



FOR SALE

CH-6925 Gentilino, Via Rubiana 6b

Spacious Apartment with Terrace and Green View

CHF 1,220,000.-

SEQUOIA  
CONSULTING

# Property description

Discover this spacious 150 sqm apartment located in Gentilino, in the heart of the renowned residential area of Collina d'Oro.

With a strategic location just 1 km from the American TASIS school, 3 km from the center of Lugano and convenient access to the highway and bus stop, this property offers the perfect balance of tranquility and accessibility.

## **The apartment consists of:**

- Spacious living room with fireplace, dining area and access to the terrace, overlooking the surrounding greenery
- 3 bedrooms (with the possibility of making a fourth, thanks to the optimal distribution of space)
- 2 bathrooms
- Separate and functional kitchen

## **Complete the offer:**

- 1 parking space in the garage (CHF 60,000, not included in the sale price)
- 1 cellar

The condominium also has 5 guest parking spaces, a car wash area in the garage and a laundry room.

NOTE: The apartment can also be purchased as a **secondary residence/holiday home.**

This is an ideal opportunity for those who want to live in a quiet residential area, in a spacious and well-organized home, just minutes from the main services and the center of Lugano.

# Characteristics

|              |                  |                 |               |
|--------------|------------------|-----------------|---------------|
| Availability | <b>To agree</b>  | Bathrooms       | <b>2</b>      |
| Type         | <b>Apartment</b> | Living area     | <b>136 m²</b> |
| Reference    | <b>7909</b>      | Total surface   | <b>150 m²</b> |
| Rooms        | <b>4.5</b>       | Terrace surface | <b>9 m²</b>   |
| Bedrooms     | <b>3</b>         | Parking space   | <b>1</b>      |

|                           |                          |
|---------------------------|--------------------------|
| Object Price              | <b>CHF 1,220,000.-</b>   |
| <b>Number of parkings</b> |                          |
| Total (not incl.)         | <b>1x / CHF 60,000.-</b> |
| Total price               | <b>CHF 1,280,000.-</b>   |

# Exterior view







# Interior view











# Exterior view



# Contact

## Sequoia Consulting Sagl

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## Your consultant

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