



FOR SALE

CH-6977 Ruvigliana, Via Fiorita 4b

Bright Apartment with Splendid Lake View in Ruvigliana

CHF 550,000.-

SEQUOIA  
CONSULTING

# Property description

In an exclusive location in Ruvigliana, we offer for sale a bright 2.5-room apartment with balcony and spectacular views of Lake Lugano and Mount San Salvatore.

The dwelling has an area of 64 m<sup>2</sup> plus a covered balcony of 11 m<sup>2</sup>, ideal for enjoying the view. The apartment is currently habitable but needs renovation work, thus offering an interesting potential for enhancement.

## **Main features:**

- Surface area 64 m<sup>2</sup> balcony 11 m<sup>2</sup>
- 2.5 rooms + storage room
- 1 bathroom
- 1 outdoor parking space (CHF 50,000)
- Outdoor condominium pool
- Condominium expenses: approx. CHF 3'500/year

Selling price: CHF 550'000 + CHF 50'000 outdoor parking space.

An ideal opportunity for those seeking tranquility, lake view and proximity to the center of Lugano.

# Characteristics

|              |           |                      |       |
|--------------|-----------|----------------------|-------|
| Availability | To agree  | Bathroom             | 1     |
| Type         | Apartment | Year of construction | 1970  |
| Reference    | 4915      | Living area          | 64 m² |
| Rooms        | 2.5       | Terrace surface      | 11 m² |
| Bedroom      | 1         | Parking space        | 1     |

|                    |               |
|--------------------|---------------|
| Object Price       | CHF 550,000.- |
| Number of parkings |               |
| Total              | 1x            |



# Exterior view













# Interior view

























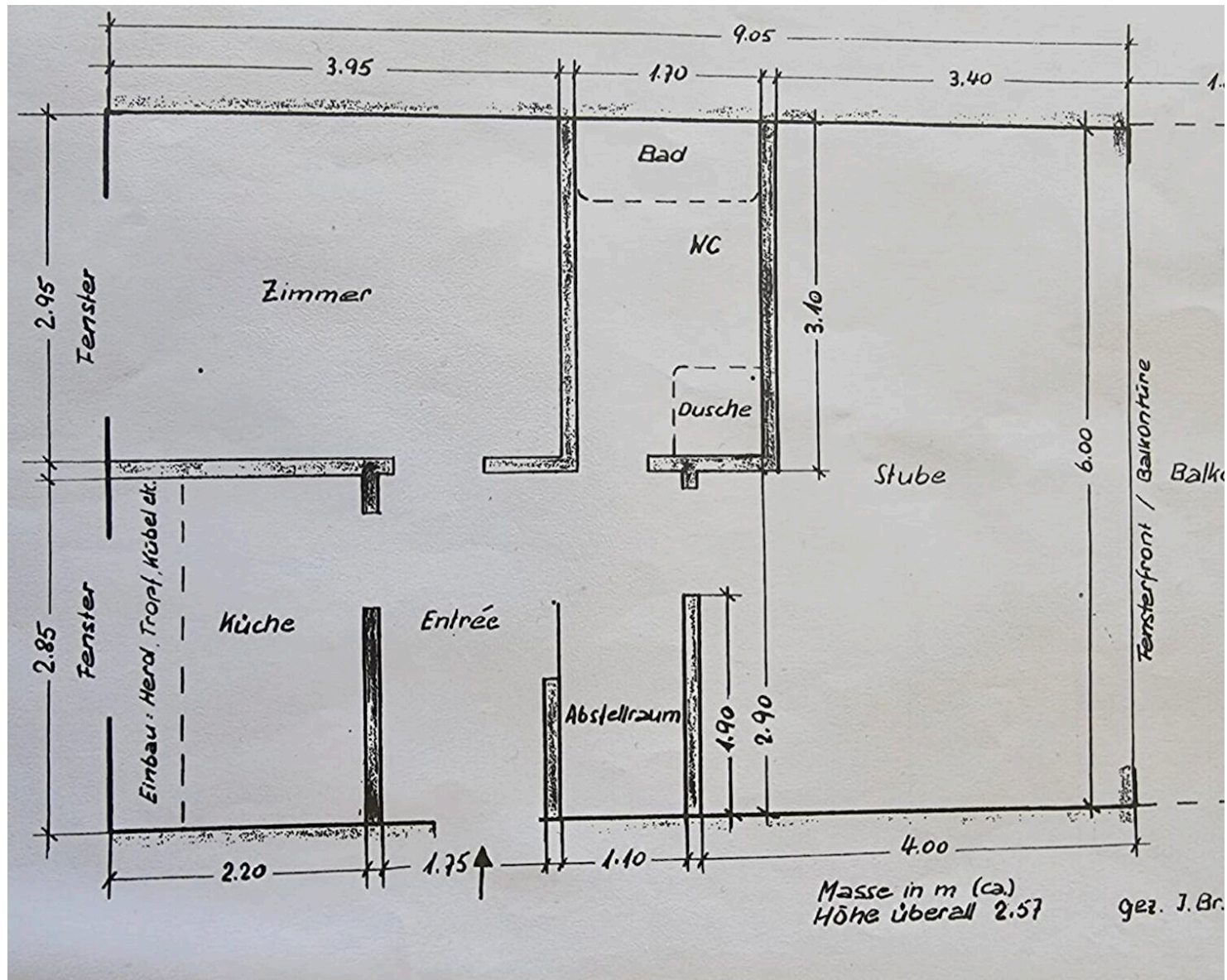


# Exterior view





# Plan





# Contact

## Sequoia Consulting Sagl

Via Vedeggi 66b  
6983 Magliaso

Phone: +41 78 637 66 15  
[fabio@sequoiaconsulting.ch](mailto:fabio@sequoiaconsulting.ch)  
<http://sequoiaconsulting.ch>

## Your consultant

**Mr. Ferrari Fabio**  
[fabio@sequoiaconsulting.ch](mailto:fabio@sequoiaconsulting.ch)  
Mob.: +41 78 637 66 15

# Notes

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