



CH-6926 Montagnola, Via Valegia 44

Refined Apartment with Lake View - Also Secondary Residence

CHF 1,890,000.-



Property description

In Montagnola, in one of the most exclusive and sought-after residential areas, just 4 km from Lugano, we offer for sale a refined 5-room apartment located on the 2nd floor of an elegant luxury condominium consisting of only 12 residential units.

With a generous surface area of approximately 265 m², this prestigious property is distinguished by the **spectacular panoramic terrace** and the **glassed winter garden**, from which you can enjoy a breathtaking view of Lake Lugano and the surrounding mountains. Set in a quiet and harmonious context, the apartment benefits from solar exposure, offering bright rooms and a high quality of life, ideal for those seeking comfort, privacy and a privileged contact with nature.

The interior spaces, designed with great attention to functionality, are enhanced by high-standard finishes and embellished by the presence of an elegant fireplace. The rooms, spacious and well-proportioned, are west-facing and flooded with natural light for much of the day. The welcoming and representative living area opens onto the large terrace and winter garden, creating a perfect continuity between indoors and outdoors and offering unique panoramic views in every season.

Dotazioni:

- 2 parking spaces in the garage

- Private wine cellar and a separate air-conditioned compartment for wine storage
- Private elevator with direct access to the apartment

Common parts of the Residence:

- Large, stylish indoor heated year-round swimming pool
- Wellness area with sauna, cold tub and cold shower
- 2 changing rooms for communal use, 2 bathrooms, 10 changing rooms and 2 personal walk-in closets for personal belongings.

Features of the Neighborhood:

- Exclusively residential, quiet and private context
- Excellent exposure and orientation
- Open views of the Gulf of Agno, wooded areas and surrounding landscape
- Only 1 km from the renowned international school TESIS

Accessibility and Amenities:

- Public transportation, stores and services about 300 meters away (Brocchi Square)
- Proximity to commercial hubs, such as Migros in Agno and Grancia.
- Public parking available about 50 meters away, designated for collective use.

PRINCIPALI VANTAGGI:

- Privileged and highly sought-after location

- About 4 km from the center of Lugano
- Large panoramic terrace with lake view
- 2 parking spaces in garage
- Municipality with advantageous taxation
- Also authorized as a secondary residence

NOTE: It can be purchased as a secondary residence.

This property represents a unique solution for those who wish to live in an exclusive and well-kept environment without sacrificing the convenience of nearby services.

Characteristics

Availability	To agree	Location floor	2nd floor
Type	Apartment	Basement	1
Reference	5009	Living area	265 m²
Rooms	5	Terrace surface	50 m²
Bedrooms	3	Parking spaces	2
Bathrooms	3		

Object Price	CHF 1,890,000.-
Number of parkings	
2x Total (incl.)	

