CH-6900 Lugano, Via Mazzini 11

# Residential Project "La Torre di Eva" near Lugano Center - PPP4

## CHF 2,174,072.-

SEQUOIA CONSULTING

# Property description

Apartment floor 3 - 3 1/2 rooms

SUL apartment 106.1 m2
SUL covered balconies 10.8 m2
SUL rooftop terrace (rooftop) 107.8 m2
Commercial sup. app. 110.2 m2
Commercial sup. rooftop 5.9 m2
Total commercial sup. 116.1 m2

The new project "Eva's Tower Residence" envisages the construction of a building with 6 apartments of 3.5 rooms arranged on 6 levels, with a panoramic rooftop sun terrace, and 2 basement floors (the -1 housing the cellars, laundry, recreation rooms, etc. and from the -2 housing the parking garage (9 parking spaces) accessible via a car lift equipped with an acoustic/ lighting signal).

Access to the building is possible from Via Mazzini, a one-way street.

A communal rooftop terrace provides an unobstructed 180-degree view of the Lugano Gulf.

The apartments offer: an open plan living room with kitchen and dining area, 2 bedrooms, bathroom with shower, bathroom with bath.

Each apartment has at least one balcony/covered loggia of different sizes, a wine cellar on the -1 floor for exclusive use; a common wine cellar (on request) with individual spaces inside dedicated to individual PPPs, a common fitness room, a common countercurrent swimming pool/sauna room, laundry room with independent washing machine/tumbler tower and common drying room with dehumidifier, technical room.

Parking spaces: 3 apartments may have 2 garage parking spaces while the other 3 may have only 1. However, parking spaces can be rented indefinitely within a few minutes' walk.

**Beginning of construction: spring 2023.**

**Construction end: December 17, 2025, barring unforeseen circumstances.**

NOTE: In case of secondary residence, an increase 7% should be applied and it should be noted that the indicated price is excluding VAT.


Non contractual document: 15.12.2025

# Characteristics

| | |
|---|---|
| Availability | **17.12.2025** |
| Type | **Apartment** |
| Reference | **PPP04** |
| Rooms | **3.5** |
| Bedrooms | **2** |
| Bathrooms | **2** |

| | |
|---|---|
| Location floor | **3rd floor** |
| Living area | **104.8 m²** |
| Total surface | **110.2 m²** |
| Balcony surface | **10.8 m²** |
| Parking space | **1** |

| | |
|---|---|
| Object Price | **CHF 2,174,072.-** |
| **Number of parkings** | |
| Total | **1x** |



Non contractual document: 15.12.2025

# Picture(s)

Non contractual document: 15.12.2025

Le visualizzazioni sono delle proposte di esecuzione che possono differire dalla realizzazione

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Appartamento PPP 6 - PPP 5 - PPP 4

Le visualizzazioni sono delle proposte di esecuzione che possono differire dalla realizzazione.
Il mobilio non é incluso nel prezzo di vendita chiavi in mano

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# Contact

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# Notes