

FOR SALE

CH-6900 Lugano, Via Mazzini 11

Residential Project "La Torre di Eva" near Lugano Center - PPP5

CHF 2,321,435.-

SEQUOIA
CONSULTING

Property description

Apartment **floor 4** - 3.5 rooms

SUL apartment 107.8 m2

SUL covered balconies 9.7 m2

Commercial surface ap. 111.6 m2

SUL rooftop terrace 107.8 m2

Sup. commercial rooftop 5.9 m2

Sup. commercial total PPP5: 117.5 m2

The new project "La Torre di Eva Residence" envisages the construction of a building with 6 apartments of 3.5 rooms arranged on 6 levels, with a rooftop solarium terrace, and 2 basement floors (the -1 housing the cellars, laundry, recreation rooms, etc. and the -2 housing the parking garage (9 parking spaces) accessible by a car lift equipped with acoustic/light 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 is divided as follows: an open plan living room with kitchen and dining area, 2 bedrooms, bathroom with shower, bathroom with WC.

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 inside individual spaces 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 the construction: spring 2023.

Completion of the construction: December 17, 2025, barring unforeseen circumstances.

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

Characteristics

Availability	17.12.2025	Location floor	4th floor
Type	Apartment	Living area	107.8 m²
Reference	PPP05	Total surface	111.6 m²
Rooms	3.5	Balcony surface	9.7 m²
Bedrooms	2	Parking space	1
Bathrooms	2		

Object Price	CHF 2,321,435.-
Number of parkings	
Total	1x

Picture(s)











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

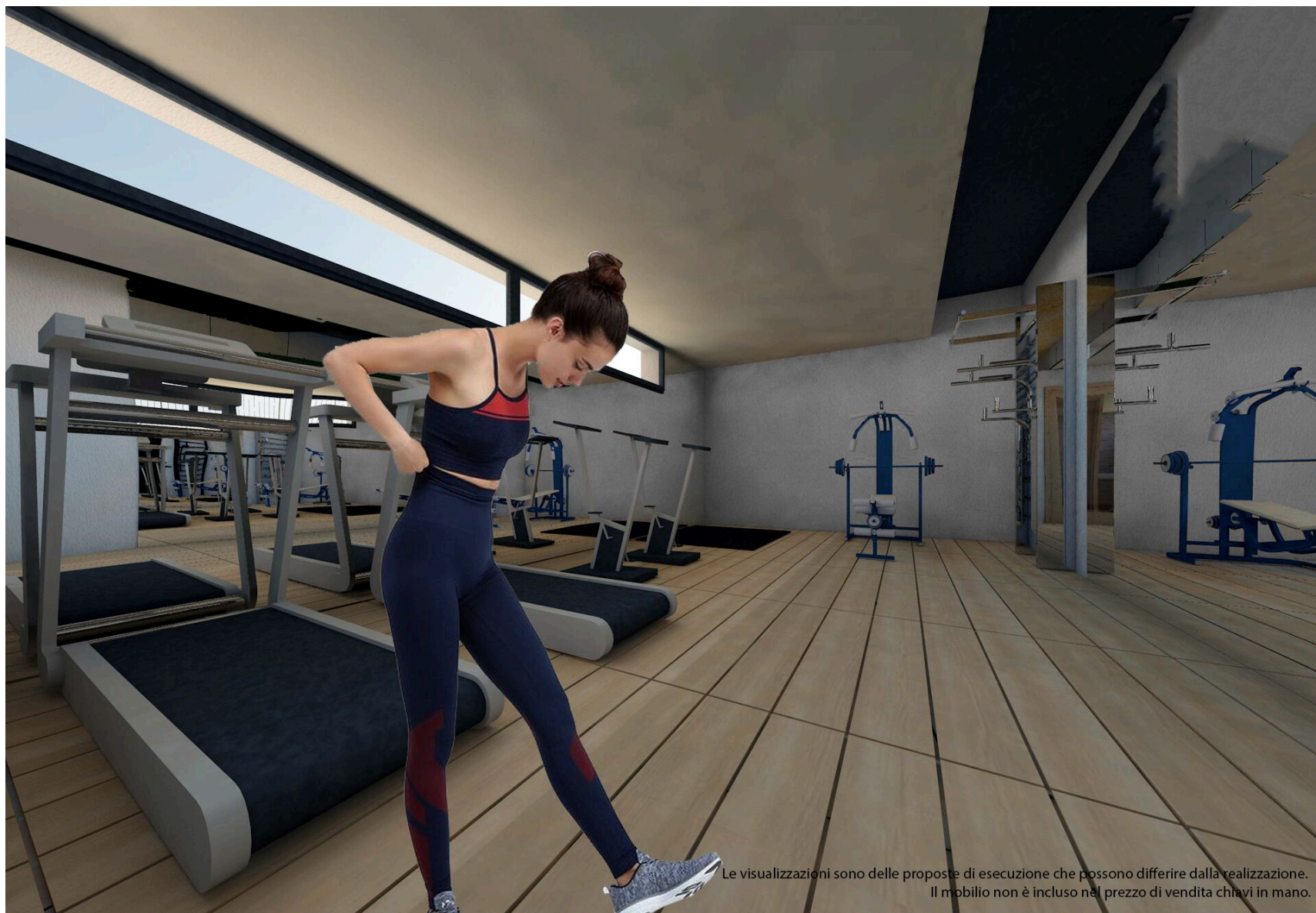


Appartamento PPP 6 - PPP 5 - PPP 4

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



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











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

Contact

Sequoia Consulting Sagl

Via Vedeggi 66b
6983 Magliaso

Phone: +41 78 637 66 15
fabio@sequoiaconsulting.ch
<http://sequoiaconsulting.ch>

Your consultant

Mr. Ferrari Fabio
fabio@sequoiaconsulting.ch
Mob.: +41 78 637 66 15

Notes
