



FOR SALE

CH-6977 Ruvigliana, Via Tanello

Second Home - Luxury Duplex with Breathtaking Lake Views

CHF 2,900,000.-



Property description

In the heart of Ruvigliana, one of Lugano's most prestigious and sought-after neighborhoods, we are offering for sale a refined and charming duplex with spectacular panoramic views of Lake Lugano and the surrounding mountains.

This elegant property, measuring approximately 200 square meters, occupies the top two floors (2nd and 3rd) of a stately residence surrounded by greenery, in an exclusive and utterly peaceful setting.

The apartment immediately captivates with its bright rooms, large windows, and panoramic terraces that offer a truly unique and unforgettable view of the lake. The south-facing orientation ensures sunshine and natural light throughout the day.

The living area features a spacious living room with a dining area, an elegant open-concept kitchen with direct access to the loggia, a walk-in closet, and a guest bathroom. The spaces are enhanced by high-end finishes, fine hardwood floors, refined details, and a sophisticated yet welcoming atmosphere.

The sleeping area features a magnificent master bedroom with an en suite bathroom and a stunning freestanding bathtub overlooking the lake, as well as two additional bedrooms, bathrooms, and versatile spaces that are also ideal as a home office or guest area.

The apartment is available for purchase as a second home or vacation home.

The residence also offers exclusive amenities such as:

- * heated communal pool
- * wellness area with sauna and Turkish bath
- * fitness area
- * elevator
- * air conditioning
- * 2 convenient parking spaces in the garage

A rare property, ideal for those who wish to live in an elegant and private setting, surrounded by nature yet just minutes from downtown Lugano.

An oasis of luxury with one of the most spectacular lake views in Ticino.

Characteristics

Availability	To agree	Bedrooms	3
Type	Apartment	Bathrooms	3
Reference	2019	Living area	200 m²
Rooms	5.5	Parking spaces	2

Object Price **CHF 2,900,000.-**

Number of parkings

2x Total (incl.)

Conveniences

Inside conveniences

- > Lift/elevator
- > Common pool
- > Air conditioning

Exterior view



Picture(s)



