



CH-6900 Lugano, Via Motta 17/19

Apartment for Renovation a stone's throw from the center of  
Lugano  
CHF 1,350,000.-

**SEQUOIA**  
CONSULTING

# Property description

Located on Via Motta, just a short walk from the center of Lugano and the FFS train station, this property for sale offers an area of approx. 126.15 sqm, enhanced by 5 balconies of approx. 28.09 sqm. Originally configured as an office, it presents the flexibility to be converted into a residential apartment.

The unit is distinguished by its fascinating panoramic views encompassing Lake Lugano, the surrounding mountains, and the urban fabric of the city, offering an evocative and continuously changing scenery.

The property also includes 1 parking space in the garage, already included in the sale price.

This offer represents a rare opportunity for those who wish to settle in the heart of Lugano, enjoying the possibility to customize spaces, materials and finishes according to their own taste and needs.

A real urban jewel, ideal for those looking for an exclusive and central home

# Characteristics

|              |                      |                   |          |
|--------------|----------------------|-------------------|----------|
| Availability | To agree             | Number of toilets | 2        |
| Type         | Apartment to restore | Balconies         | 5        |
| Reference    | 0624                 | Useful surface    | 126.1 m² |
| Rooms        | 3.5                  | Total surface     | 154.2 m² |
| Bedrooms     | 2                    | Balcony surface   | 28.1 m²  |

|                          |                 |
|--------------------------|-----------------|
| Object Price             | CHF 1,350,000.- |
| Number of parkings       |                 |
| Interior (incl.)         | 1x              |
| Parking Sprinter (incl.) | 1x              |



# Picture(s)



























































# Contact

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## Your consultant

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