CH-6818 Melano, Via Cantonale 26

Elegant Apartment with a Magnificent View of Lake Lugano

CHF 1,180,000.-

SEQUOIA CONSULTING

Property description

In Melano, in a residential, sunny, and scenic location, we are offering for sale a cozy 4.5-room apartment located on the 2nd floor of an elegant building with an elevator overlooking Lake Lugano.

The property stands out for its magnificent lake view, which can be enjoyed both from inside the apartment and from the spacious terrace—ideal for relaxing outdoors. The apartment features bright, well-laid-out rooms, including a spacious and inviting living area, large windows opening onto the outdoors, and a warm, welcoming atmosphere.

The interior layout includes a living room with access to the terrace, a separate kitchen, 3 bedrooms, 2 bathrooms, a walk-in closet, and convenient storage spaces.

The residence is well-maintained and situated in a quiet, green, and private setting, just a short walk from the lake.

The property also includes **2 parking spaces in a garage with an electric door (CHF 50'000 each; not included in the price) and a private cellar**.

Melano is a municipality directly overlooking Lake Lugano, prized for its quality of life, tranquility, and proximity to major transportation links. The location is strategic: convenient for access to the highway toward Lugano, Como, and Milan, and just about 7 km from downtown Lugano, with its shopping streets, public and private schools, parks, restaurants, and all major amenities.

The building has recently benefited from significant condominium-wide investments that have already been fully paid for, including the installation of a **state-of-the-art solar power system**. This upgrade adds value in terms of sustainability, energy efficiency, and reduced energy consumption.

The sale price does not include movable furnishings. However, it does include the apartment's built-in fixtures, such as the kitchen, bathrooms, and built-in cabinets.

An ideal solution for those who wish to live in an elegant and relaxing setting, with a charming lake view, without sacrificing the convenience of transportation links and proximity to the city.

NOTE: The price is slightly negotiable.

The apartment can be purchased either as a primary residence or as a vacation home.

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Characteristics

Availability	**To agree**
Type	**Apartment**
Reference	**6321**
Second home	**Authorized**
Rooms	**4.5**
Bedrooms	**3**

Bathrooms	**2**
Location floor	**2nd floor**
Living area	**151 m²**
Terrace surface	**23 m²**
Parking spaces	**2**

Object Price	**CHF 1,180,000.-**

Number of parkings

2x Total (not incl.)

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Interior view

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Exterior view

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Interior view

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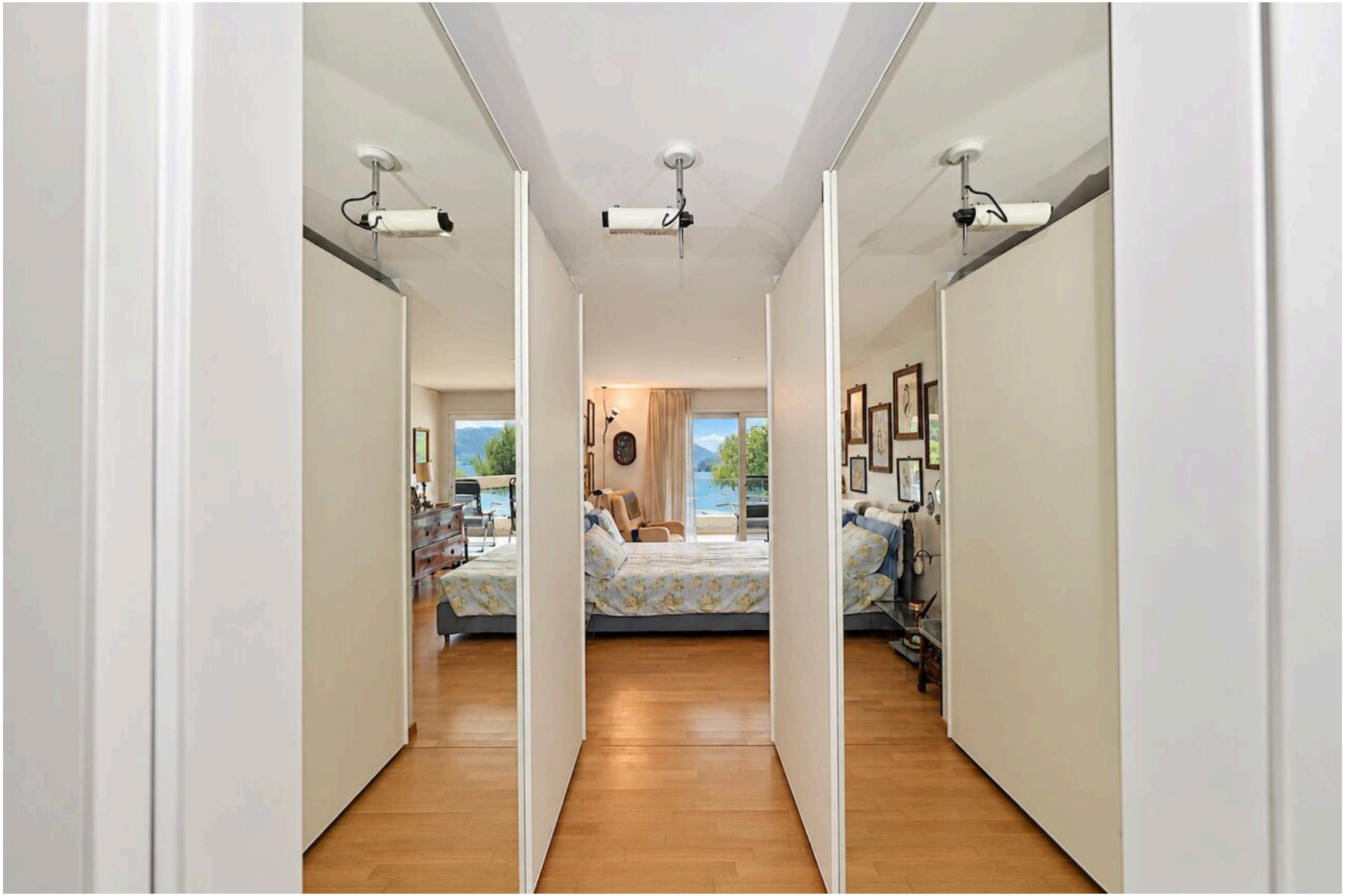

