



FOR SALE

CH-6900 Lugano, Via Clemente Maraini 9

7700

CHF 1,490,000.-

SEQUOIA  
CONSULTING

# Property description

We offer for sale an elegant apartment of 90 m<sup>2</sup> located in one of the most sought-after areas of Lugano, characterized by an unparalleled lake view and bright and finely renovated rooms.

The property, built in 1970 and completely renovated in 2007 with an investment of about 200,000 CHF, is in impeccable condition and ready for use. The generous 15 m<sup>2</sup> terrace is a true extension of the living area, ideal for outdoor dining and relaxing moments in front of the lake and the surrounding mountains.

## **Interior distribution.**

- Spacious living room with large panoramic windows and direct access to the terrace
- Bright dining area
- Separate, fully equipped modern kitchen
- Master bedroom with fitted closets and furnishings
- Elegant bathroom with quality finishes
- Air conditioning

Warm parquet floors, modern lines and designer furnishings give the apartment a cozy, refined and comfortable atmosphere.

Parking: 1 parking space in the garage.

Possibility of use as a **secondary residence**.

Heating: oil-fired system with radiator distribution.

Condominium expenses: 400 CHF/month.

## **Strong profitability - B&B business already established**

The property is currently rented out as a B&B, generating an annual income of approximately CHF 60,000. It is possible to take over the current leases, making the investment immediately profitable.

## **Strengths:**

- A few minutes from the center of Lugano
- Elevated, sunny and prestigious location
- Terrace with spectacular and unobstructable lake view
- Excellent interior conditions
- Excellent investment thanks to the strong income

This property represents a rare opportunity for those who want to live or invest in one of the most exclusive areas of Lugano, combining unique lake views, modern amenities and excellent immediate profitability.

A ready-to-live-in apartment, ideal both as a prestigious pied-à-terre and as a guaranteed yield investment

# Characteristics

Availability	<b>To agree</b>	Year of construction	<b>1970</b>
Type	<b>Apartment</b>	Latest renovations	<b>2007</b>
Reference	<b>7700</b>	Balconies	<b>2</b>
Second home	<b>Authorized</b>	Heating type	<b>Fuel oil</b>
Rooms	<b>3.5</b>	Heating installation	<b>Radiator</b>
Bedrooms	<b>2</b>	Living area	<b>90 m²</b>
Bathroom	<b>1</b>	Terrace surface	<b>15 m²</b>
Location floor	<b>3rd floor</b>	Parking space	<b>1</b>

Object Price	<b>CHF 1,490,000.-</b>
<b>Number of parkings</b>	
Total (incl.)	<b>1x</b>
Charges	<b>CHF 400.-/month (Not specified)</b>



# Exterior view









# Interior view























# Exterior view





# Interior view





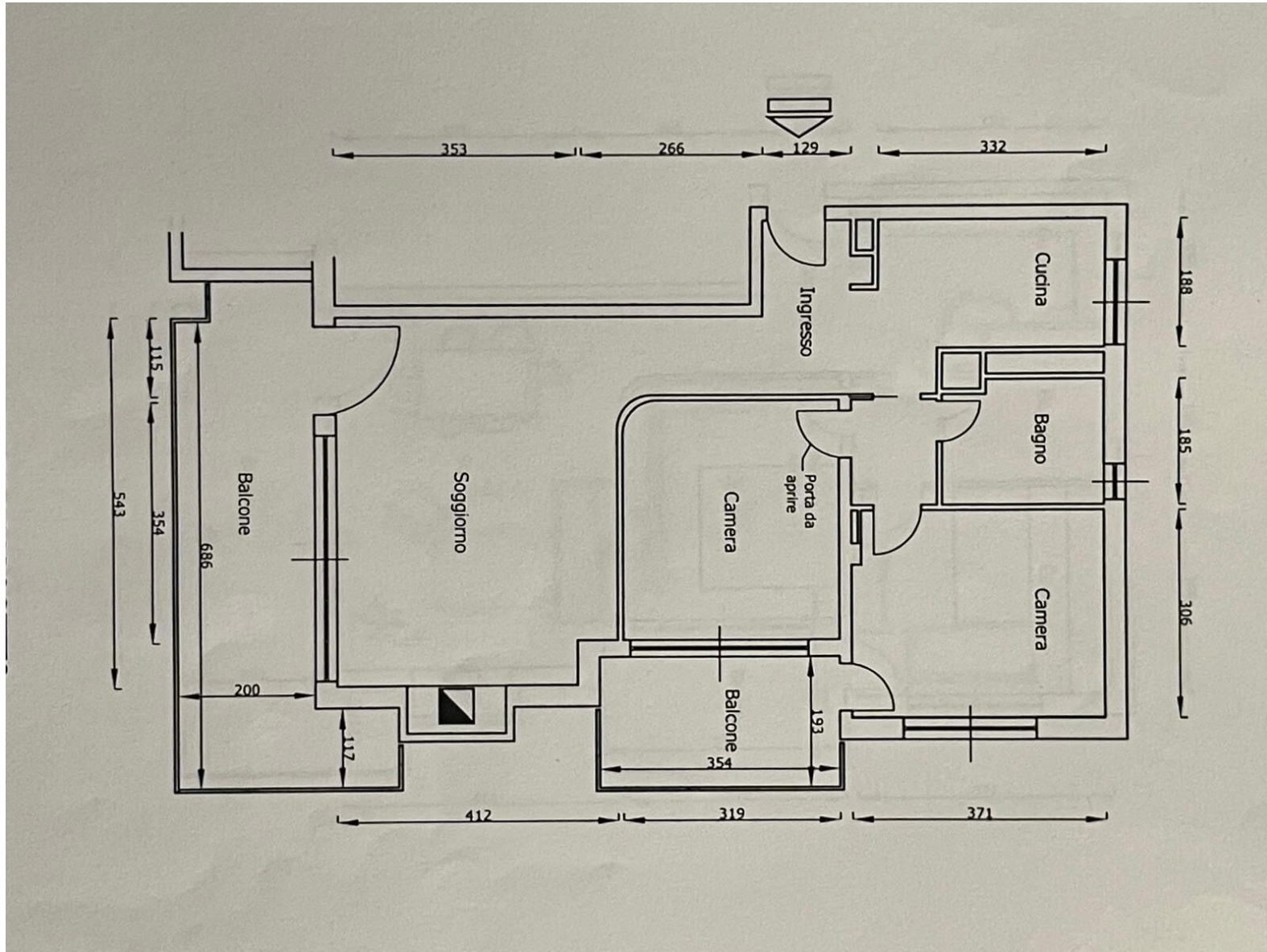


# Exterior view





## Plan



# Contact

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## Your consultant

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