



FOR SALE

CH-6815 Melide, Lungolago Giuseppe Motta 42b

Elegant Apartment with a Private Garden and a View of Lake Lugano

CHF 2,090,000.-

SEQUOIA
CONSULTING

Property description

In Melide, in a quiet residential area with excellent amenities, just 8 km from downtown Lugano, we are offering for sale a modern 4.5-room apartment with a private garden, located in the prestigious “Villa Branca” residence, which overlooks Lake Lugano.

The location is particularly prime: the Melide beach, restaurants, and the picturesque lakeside promenade are all just a few minutes’ walk away. The property is therefore an ideal choice both as a PRIMARY residence and as a SECOND HOME.

The “Villa Branca” residence consists of five elegant buildings, designed in perfect harmony with the surrounding landscape. The distinctive arched architecture gently follows the contours of the shore, creating a refined complex that blends seamlessly into the natural setting.

Equipped with state-of-the-art technology, including heat pump heating with summer cooling and triple-pane windows, the residence ensures high energy efficiency, living comfort, and well-being throughout the year. The common areas, meticulously maintained and surrounded by greenery, offer an atmosphere of absolute tranquility and privacy.

The apartment features high-quality finishes and a floor plan designed to combine functionality, comfort, and elegance.

The interior layout includes:

- * an elegant entryway with a hallway and built-in closet;
- * a spacious and bright living room with a dining area and a high-end open kitchen;
- * access to a private garden of approximately 100 square meters and two terraces, for a total area of approximately 42 square meters, with stunning views of the lake and the surrounding mountains;
- * master bedroom with lake views, direct access to the garden, walk-in closet, and en suite bathroom complete with a tub and shower;
- * 2 additional bedrooms, both with lake views and access to the garden;
- * second bathroom with a bathtub;
- * private indoor laundry room.

The property also includes a wine cellar and 2 parking spaces in the garage.

Thanks to its contemporary design, refined finishes, and strategic location—just a few minutes from the highway, close to major amenities, and only 8 km from Lugano—this apartment represents an exclusive real estate opportunity and a valuable investment that is sure to stand the test of time.

Characteristics

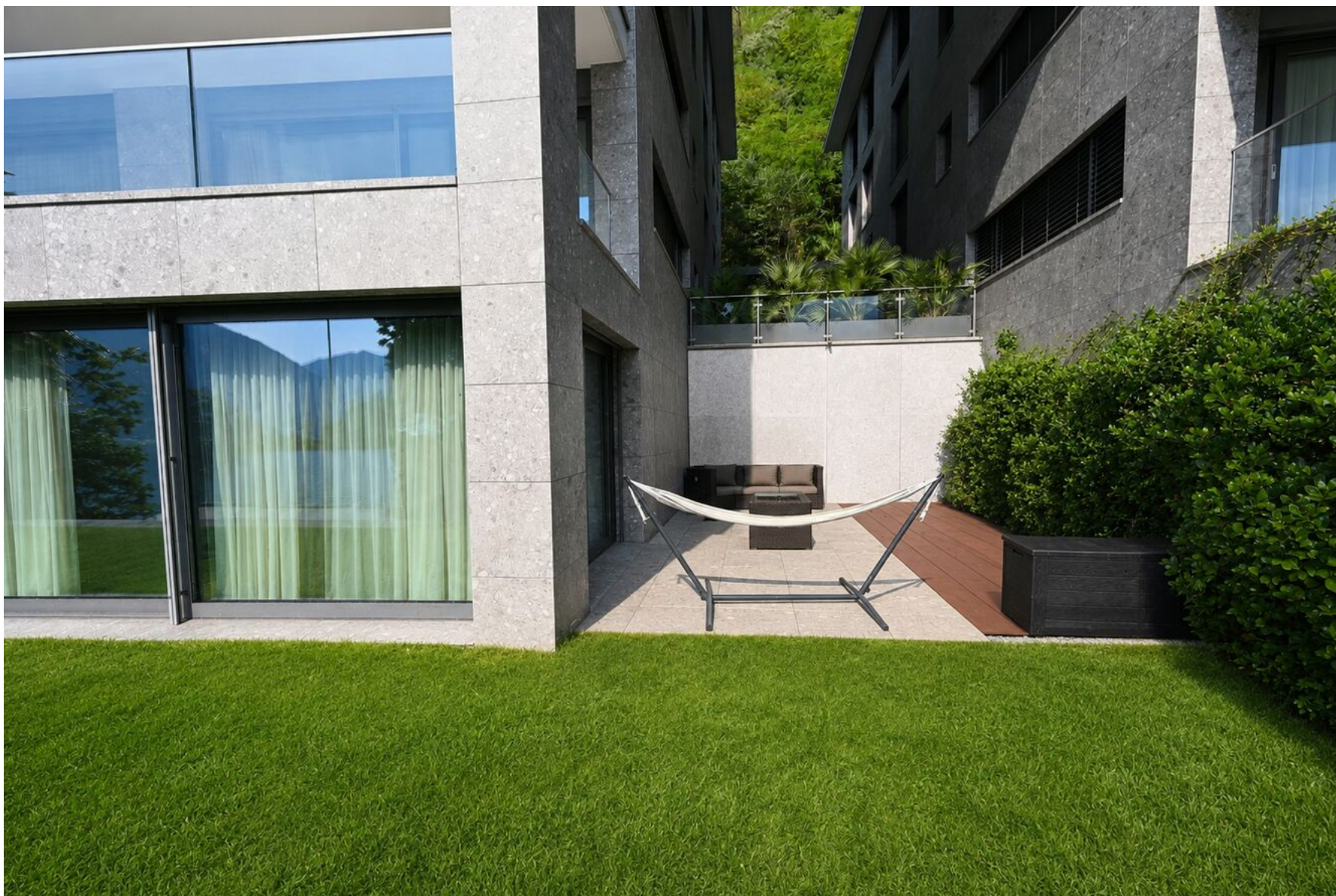
Availability	To agree	Year of construction	2017
Type	Apartment	Heating type	Heat pump
Reference	PPP23	Heating installation	Floor
Second home	Authorized	Living area	170 m²
Rooms	4.5	Garden surface	100 m²
Bedrooms	3	Terrace surface	42 m²
Bathrooms	3	Parking spaces	2

