



CH-6977 Ruvigliana, Via Ceresio di Suvigliana 40

Elegant Apartment with Panoramic Views of the Lake and
Mountains

CHF 1,525,000.-

SEQUOIA
CONSULTING

Property description

In one of Ruvigliana's most sought-after residential areas, perched high above Lugano, we are offering for sale this elegant apartment located in the prestigious historic Ca' Rossa residence.

Located on the 2nd floor, the apartment enjoys excellent south-facing exposure and a stunning panoramic view of Lake Lugano, the city center, and the unmistakable silhouette of Monte San Salvatore. The large windows and favorable orientation ensure a pleasant abundance of natural light throughout the day.

The apartment has an interior floor area of approximately 116 m² and features a functional layout. The living area includes a living room and a dining room, both opening directly onto the terrace, as well as a separate kitchen. The sleeping area features two bedrooms and two bathrooms, each equipped with a bathtub and shower, respectively.

Particularly striking is the large terrace of approximately 47 m², a true extension of the interior spaces and the ideal place to enjoy the outdoors during the warmer months. Its generous size allows for the comfortable arrangement of a dining area, a lounge area, and spaces dedicated to relaxation, all accompanied by an unobstructed view of the lake and the surrounding mountains.

The Ca' Rossa residence stands out for its architectural charm and the pleasant green setting in which it is located. Residents can also enjoy the communal garden and outdoor pool, features that help create a private and particularly pleasant atmosphere.

The property also includes a wine cellar, a parking space in the garage, and access to the building's laundry facilities.

Purchase is also permitted as a second home.

Characteristics

Availability	To agree	Year of construction	1900
Type	Apartment	Heating type	Gas
Reference	PPP 6	Heating installation	Floor
Second home	Authorized	Living area	117 m²
Rooms	3.5	Total surface	140 m²
Bedrooms	2	Terrace surface	47 m²
Bathrooms	2	Parking space	1
Location floor	2nd floor		

Object Price	CHF 1,525,000.-
Number of parkings	
1x Total (incl.)	
Charges	CHF 8,700.-/year (Not specified)

Exterior view



Picture(s)



Exterior view



Interior view

















Exterior view

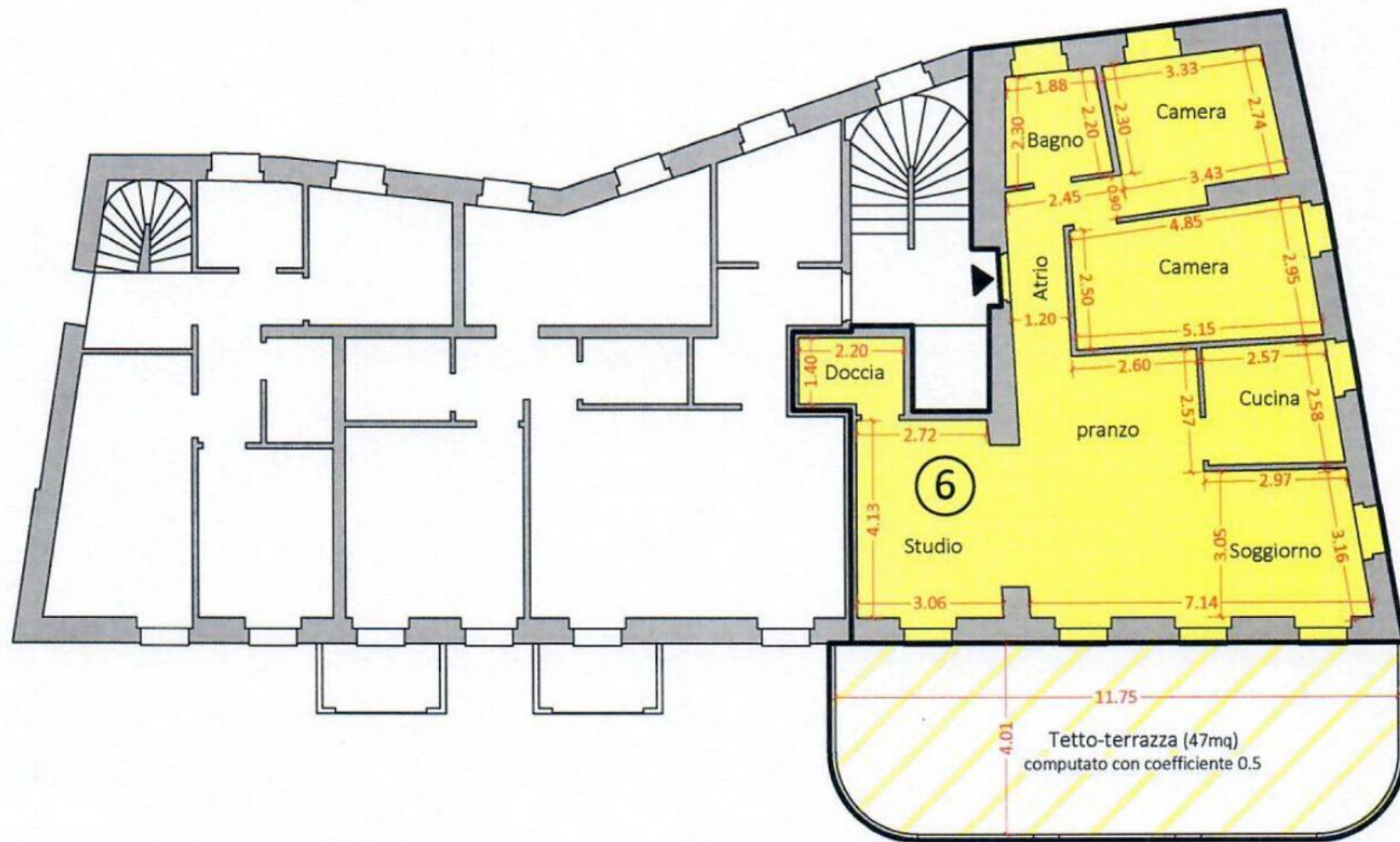




Picture(s)



Plan



PPP n. **6** : $116 + 23.5 = 140 \text{ mq}$

NB: le superfici sono comprensive dei muri

Contact

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Notes