Interior view





Exterior view











Interior view



Exterior view

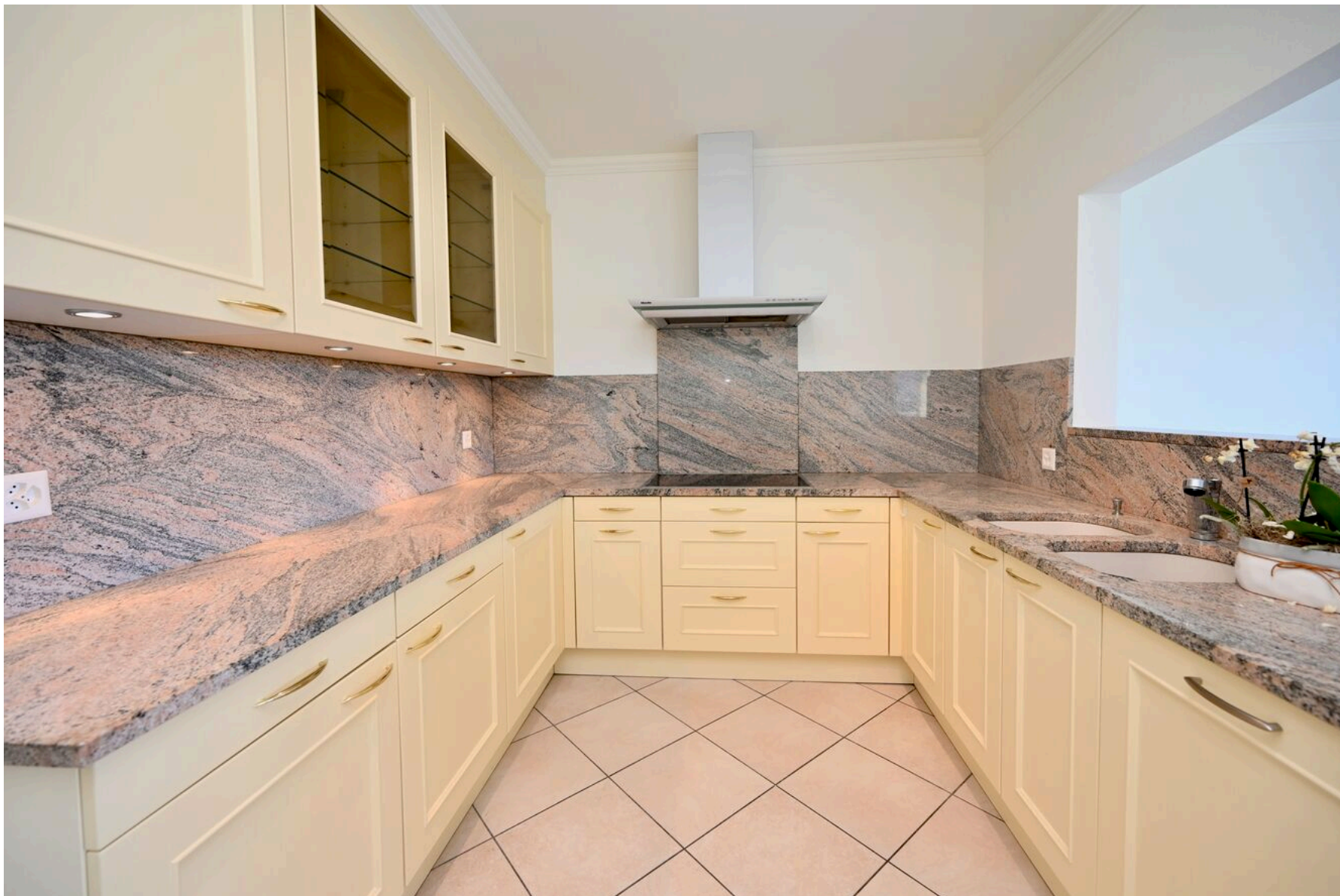


Interior view















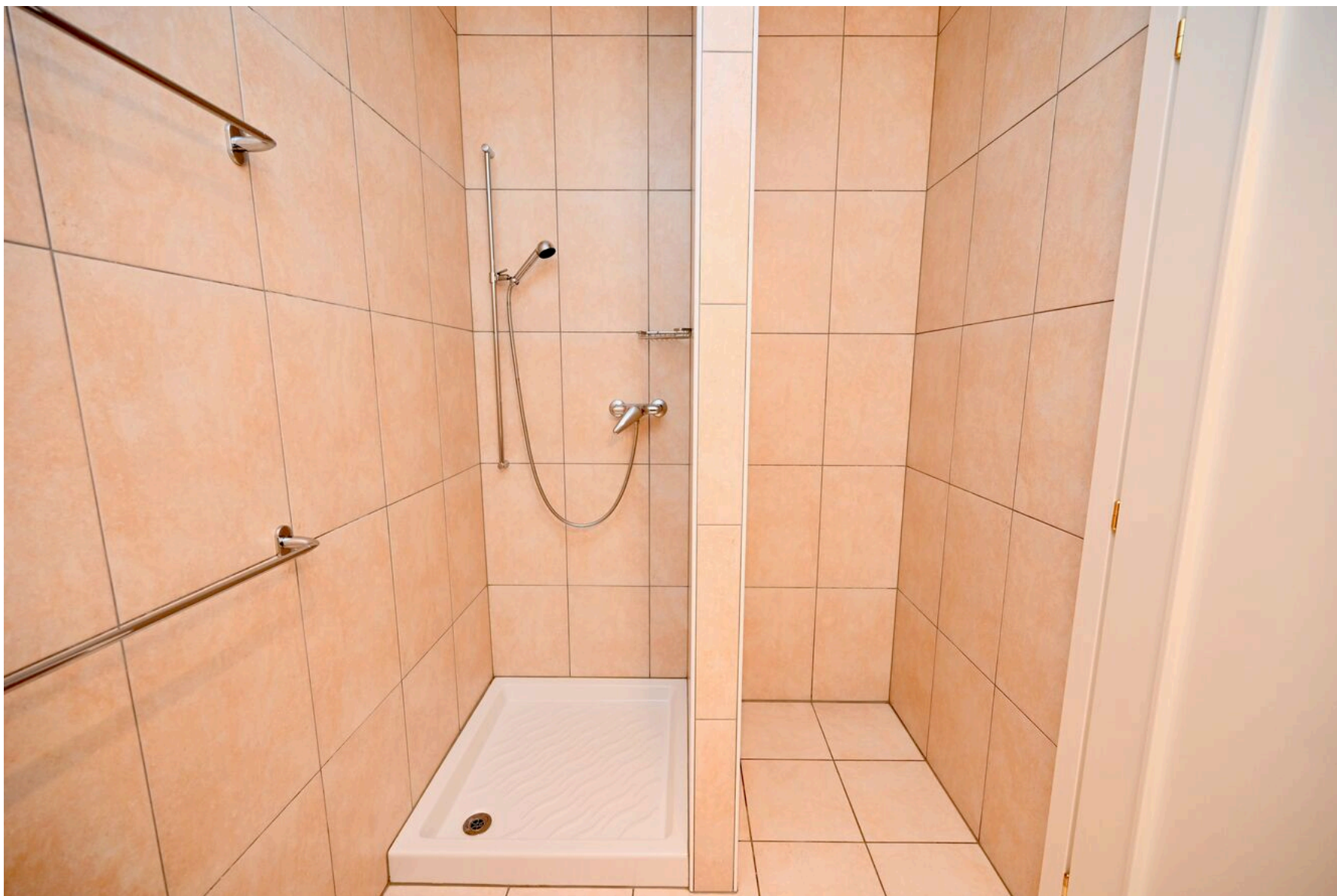


















Picture(s)



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Notes
