



FOR SALE

CH-6976 Castagnola, Salita delle Ginestre 14

Modern Apartment with Terrace and Breathtaking Lake View

CHF 1,130,000.-

SEQUOIA  
CONSULTING

# Property description

In Lugano-Castagnola, on the sunny slope of Monte Brè, in an exclusive, quiet and scenic residential area, just a few minutes from the city center, we offer for sale an elegant and bright 2.5-room apartment with a magnificent terrace with breathtaking views of the lake, Monte San Salvatore and the surrounding mountains, ideal for relaxing moments outdoors.

The apartment is located on the 3rd floor of the prestigious residence "Le Ginestre", built in 2011. The complex consists of two blocks (A and B) with a total of 21 apartments, connected by a refined glass atrium that offers a spectacular view of Lake Lugano.

Also on this same level is a manicured condominium garden with magnificent heated outdoor pool, changing rooms, sauna, jacuzzi, shower, changing rooms and relaxation area.

## **The apartment is composed as follows:**

- Cozy entrance hall with built-in closets.
- Bright living room with dining area and exit to the panoramic terrace.
- Modern kitchen.
- Bedroom with fitted closets and en-suite bathroom with shower.
- Studio with dressing.
- WC-shower.

## **Parking spaces:**

- 1 parking space in garage: CHF 100'000.- (not included in price).
- Possibility of renting additional parking spaces.

## **This apartment offers a number of high-quality features, including:**

- Parquet floors in the living room and bedroom.
- Last renovated: 2020.
- Efficient heating via underfloor thermopump.
- Annual condominium expenses of CHF 6,700.
- Advanced security system with:
  - \* Alarm system
  - \* Video surveillance
  - \* Air conditioning
  - \* Reinforced roller shutters
- Possibility of primary and secondary residence

## **Distances:**

- **Stores and services: 400-850 m**
- **Schools: 600-1,100 m**
- **Hospital, university, banks, municipal lido: 850 m - 1.5 km**
- **Lugano city center: 1.7 km**
- **Public transportation: bus stop approx. 550 m (Breganzona-Lugano-Resega line)**

**This solution represents the ideal opportunity for those seeking a modern home in one of the most exclusive areas of Lugano, with comfort, tranquility and unparalleled views**

# Characteristics

Availability	<b>To agree</b>	Year of construction	<b>2008</b>
Type	<b>Apartment</b>	Heating type	<b>Heat pump</b>
Reference	<b>9935</b>	Heating installation	<b>Floor</b>
Rooms	<b>2.5</b>	Living area	<b>114 m²</b>
Bedroom	<b>1</b>	Total surface	<b>132 m²</b>
Bathrooms	<b>2</b>	Terrace surface	<b>18 m²</b>
Location floor	<b>3rd floor</b>	Parking space	<b>1</b>

Object Price	<b>CHF 1,130,000.-</b>
<b>Number of parkings</b>	
Total (not incl.)	<b>1x / CHF 100,000.-</b>
Total price	<b>CHF 1,230,000.-</b>
Charges	<b>CHF 6,700.-/year (Not specified)</b>

# Conveniences

## Neighbourhood

> Mountains

> Lake

## Outside conveniences

> Terrace/s

> Common pool

## Inside conveniences

> Lift/elevator

> Garage

> Sauna

> Jacuzzi

> Air conditioning

## Equipment

> Shower

## Floor

> Parquet floor

## View

> Lake

> Mountains



# Picture(s)









# Interior view































# Exterior view



# Interior view









# Exterior view







# Contact

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## Your consultant

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