



FOR SALE

CH-6977 Ruvigliana, Via Fiorita 4 D1

Holiday home - Bright Apartment with Splendid Lake View in
Ruvigliana
CHF 520,000.-

SEQUOIA
CONSULTING

Property description

In Ruvigliana, one of Lugano's most sought-after and scenic neighborhoods, we are offering for sale a bright 2.5-room apartment with spectacular, commanding views of Lake Lugano and Mount San Salvatore.

Set in a quiet residential neighborhood surrounded by greenery, the property enjoys a prime location and optimal orientation, ensuring plenty of natural light and an unobstructed view of rare beauty.

The apartment offers 64 m² of living space, complemented by a splendid 11 m² covered balcony, perfect for relaxing while admiring the lake and the surrounding mountains.

The large windows in the living area further enhance the panoramic view, creating a bright and pleasant atmosphere throughout the day.

Layout:

- Elegant, bright living room with direct access to the panoramic balcony
- Separate and functional kitchen
- Spacious bedroom
- Bathroom
- Convenient storage room

1 covered outdoor parking space.

The residence offers well-maintained **common areas surrounded by greenery**, including:

- Outdoor communal pool with lake views
- Charming relaxation area with a natural pergola and stone table, ideal for socializing outdoors

These spaces help create an exclusive and relaxing atmosphere, perfect for fully enjoying the tranquility of the Ruvigliana hillside.

Condominium fees: approximately CHF 3,500.– per year

Thanks to its spectacular lake views, exclusive location, and proximity to downtown Lugano, this property is an ideal choice as a primary residence, pied-à-terre, or prestigious real estate investment

Characteristics

Availability	To agree	Bathroom	1
Type	Apartment	Year of construction	1970
Reference	4811	Latest renovations	2005
Second home	Authorized	Living area	64 m²
Rooms	2.5	Terrace surface	11 m²
Bedroom	1	Parking space	1

Object Price	CHF 520,000.-
Number of parkings	
1x Total (incl.)	

Exterior view









Interior view













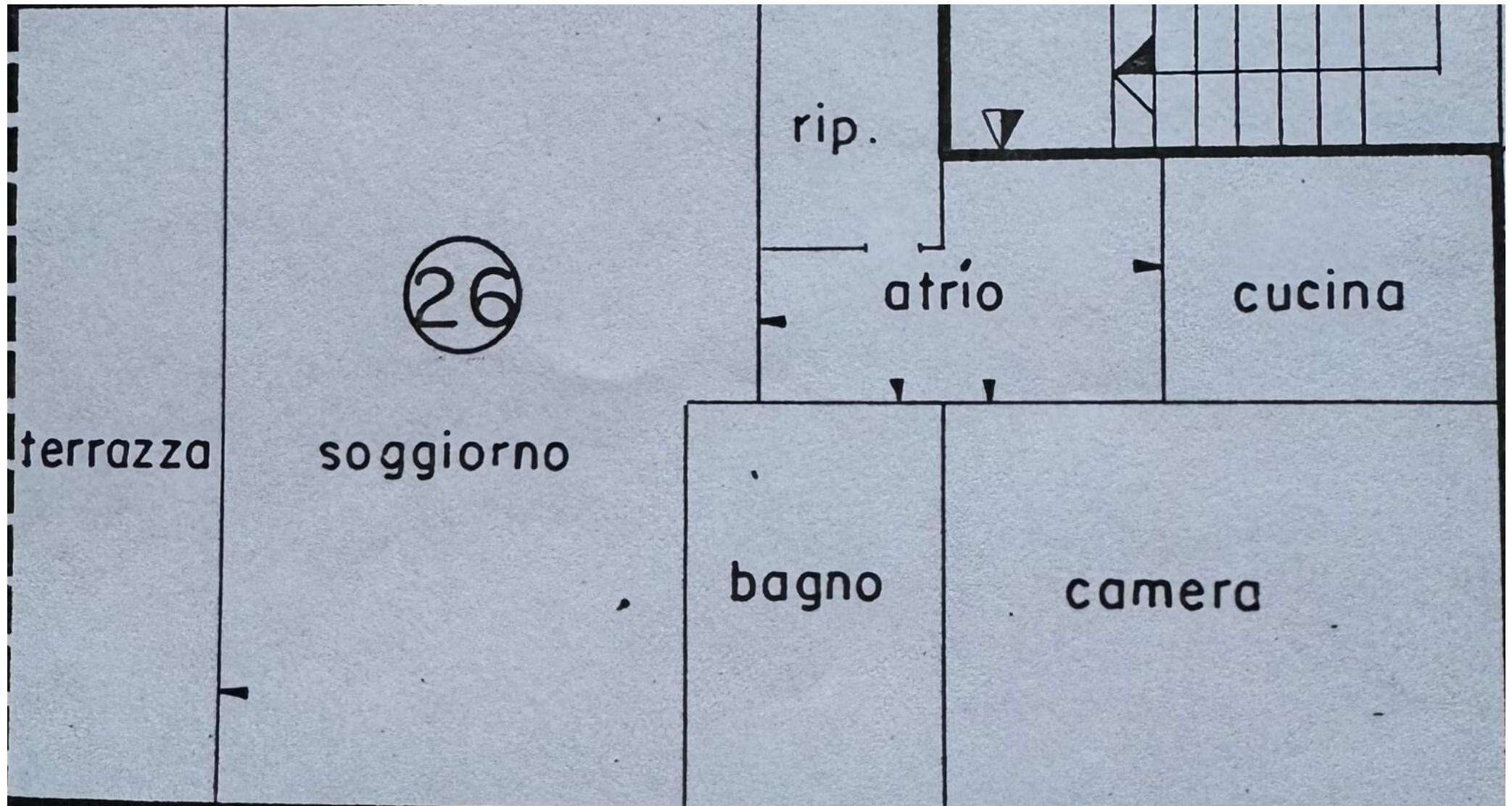




Exterior view



Plan



Contact

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Notes
