



FOR SALE

CH-6900 Lugano, Via Tesserete 64

Modern Apartment with Large Terrace and Garden

CHF 1,156,000.-

SEQUOIA
CONSULTING

Property description

Within the prestigious Mirador Residence, at 66 Tesserete Street in Lugano, we offer for sale a refined 3.5-room apartment located on the 1st floor of a modern residential complex surrounded by greenery.

The residence, developed on several terraced levels, enjoys a privileged location that combines the convenience of city services with the tranquility and beauty of the surrounding natural environment.

Mirador Residence offers exclusive services of high standing, including indoor and outdoor swimming pools, SPA area and a modern gymnasium, ensuring a high quality lifestyle.

Apartment 1.2 is a spacious 3.5-room with a modern cut. The living area is accessed from the entrance hall equipped with a built-in closet, which is very convenient, while the kitchen is open plan. The master bedroom has an en suite bathroom.

Inside the apartment there are areas used as a cellar and laundry room, to optimize space and from multiple uses.

The terrace is partially covered and was created with the aim of granting an outdoor space where you can have lunch or dinner, or simply spend some time with friends or family. The view of the apartment is projected toward the mountains.

Parking spaces in the garage are available at a price of CHF 65,000 each.

An ideal solution for those who want to live Lugano in an exclusive context, with comfort, privacy and panoramic views

Characteristics

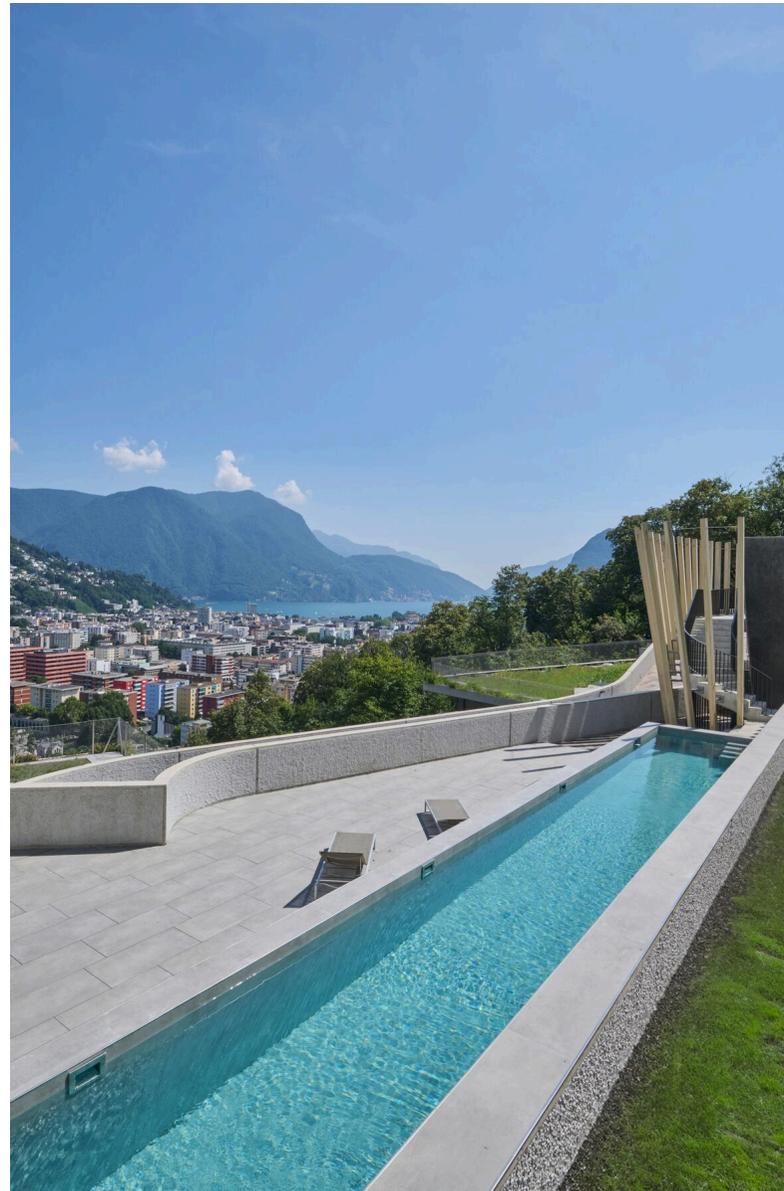
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|----------------|------------------|----------------------|----------------------------|
| Availability | Immediate | Year of construction | 2024 |
| Type | Apartment | Living area | 101.5 m² |
| Reference | App. 1.2 | Total surface | 120.4 m² |
| Rooms | 4 | Garden surface | 72 m² |
| Bedrooms | 2 | Terrace surface | 26.7 m² |
| Bathroom | 1 | Cellar surface | 13.9 m² |
| Location floor | 1st floor | | |

Object Price **CHF 1,156,000.-**

Picture(s)



Exterior view





Interior view









Picture(s)

| | |
|-------------------------|---------------|
| Locali | 3½ |
| Superficie Appartamento | 101.50 m2 |
| Superficie terrazza | 26.7 m2 |
| Superficie giardino | 0.0 m2 |
| Superficie cantina | 13.88 m2 |
| Superficie commerciale | 120.4 m2* |
| Prezzo al mq | CHF 9'600 |
| Prezzo | CHF 1'156'000 |

*Calcolo: Terrazzo: 50%, Giardino 20%, Cantina 40%

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

Notes
