



FOR SALE

CH-6900 Lugano, Viale Castagnola 21e

Refined Apartment Close to the Center of Lugano and the Lake

CHF 1,170,000.-

SELOIA
CONSULTING

Property description

In one of the most desirable and prestigious areas of Lugano, we offer for sale a refined apartment of about 115 m², located in an elegant building. The location is extremely convenient: the city center, schools, stores, public transport and main services are all within a short distance, while the lake of Lugano can be reached on foot in a few minutes, offering the possibility of splendid panoramic walks.

The house is distinguished by bright rooms and good distribution of interior spaces:

- Welcoming entrance hall with practical built-in closets
- Guest WC
- Spacious and bright living area with kitchen open to the dining room and living room with direct access to two balconies
- Sleeping area consisting of 2 bedrooms and a bathroom with shower

The property is completed by 1 cellar and **1 parking space in the garage (CHF 80,000, not included in the sale price).**

Flexibility to buy and/or rent:

- The property can also be offered for rent or on a rent to buy basis.
- It is also possible to purchase it fully furnished, subject to agreement with the property.

Perfect as a **primary residence** or as a vacation home as it is possible to turn it into a **secondary residence**.

An ideal solution for those who want to live in a quiet residential setting without sacrificing proximity to the main urban services

Characteristics

Availability	To agree	Bedrooms	2
Type	Apartment	Bathrooms	2
Reference	3060	Living area	115 m²
Rooms	3.5	Parking space	1

Object Price	CHF 1,170,000.-
Number of parkings	
Total (not incl.)	1x / CHF 80,000.-
Total price	CHF 1,250,000.-
Charges	CHF 4,500.-/year (Not specified)

Interior view

































Contact

Sequoia Consulting Sagl

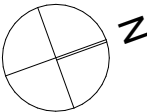
Via Vedeggi 66b
6983 Magliaso

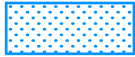
Phone: +41 78 637 66 15
fabio@sequoiaconsulting.ch
<http://sequoiaconsulting.ch>

Your consultant

Mr. André Schmalzbauer
as@sequoiaconsulting.ch
Mob.: +41 79 304 66 54

Notes

000	RILIEVO APPARTAMENTO 351 Sapietro Viale Castagnola 21/E, Lugano	MAURO GALFETTI arch. dipl. ETH/SIA/OTIA/REG (A) e pianificatore FSU Via alla Chiesa 3 6962 Viganello tel. 091 971 971 28 tel. 091 970 39 87 cell. 079 207 11 73 email: mauro_galfetti@ticino.com			
05	Pianta 3P SUL				



SUL 89.8 m²

