums is a large park/garden and a multi-purpose common room. The laundry room is communal, with the possibility of installing its own washer-dryer column in the bathroom.

**Parking spaces:**
The property is completed by 1 garage and 1 outdoor parking space.

**By 2025:**
Condominium expenses: CHF 3,881.15.
Renovation fund: CHF 896.70.

This solution is ideal for a couple or family looking for a modern, comfortable apartment surrounded by greenery, without sacrificing proximity to all major services


Non contractual document: 11.11.2026

# Characteristics

| | |
|---|---|
| Availability | **To agree** |
| Type | **Apartment** |
| Reference | **6918** |
| Rooms | **3.5** |
| Bedrooms | **2** |
| Bathroom | **1** |
| Number of toilets | **1** |

| | |
|---|---|
| Location floor | **3rd floor** |
| Year of construction | **1970** |
| Latest renovations | **2014** |
| Number of terraces | **1** |
| Living area | **90 m²** |
| Terrace surface | **15 m²** |
| Parking spaces | **2** |

| | |
|---|---|
| Object Price | **CHF 630,000.-** |

**Number of parkings**

2x Total (incl.)



Non contractual document: 11.11.2026

# Conveniences

**Neighbourhood**

> Green
> Park

**View**

> Park

**Outside conveniences**

> Greenery
> Parking
> Box



Non contractual document: 11.11.2026

# Picture(s)

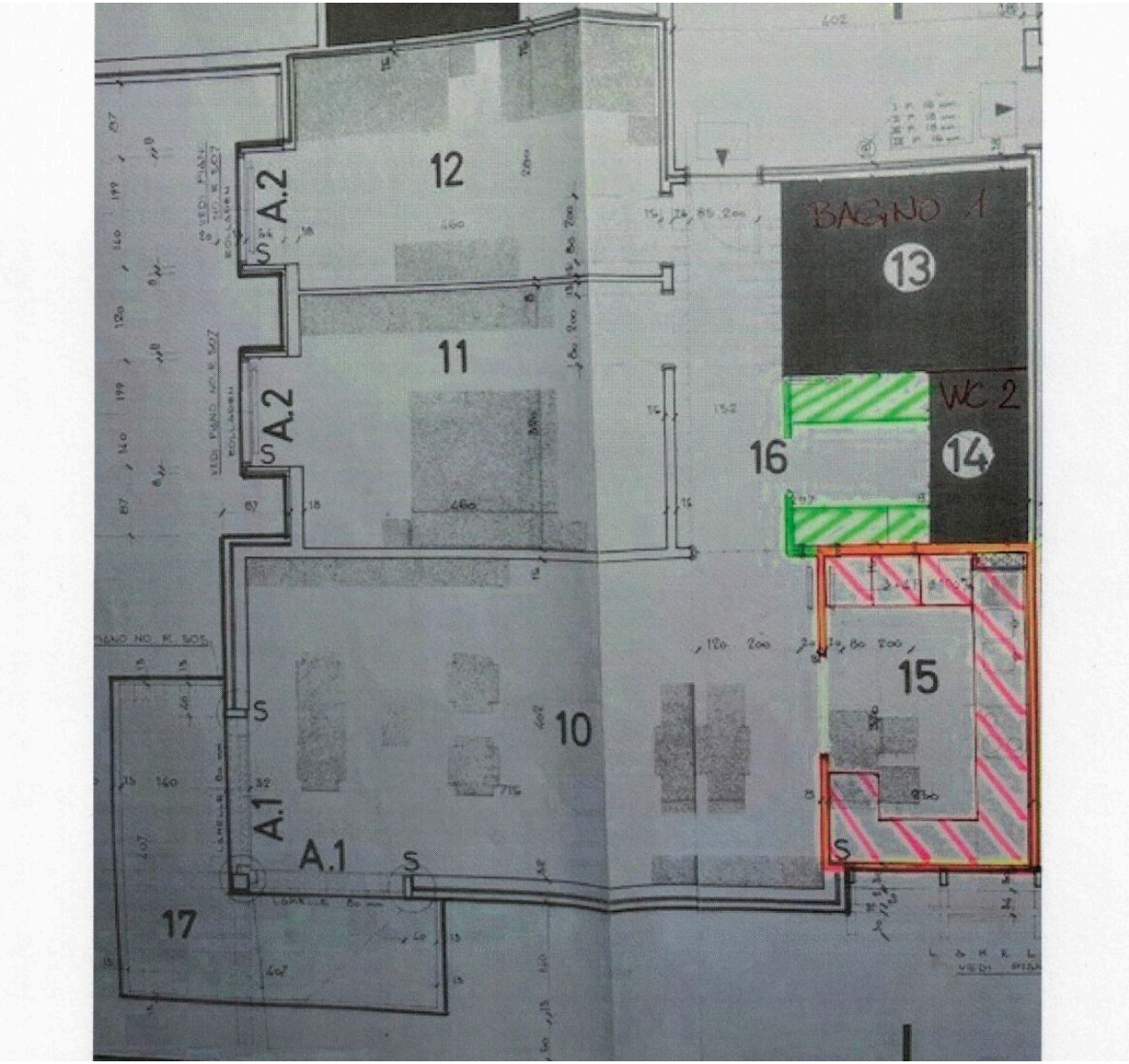
# Interior view

Non contractual document: 11.11.2026

Non contractual document: 11.11.2026

Non contractual document: 11.11.2026

# Plan






Non contractual document: 11.11.2026

# Contact


**Sequoia Consulting Sagl**

Via Vedeggi 66b
6983 Magliaso

Phone: +41 78 637 66 15
fabio@sequoiaconsulting.ch
http://sequoiaconsulting.ch

**Your consultant**

SEQUOIA CONSULTING SAGL
**Mr. Ferrari Fabio**
fabio@sequoiaconsulting.ch
Mob.: +41 78 637 66 15


# Notes