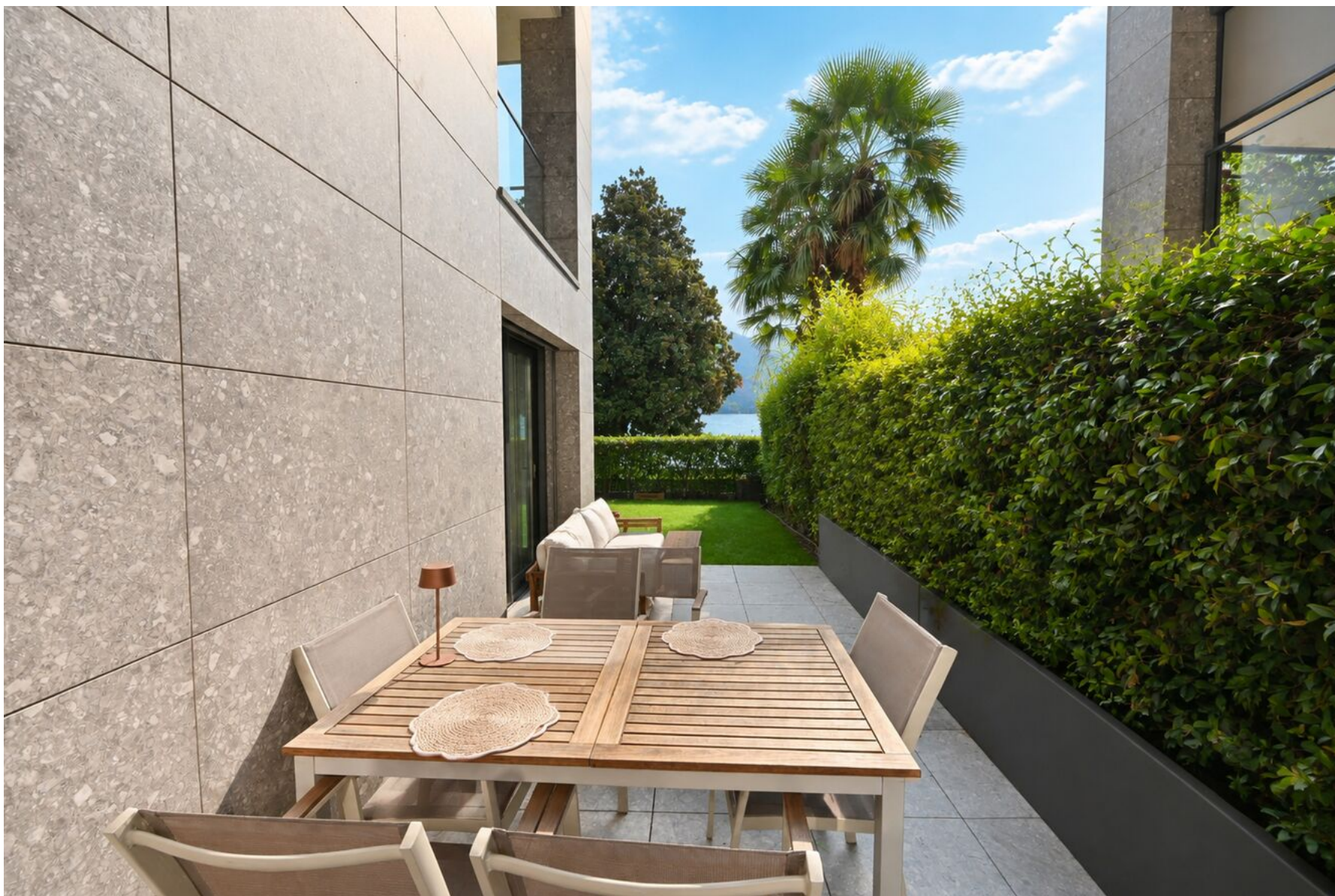
Object Price	CHF 2,090,000.-
Number of parkings	
2x Total (incl.)	

