



Pura

2.5-room apartment in the Historic Village of Pura

CHF 520,000.-



# Property description

The residence is located at the southern entrance of the historic village of Pura, in a strategic position, convenient both for vehicle access with numerous public parking areas around, and for the rare view of Lake Lugano from the core.

The Palace, at the entrance of the historic village, overlooks a vast panorama framing the magnificent pre-Alpine landscape to the southeast.

Collina d'Oro and Agra stand out prominently above Lake Lugano, with the peaks of San Salvatore and Monte Generoso in the background.

The rarity of these views, while remaining within the core, is certainly of great value. All the living areas of the Palace face south, fully enjoying the view and the sun.

The apartments are rich in natural light but are more discreet in the north-facing sleeping area.

The small public park that separates the ground floor gardens (for the exclusive use of the ground floor apartments) from the Gesora, the Oratory of the Blessed Virgin of Grace (directly opposite the Palace), is also tastefully appreciated.

## **PURA:**

Pura is a small municipality in Malcantone overlooking the western branch of Lake Lugano. It is a millennial settlement, today inhabited by just over 1300 people.

The municipality of Pura has a tax multiplier of 87%.

Despite being close to larger towns and main road arteries (3 mins to Caslano, 7 mins to Agno, 8 mins to Ponte Tresa, 21 mins to Lugano), it enjoys extreme tranquility, is immersed in nature, and possesses breathtaking views.

The ancient village of the town captivates with the typical charm of traditional pre-Alpine vernacular architecture, still made of stone houses and wooden roofs with tiles.

The Palace, which is undergoing restoration, also enjoys this rare charm, having a facade decorated with an absolute preservation constraint that preserves its historical and architectural characteristics.

**NOTE:** PRIMARY residence only.

# Characteristics

Availability	<b>To agree</b>	Location floor	<b>Ground floor</b>
Type	<b>Apartment</b>	Basement	<b>1</b>
Reference	<b>Pr_2</b>	Living area	<b>60.5 m<sup>2</sup></b>
Rooms	<b>2.5</b>	Garden surface	<b>36.8 m<sup>2</sup></b>
Bedroom	<b>1</b>	Terrace surface	<b>21.1 m<sup>2</sup></b>
Bathroom	<b>1</b>		

**Object Price**

**CHF 520,000.-**

# Picture(s)





# Contact

## Sequoia Consulting Sagl

Via Vedeggi 66b  
6983 Magliaso

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

## Your consultant

**FERRARI FABIO**  
fabio@sequoiaconsulting.ch  
Mob.: +41 78 637 66 15

# Notes

---

---

---

---

---

---

---

---

---

---