



FOR SALE

CH-6988 Ponte Tresa, Via Lugano 6

Fully renovated apartment with lake view in the center of Ponte Tresa
CHF 590,000.-

SEQUOIA
CONSULTING

Property description

In the heart of Ponte Tresa, in the charming historic center of the village, this elegant apartment completely renovated internally in 2025 is for sale. The property is distinguished by a spectacular 180° panoramic view of Lake Lugano and the surrounding mountains, combining a unique location with a high level of living comfort.

The apartment is located on the third floor of a building with only three residential units, thus ensuring a high degree of privacy and tranquility. The bright and modern interiors are made with high-quality materials and attention to every detail.

The large living and dining area with living room, equipped with a designer open-plan kitchen and large windows, opens onto the balcony giving an unparalleled view of the lake: an ideal setting for living and relaxing.

Triple-glazed windows ensure excellent thermal and acoustic insulation, while the air conditioning system provides additional living comfort.

Space distribution:

- * 2 comfortable bedrooms.
- * 1 modern bathroom with double sink and shower
- * 1 guest toilet
- * Spacious utility room, ideal as wardrobe / storage

room / laundry room
* Balcony of approx. 6 m² with spectacular lake view

An outdoor parking space for rent and the possibility of use as a secondary residence complete the offer.

Strengths:

- * 180° panoramic view of Lake Lugano.
- * Central location, close to stores, restaurants, public transportation and lake.
- * Train station within a 4-minute walk
- * Complete renovation of high quality (2025).
- * Triple-glazed windows
- * Air conditioning
- * Bright and modern rooms
- * Ideal as main or secondary residence/vacation home
- * Secondary residence allowed
- * 1 outdoor parking space for rent

Characteristics

Availability	To agree	Location floor	3rd floor	Object Price	CHF 590,000.-
Type	Apartment	Latest renovations	2025		
Reference	4622	Heating type	Heat pump		
Rooms	3.5	Heating installation	Radiator		
Bedrooms	2	Living area	89 m²		
Bathroom	1	Balcony surface	6 m²		
Number of toilets	1				