Exterior view











Interior view











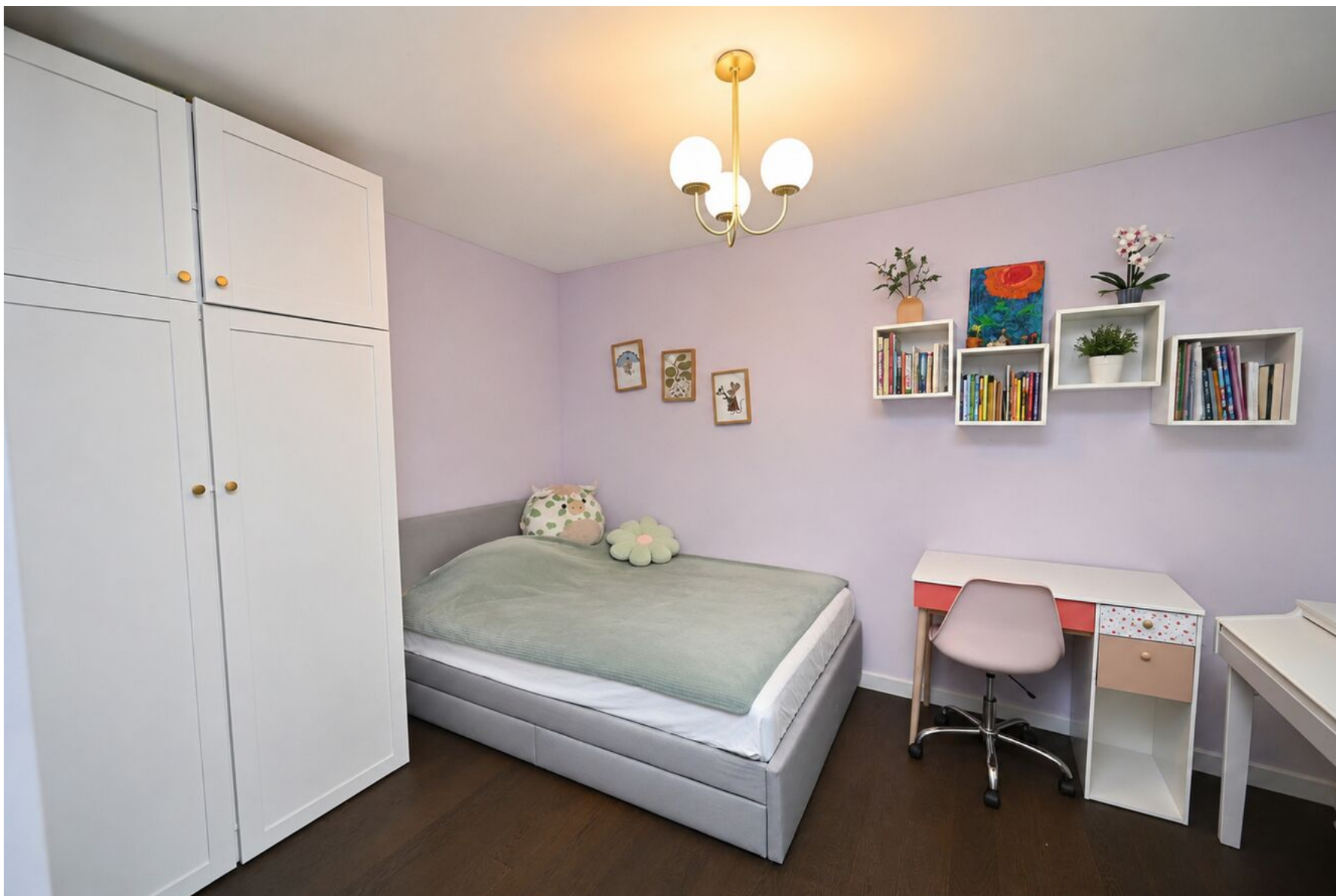
























Exterior view



Interior view



Exterior view







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Contact

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Notes
