

CH-6900 Lugano, Via Nassa 15

Exclusive Luxury Apartment on the First Line of Lake Lugano

CHF 11,900,000.-

**SEQUOIA**  
CONSULTING

# Property description

In the center of Lugano, on Via Nassa, directly overlooking the lake, we offer for sale a refined prestige apartment with contemporary design and a spectacular **180° panoramic view** of Lake Lugano and the surrounding mountains.

Located on the **3rd floor of an elegant building**, the property is accessible via 3 independent entrances- from Via Nassa, the lakeside and Via Oliva-served by 2 private elevators.

The dwelling is distinguished by **its ample light-filled spaces** and **very high quality finishes**, harmoniously distributed:

A main entrance leads to the elegant open-plan living area, which includes a dining room with direct access to the panoramic terrace, a double living room with **floor-to-ceiling windows** and a TV area with a fireplace. Large windows enhance natural light and offer breathtaking views of the lake and surroundings.

Adjacent to the living area is a fully equipped **Varena** kitchen with center island, **Gaggenau** appliances and **Liebherr** wine cellar, separated by elegant sliding glass doors that provide comfort and privacy.

The sleeping area includes 3 bedrooms, each with a private bathroom with a sophisticated design, made with fine materials by **Bisazza** and **Gessi**.

A distinctive feature of the property is the presence of **a separate studio apartment**, complete with kitchen, bedroom, bathroom with shower and separate entrance-**ideal for guests or service personnel**.

**A refined spa area** with a Turkish bath and Jacuzzi.

A laundry room, 2 cellars and **3 parking spaces in the garage** complete the property.

## Main equipment:

- Home automation system
- Centralized underfloor heating and cooling, with additional autonomous unit
- False ceilings with integrated LED lighting

The combination of fine materials and refined architectural details gives this residence an exclusive charm and timeless elegance, an authentic expression of contemporary luxury

# Characteristics

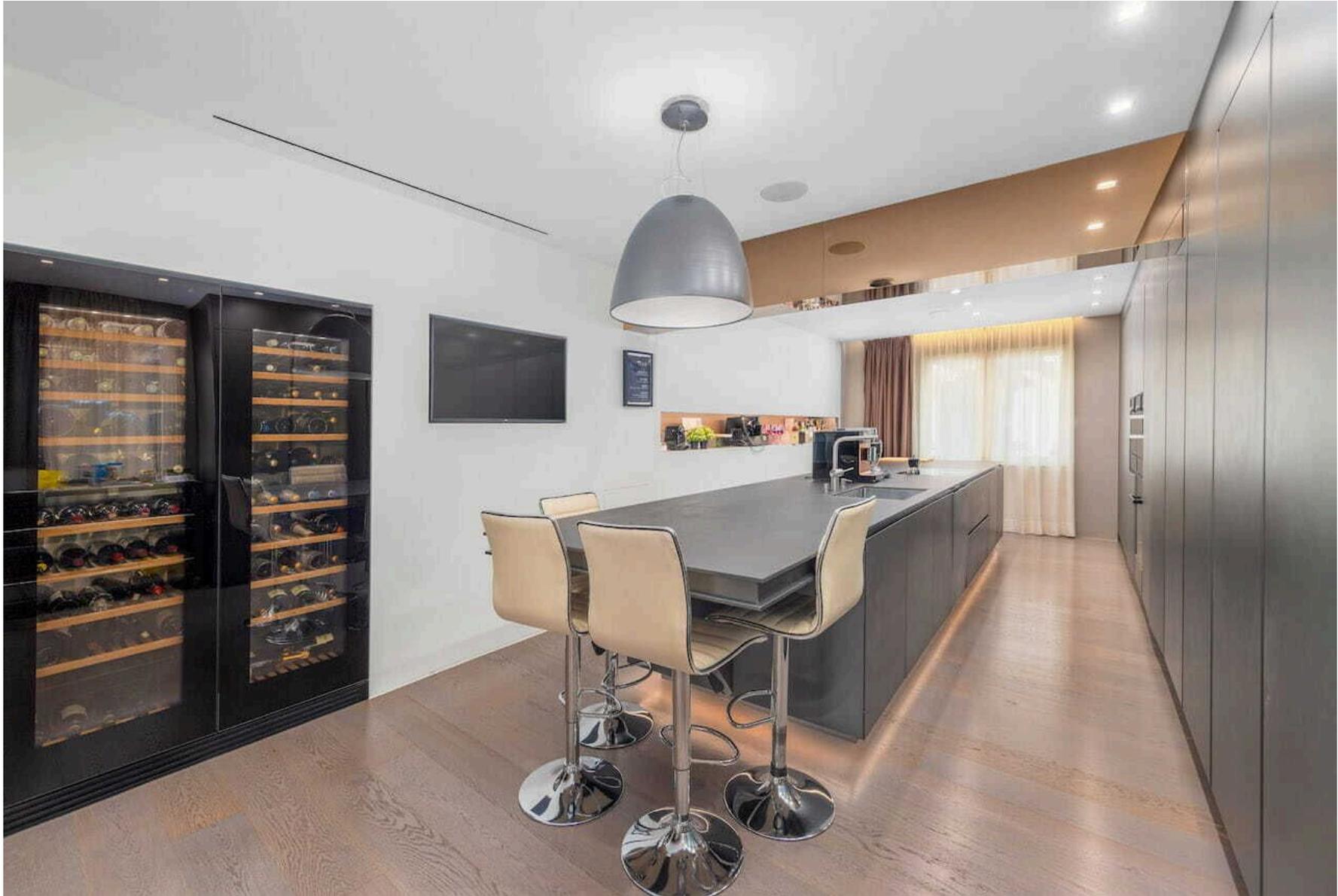
Availability	<b>To agree</b>	Bathrooms	<b>4</b>
Type	<b>Apartment</b>	Location floor	<b>3rd floor</b>
Reference	<b>8061</b>	Living area	<b>520 m<sup>2</sup></b>
Rooms	<b>8</b>	Parking spaces	<b>3</b>
Bedrooms	<b>4</b>		