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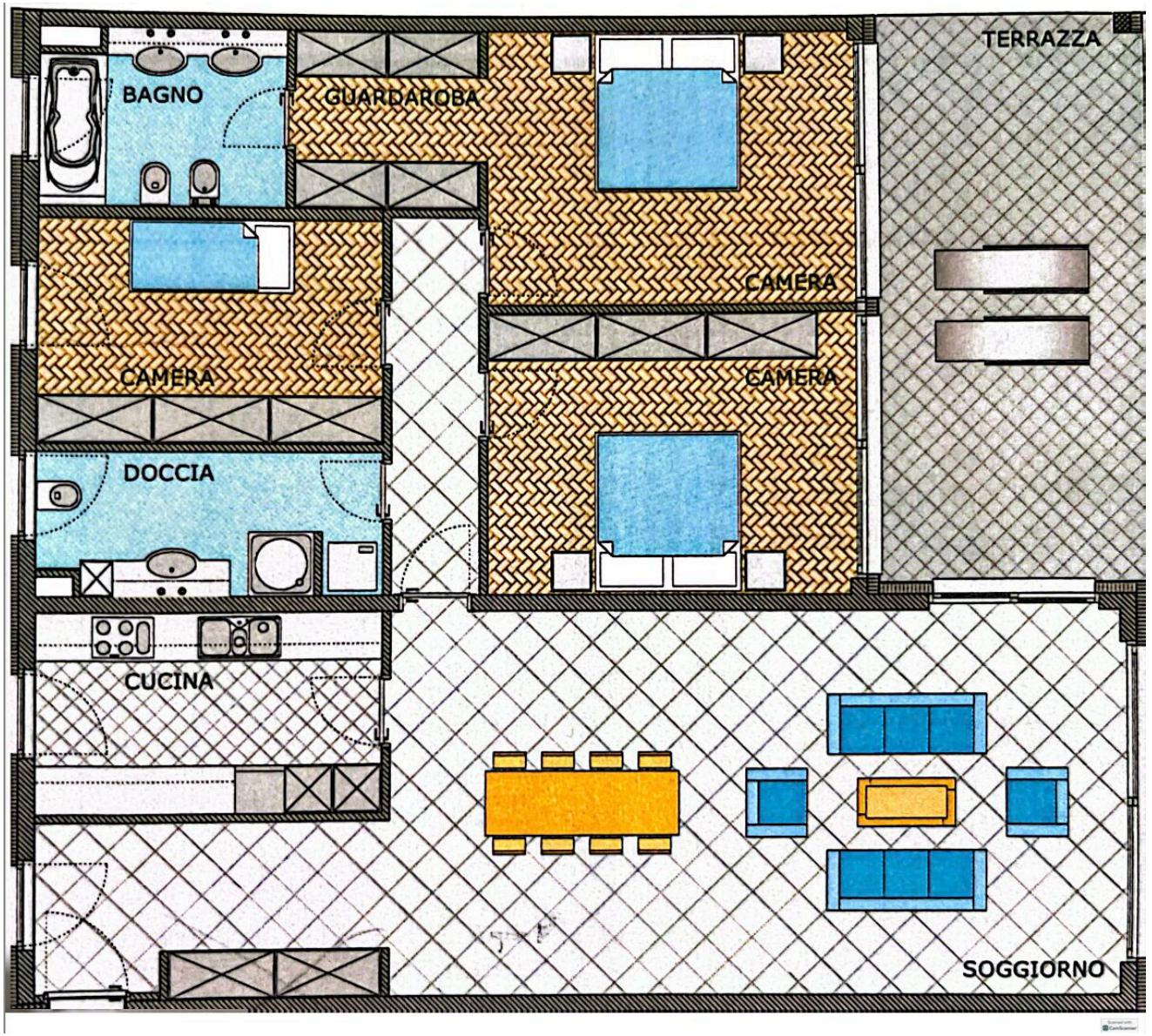
Picture(s)

Exterior view

Plan



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Notes