



FOR SALE

CH-6900 Paradiso, Via Zorzi 28

Luxury Apartment a Few Minutes from the Center and Lakefront

CHF 2,300,000.-

SEQUOIA  
CONSULTING

# Property description

In the heart of Lugano-Paradiso, in a strategic location just a few minutes from the lakeside promenade, the city center and the Lugano Sud motorway exit, we offer for sale a refined 3.5-room apartment located on the 4th floor of the elegant Residenza "Al Parco," an expression of contemporary architecture and high-level comfort.

Built in 2013, the residence stands out for its modern and minimalist design, perfectly integrated into the urban context. A convenient pedestrian access directly connects the property to the city center and the lakeside promenade.

On the ground floor there is the reception with concierge service, as well as a wellness & fitness area with a gym equipped with Technogym machines and a sauna with relaxation area.

The apartment offers a prestigious living experience, characterized by spacious, bright and harmoniously distributed spaces, designed to enhance natural light, panorama and privacy.

The property consists of:

- \* entrance hall,
- \* bright living room with dining area, overlooking Lake Lugano through large floor-to-ceiling windows and access to a livable terrace, creating a perfect continuity between indoors and outdoors,

- \* fully equipped modern open-plan kitchen,
- \* 2 comfortable bedrooms with 2 en-suite bathrooms,
- \* study,
- \* loggia,
- \* guest bathroom with laundry room.

The property is completed by 2 parking spaces in the garage.

The distribution of the spaces is designed to ensure a clear separation between the living area and the sleeping area: the living area opens up to the suggestive panorama of Lake Lugano, while the bedrooms are oriented to the west. The large floor-to-ceiling windows ensure excellent natural light and a refined continuity between indoor and outdoor spaces.

Premium materials, refined finishes and cutting-edge technical solutions define an elegant and functional environment. The heat pump heating system with floor heating coils, combined with air conditioning, ensures optimal comfort in every season.

An exclusive property, perfect as a primary or secondary residence for those who want to live in Lugano with style, discretion and uncompromising quality.

# Characteristics

|                   |                   |                      |                  |
|-------------------|-------------------|----------------------|------------------|
| Availability      | <b>To agree</b>   | Location floor       | <b>4th floor</b> |
| Type              | <b>Apartment</b>  | Year of construction | <b>2013</b>      |
| Reference         | <b>6000</b>       | Heating type         | <b>Heat pump</b> |
| Second home       | <b>Authorized</b> | Heating installation | <b>Floor</b>     |
| Rooms             | <b>3.5</b>        | Living area          | <b>180 m²</b>    |
| Bedrooms          | <b>2</b>          | Terrace surface      | <b>30 m²</b>     |
| Bathrooms         | <b>2</b>          | Parking spaces       | <b>2</b>         |
| Number of toilets | <b>1</b>          |                      |                  |

|                           |                        |
|---------------------------|------------------------|
| Object Price              | <b>CHF 2,300,000.-</b> |
| <b>Number of parkings</b> |                        |
| 2x Total (incl.)          |                        |