Object Price	<b>CHF 11,900,000.-</b>
<b>Number of parkings</b>	
Total (incl.)	<b>3x</b>

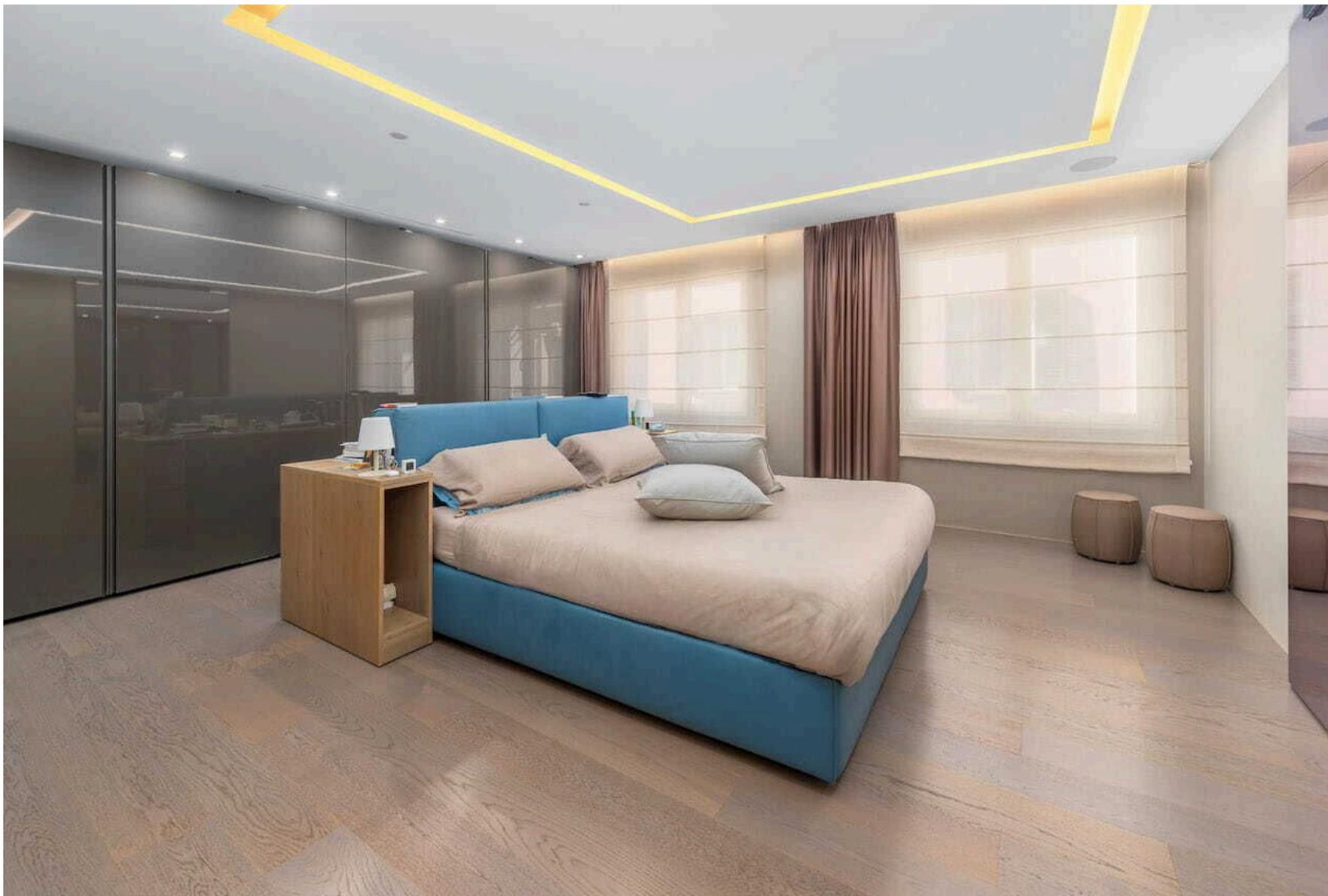
# Interior view













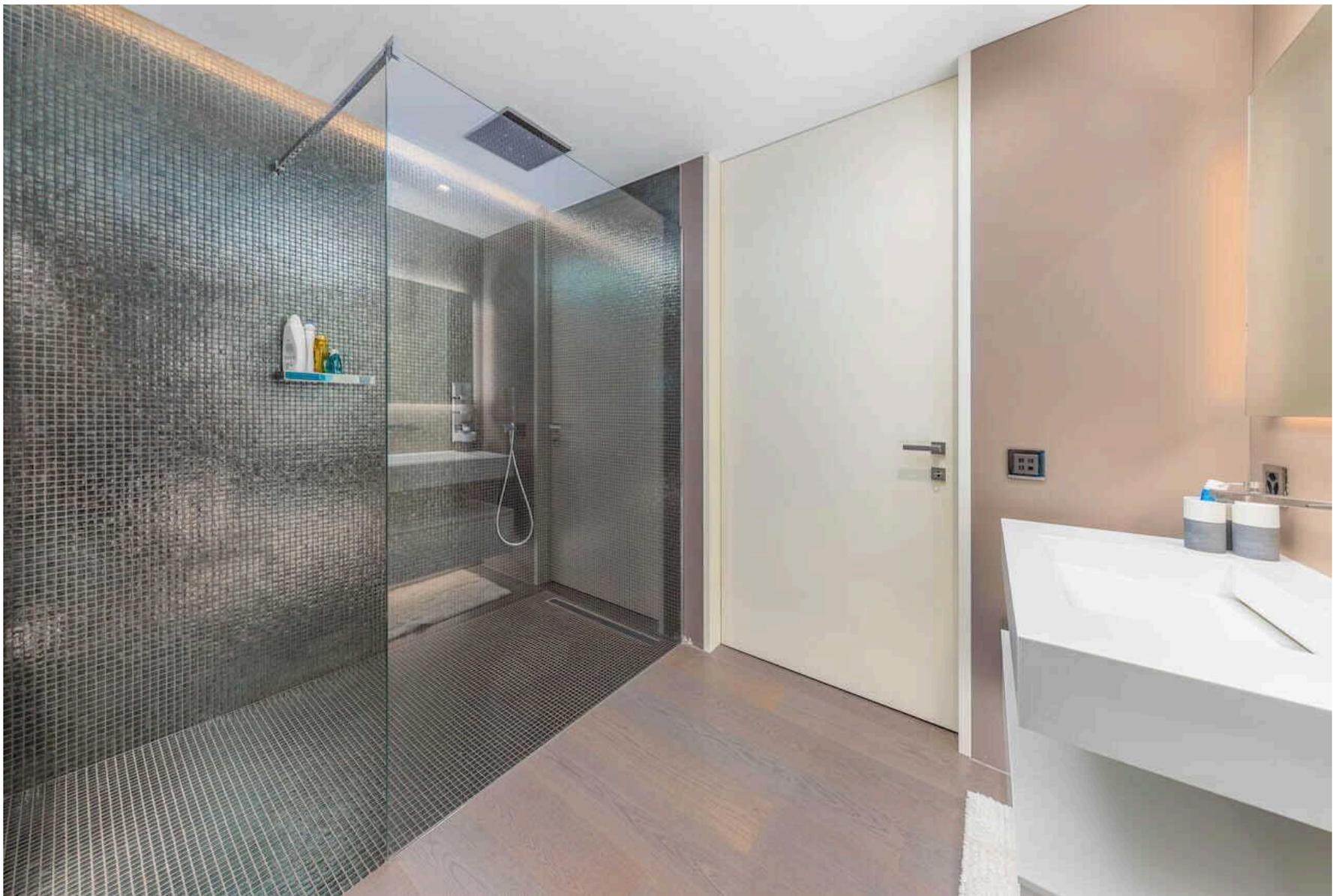
