



FOR SALE

CH-6900 Lugano, Via Tesserete 66

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

Availability	<b>Immediate</b>	Year of construction	<b>2024</b>
Type	<b>Apartment</b>	Living area	<b>101.5 m<sup>2</sup></b>
Reference	<b>App. 1.2</b>	Total surface	<b>120.4 m<sup>2</sup></b>
Rooms	<b>4</b>	Garden surface	<b>72 m<sup>2</sup></b>
Bedrooms	<b>2</b>	Terrace surface	<b>26.7 m<sup>2</sup></b>
Bathroom	<b>1</b>	Cellar surface	<b>13.9 m<sup>2</sup></b>
Location floor	<b>1st floor</b>		

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

---

---

---

---

---

---

---

---