Exterior view









Interior view







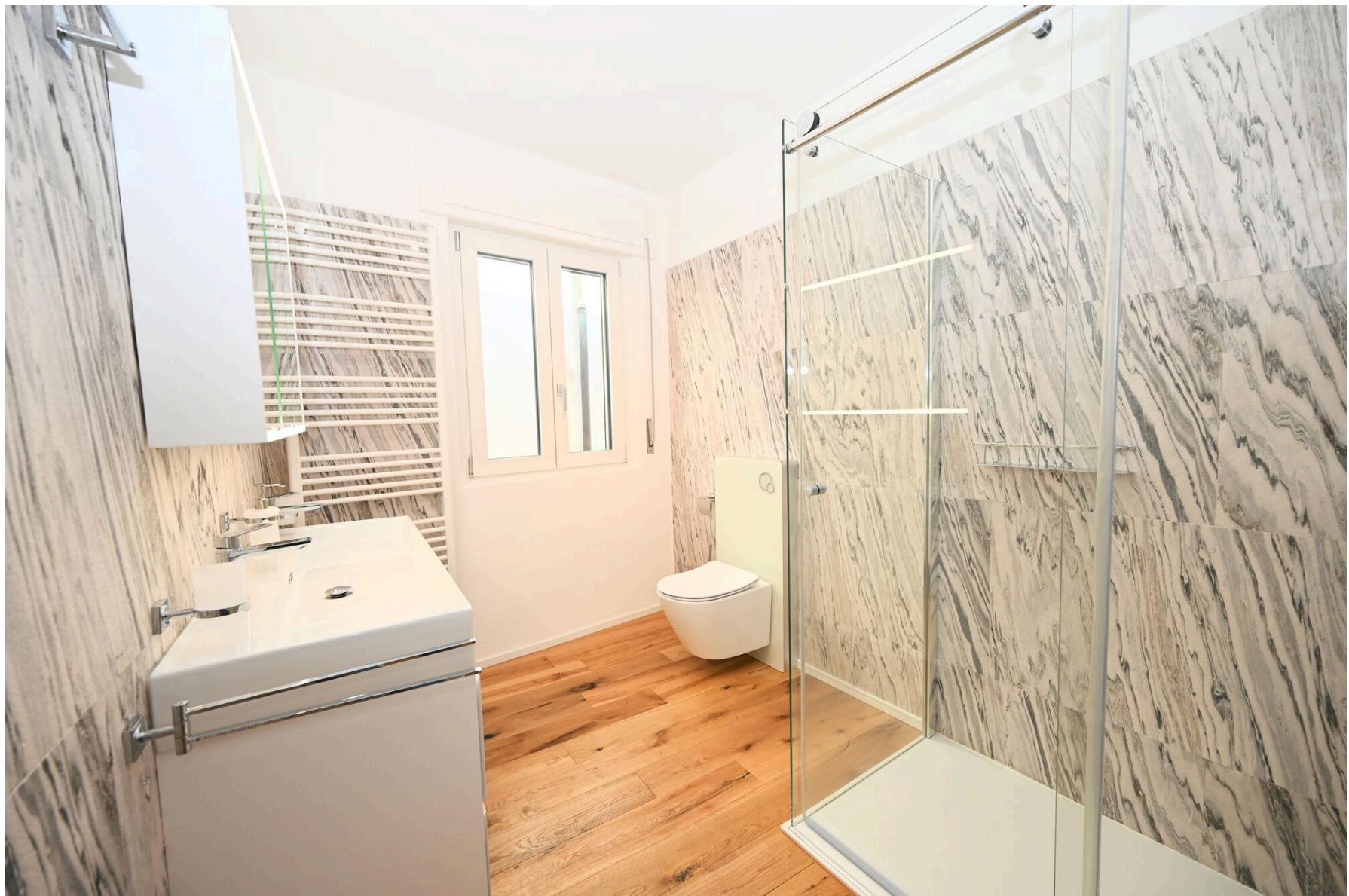














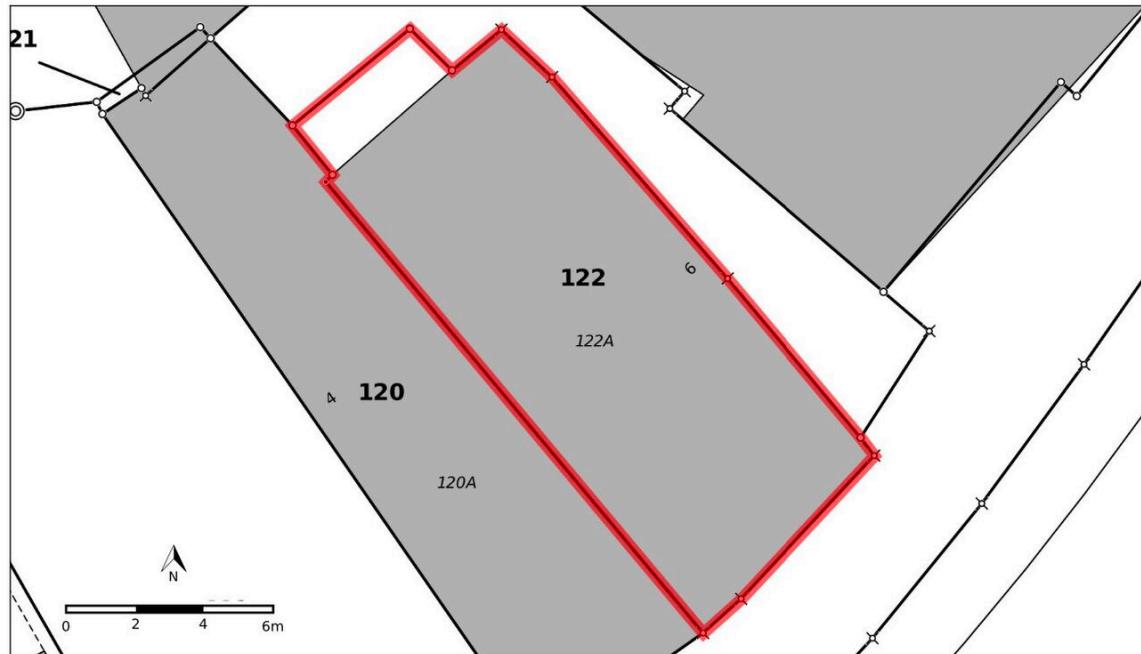




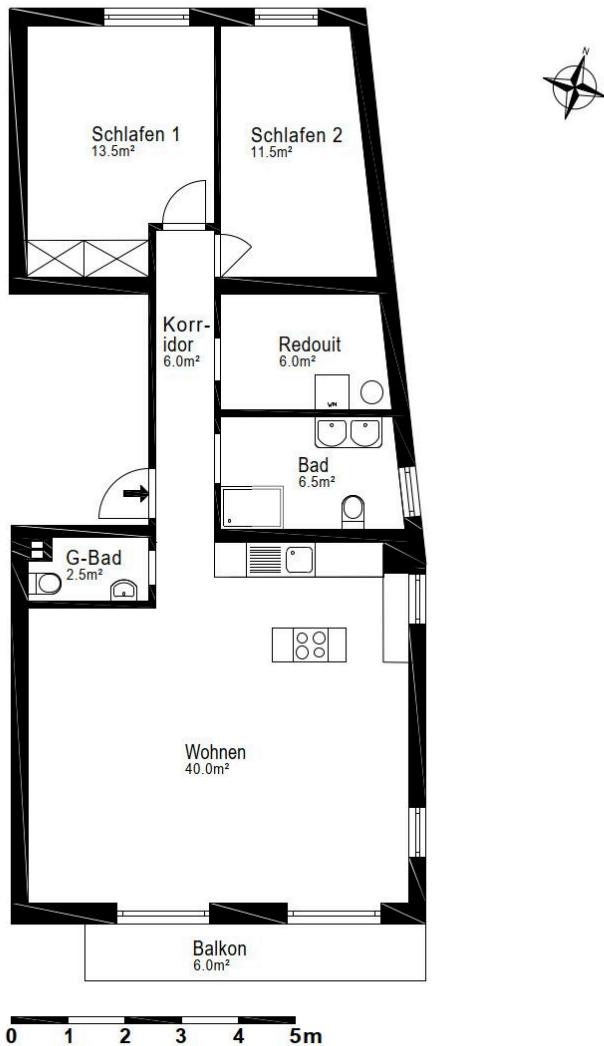
Exterior view



Estratto del Catasto delle restrizioni di diritto pubblico della proprietà (Catasto RDPP)



Numero del fondo	122
Tipo di fondo	Bene immobile
E-GRID	CH140702077419
Comune (N. UST)	Tresa (5239)
Sezione	Ponte Tresa
Superficie	127 m ²



Contact

Sequoia Consulting Sagl

Via Vedeggi 66b
6983 Magliaso

Phone: +41 78 637 66 15
fabio@sequoiaconsulting.ch
<http://sequoiaconsulting.ch>

Your consultant

Mr. André Schmalzbauer
as@sequoiaconsulting.ch
Mob.: +41 79 304 66 54

Notes