Exterior view









Interior view





















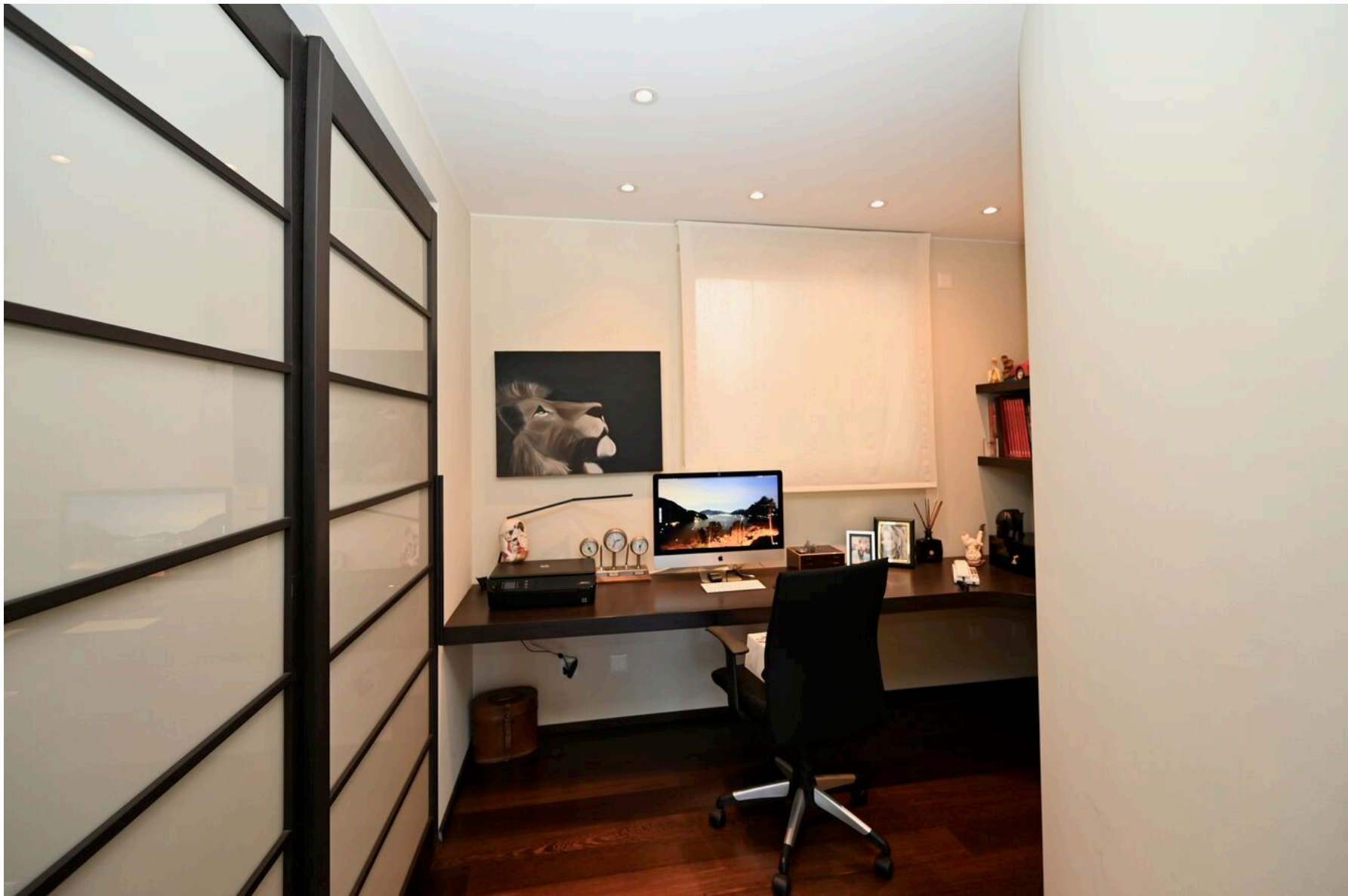




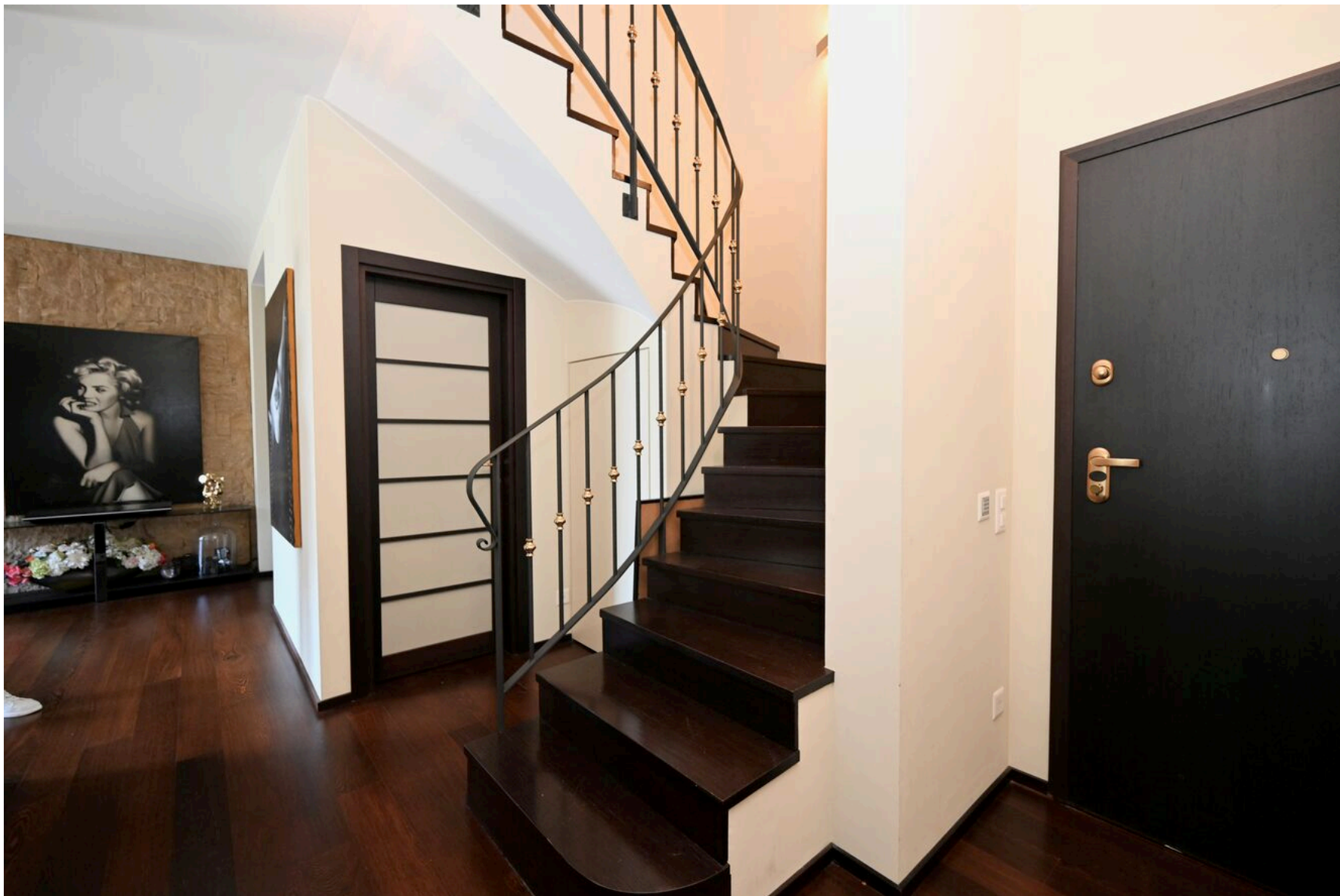
















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Notes