# Exterior view



# Interior view









# Picture(s)



# 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

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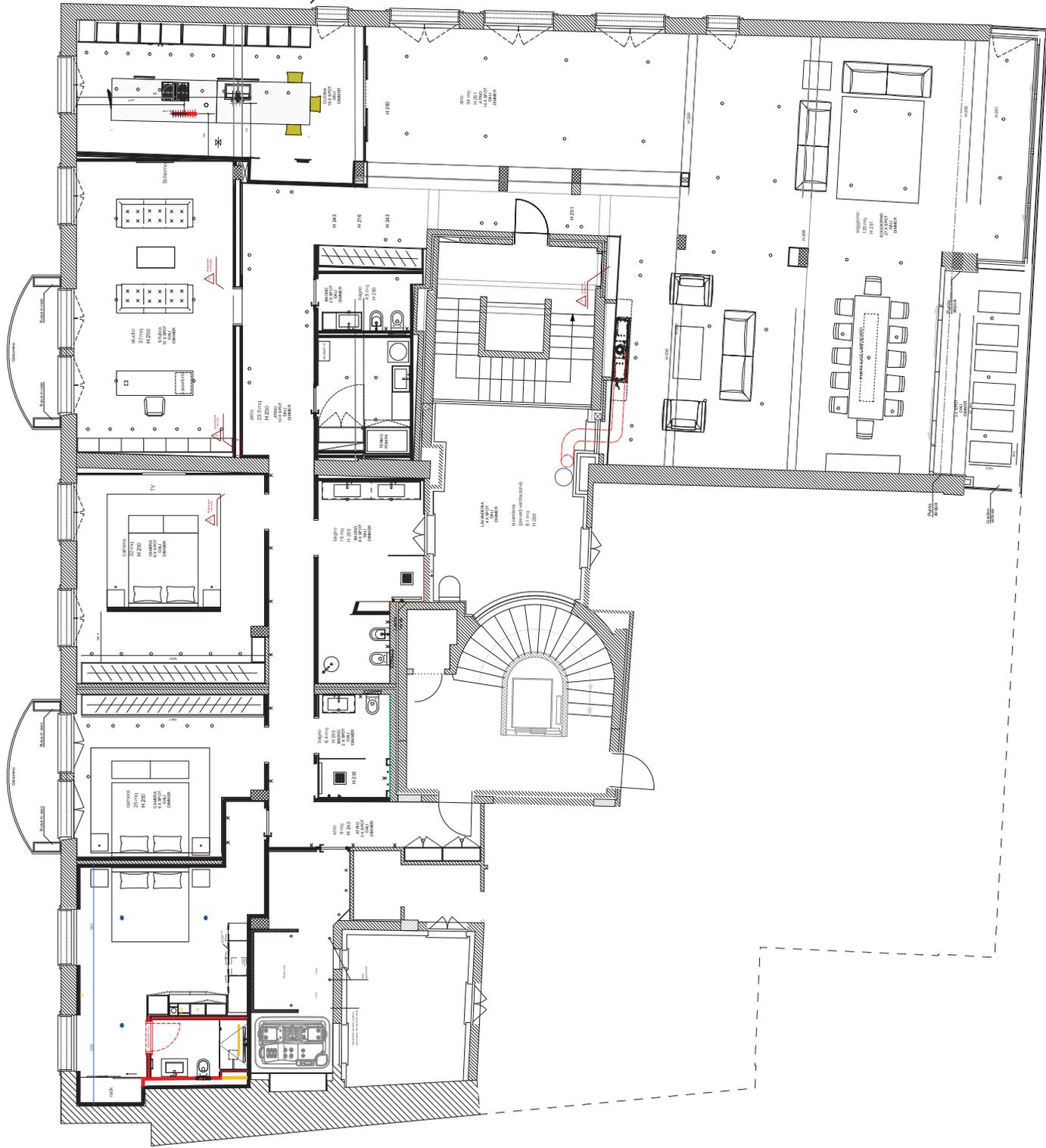
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RESIDENZA EXCELSIOR - VIA NASSA 15

COMUNE DI LUGICANO - MAP.P.2.29

APPINASSA\_038

PIANO 100/A

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DATA: 04.03.2021

PIANTA PIANO TERZO scolo 1.50

10.00 x 11.283.03.34m