



FOR SALE

CH-6816 Bissone, Via Campione 35

Refined Apartment with Breathtaking Lake View and Boat Place

CHF 1,500,000.-

SEQUOIA
CONSULTING

Property description

In Bissone, in a very sunny residential area, close to all services and the highway exit, just 10 km from the center of Lugano, we offer for sale this bright and refined 4.5 rooms apartment with a magnificent terrace and breathtaking views of Lake Lugano and the surrounding mountains. The west exposure gives spectacular sunsets every evening, with warm and enveloping tones, creating an atmosphere of absolute relaxation.

The apartment with an area of approx. 143 sqm occupies the 1st floor of a 3-level condominium, positioned directly on the shore of Lake Lugano. The residence has direct access to the lake and a particularly well-kept outdoor area with a panoramic swimming pool and large sunbathing area, a wellness area with a sauna, a steam bath and a small gym with shower.

The apartment offers a spacious and bright living room with kitchen and dining area, master bedroom with en-suite bathroom, 2 additional bedrooms, 2 additional bathrooms, a custom-built walk-in closet, and a private laundry room.

High-quality finishes, heat pump heating, ducted air conditioning, elevator and other luxury amenities.

An exclusive advantage is **a dock with private berth, purchasable at a price of CHF 200'000**, located

directly under the garden and connected internally to the building: a convenient and prestigious solution that allows you to reach the center of Lugano directly via the lake

In addition, to the property belong **2 covered parking spaces: CHF 70'000** (not included in the price).

Total price of the property:.

- Apartment: CHF 1'470'000.

- Dock with private berth: CHF 200'000.-

- Two covered parking spaces: CHF 70'000.-

TOTAL PRICE: CHF 1'740'000.-

The location is ideal for those who want to live in a private but well-connected setting: in just a few minutes there is access to the highway, with quick connections to Lugano, Milan and the main towns in the region.

Also available as a vacation home, even as a vacation home, this apartment represents a perfect combination of elegance, comfort and direct contact with nature, offering a unique living experience for those looking for an exclusive lakeside retreat or a high-end investment in one of the most desirable areas of Ticino.

Characteristics

Availability	To agree	Bedrooms	3
Type	Apartment	Bathrooms	3
Reference	6447	Location floor	1st floor
Sale to persons abroad authorized	Yes	Year of construction	2000
Rooms	4.5	Living area	143 m²
		Parking spaces	2

Object Price	CHF 1,500,000.-
Number of parkings	
Total (not incl.)	2x / CHF 100,000.-
Total price	CHF 1,600,000.-

Exterior view



Picture(s)



Contact

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Notes