# Exterior view









# Interior view























# Exterior view





# Interior view















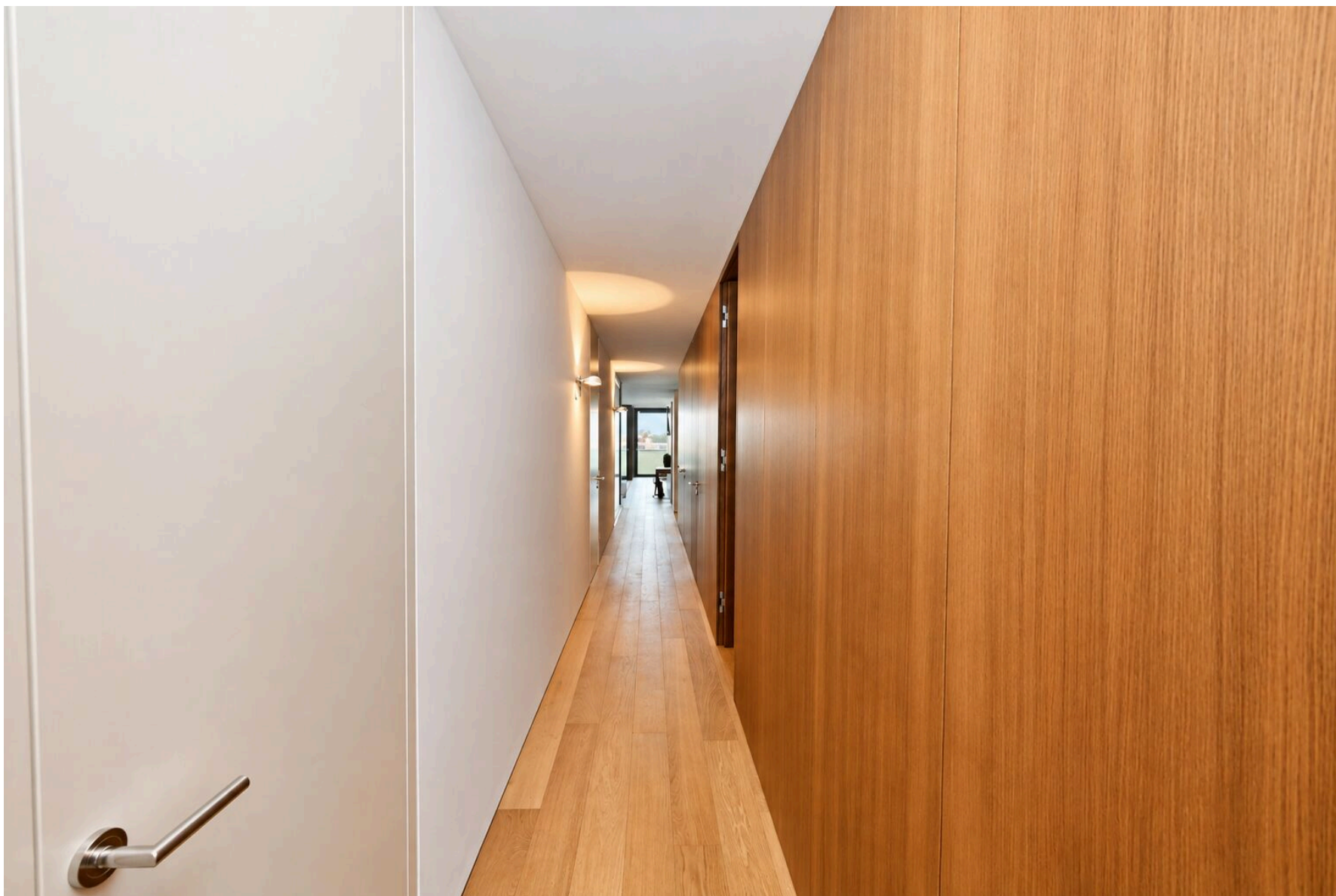














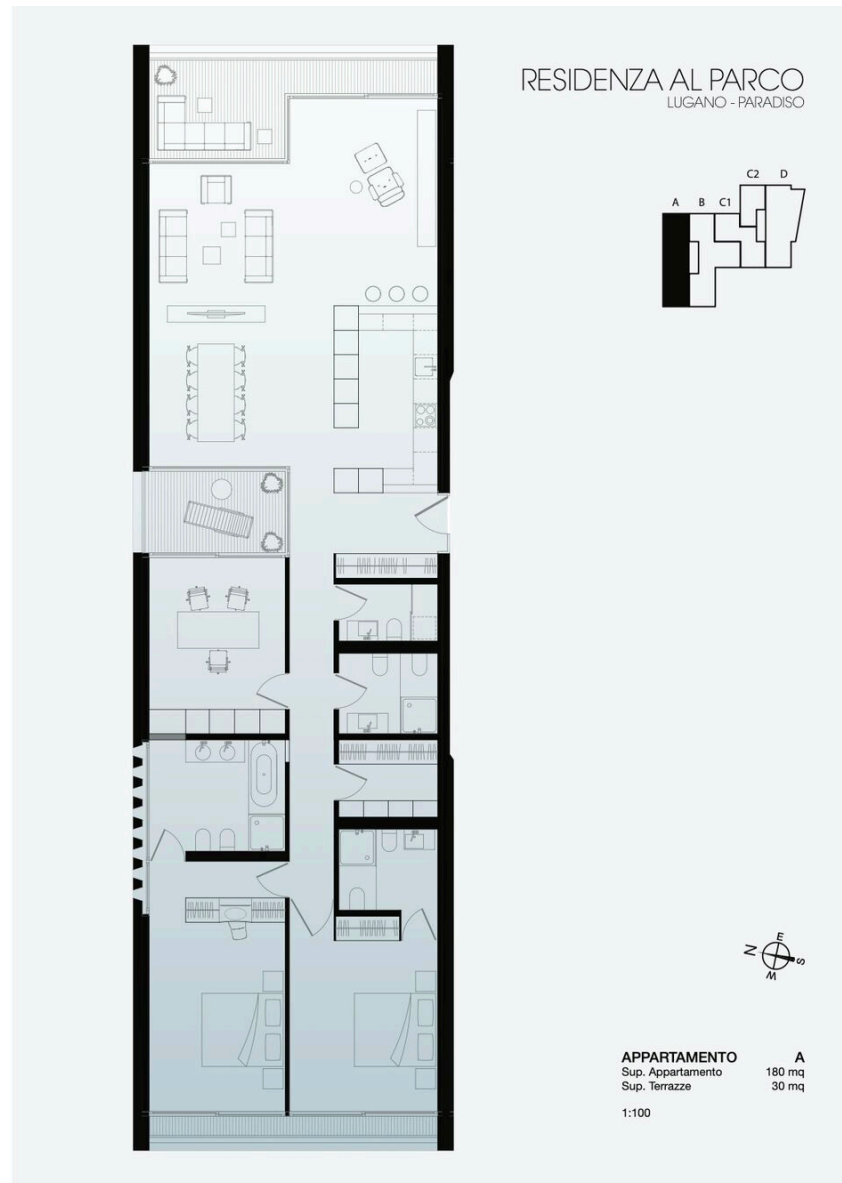








# Plan



# Contact

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## Your consultant

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