



FOR SALE

CH-6648 Minusio, Via San Gottardo 180

Lake view, large spaces and swimming pool: elegant apartment in  
Minusio  
CHF 1,190,000.-

SEQUOIA  
CONSULTING

# Property description

In the charming oasis of Minusio, in a sunny residential area and in an excellent location just a few steps from the shores of Lake Maggiore, this elegant 4.5-room apartment awaits you, captivating with its unique charm. The property is located on the 2nd floor of a well-maintained residence consisting of 18 units, equipped with an unheated outdoor swimming pool and a large and well-kept condominium garden.

## Space concept & living quality.

With a generous net living area of about 150 m<sup>2</sup>, the apartment offers a clear and functional distribution of rooms, with spacious and bright rooms.

The large living area with living room and dining room impresses with its size and brightness. A cozy fireplace creates a warm and inviting atmosphere. The covered balcony (approx. 15 m<sup>2</sup>) expands the living space to the outdoors and provides a beautiful view of Lake Maggiore and the impressive surrounding mountain landscape.

The kitchen is separated from the living/dining area by a light wall, ensuring a practical and comfortable arrangement of space. For those who prefer an open kitchen, there is the possibility of easily removing the partition wall.

The sleeping area has three large bedrooms, each

with direct access to balconies. Two bathrooms, both with windows, complete the area.

## All bedrooms and the hallway are equipped with built-in closets.

The property includes **a motorized garage** and a spacious basement.

A well-kept garden with unheated outdoor pool for condominium use completes the offer, representing a real added value for the residence.

The apartment is ideal for families or for those who want ample space, tranquility and quality of life in a sunny and strategically located residential context, a short distance from the lake, services, schools and public transport links.

## Status & amenities

### The property, built in the 1970s and subject to regular renovations over time, is in good state of repair.

- New windows and doors
- High-quality parquet floors recently laid
- Fireplace in the living area
- Two covered balconies (15 m<sup>2</sup> and 2 m<sup>2</sup>)
- Motorized car garage

- Large cellar
- Unheated outdoor pool and garden for common use

## Location & surroundings.

Minusio, a renowned tourist and residential town rich in history and culture, is particularly popular for its breathtaking views and sunny climate with numerous hours of sunshine throughout the year.

Just a 5-minute drive away is Locarno, famous for its annual film festival. The town offers elegant boutiques, a large lido, yacht clubs, prestigious hotels, and numerous renowned restaurants. The area invites splendid nature walks, as well as surfing, sailing, and other water sports, and enjoyable boat trips on Lake Maggiore. An exclusive 18-hole golf course in Ascona is also about a 10-minute drive away, as well as several tennis courts. The charming Ticino valleys nearby (Vallemaggia, Centovalli) offer multiple opportunities for hiking, trekking and biking. A bus stop is located in close proximity to the property

# Characteristics

Availability	<b>Immediate</b>	Location floor	<b>2nd floor</b>
Type	<b>Apartment</b>	Latest renovations	<b>2024</b>
Reference	<b>9665</b>	Living area	<b>150 m<sup>2</sup></b>
Rooms	<b>4.5</b>	Terrace surface	<b>17 m<sup>2</sup></b>
Bedrooms	<b>3</b>	Parking space	<b>1</b>
Bathrooms	<b>2</b>		

Object Price	<b>CHF 1,190,000.-</b>
<b>Number of parkings</b>	
1x Total (incl.)	

# Picture(s)



# Exterior view





# Interior view

























# Exterior view



# Plan



# Contact

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## Your consultant

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