



FOR SALE

CH-6952 Canobbio, Via ai Bulétt 1b

Refined Design Apartment with Panoramic Terrace

CHF 1,270,000.-

SEQUOIA  
CONSULTING

# Property description

In a dominant position in Canobbio, just 3 km from the center of Lugano, we offer for sale a refined apartment of 125 m<sup>2</sup> with a modern design located on the 2nd floor of a recently built contemporary residence (2023), characterized by modern architectural lines and high living standards.

The residence is equipped with the latest technologies to ensure high energy efficiency and reduced environmental impact, ideal for those seeking a modern and sustainable home.

The interior spaces are spacious and bright, with large windows leading to a **45 m<sup>2</sup>** covered terrace, perfect for outdoor dining, relaxing moments and evenings with sunset views of the lake.

**The living area**, with an open kitchen and high-quality finishes, is designed for living and sharing.

**The sleeping area** includes a master bedroom with en suite bathroom and walk-in closet, a second bedroom, an additional bathroom with shower, and a practical laundry room equipped with a custom-made shoe closet.

Every detail-from the modern aluminum windows to the photovoltaic panels that cover more than 50 percent of the residence's energy needs-witnesses a high standard of comfort and innovation.

The apartment also has **a cellar on the same floor and 2 mechanized parking spaces** (CHF 45'000 each, not included in the price).

## **Possibility to purchase as a secondary residence.**

This apartment represents the ideal solution for those who want a modern high-level dwelling, immersed in a quiet and panoramic context, without giving up the immediate proximity to the center of Lugano.

It is perfect for families, professionals or international clientele looking for an elegant, bright residence with livable outdoor spaces all year round

# Characteristics

Availability	To agree	Bathrooms	2
Type	Apartment	Location floor	2nd floor
Reference	0242	Year of construction	2023
Second home	Authorized	Living area	125 m²
Rooms	3.5	Parking spaces	2
Bedrooms	2		

Object Price	CHF 1,270,000.-
Number of parkings	
2x Total	



# Exterior view





# Picture(s)





# Interior view



# Exterior view





# Interior view

















# Exterior view



# Contact

## Sequoia Consulting Sagl

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## Your consultant

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# Notes

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