



FOR SALE

CH-6900 Lugano, Via Montalbano 7

Elegant Duplex Townhouse in a Prestigious Residence in Lugano

CHF 2,980,000.-

SEQUOIA
CONSULTING

Property description

In an exclusive residence in Lugano, surrounded by greenery and with excellent sunshine and privacy, this elegant townhouse, renovated between 2016 and 2021, presents an area of approx. 250 sqm.

The 4.5-room townhouse comprises a sleeping area with an atrium, 1 large master bedroom with en-suite bathroom with shower, WC and bidet, 1 single room, 1 master bedroom with wardrobe and bathroom with Jacuzzi, double sink, WC and bidet, 1 bathroom with shower, WC and bidet, technical room. A staircase leads to the living area with spacious dining area, partially open to the large living room, which on one side has access onto a beautiful terrace ideal to spend pleasant moments of relaxation, on the other side it has accesses onto a small garden with decorative pond and Mediterranean vegetation, in total privacy. A staircase leads up to the large loft with fireplace, library and relaxation area. Thanks to the large windows on both sides, the living area enjoys an important brightness. The large eat-in kitchen (Veneta Cucine) is equipped with ceramic stove top, oven, steamer, freezer and wine fridge.

Thanks to the complete renovation in the last 5 years, the property is in perfect condition, with double-glazed aluminium windows and doors, electric shutters, solid oak flooring (living area), carpeting in the sleeping area and gres porcelain tiles in the kitchen and bathrooms, which also have mosaics in

the showers.

The residence has a wellness area, gym, swimming pool, concierge service and restaurant.

Heating system: oil (coils in the living area, radiators in the sleeping area)

Cellars: 2

Parking spaces in the garage: 3 (CHF 80'000. -/ each, not included in the price)

Access: directly from the garage or from the pedestrian pathway

Characteristics

Availability	Immediate	Bathrooms	3
Type	Attached house	Year of construction	1986
Reference	0414	Latest renovations	2021
Rooms	4.5	Living area	250 m²
Bedrooms	3	Parking spaces	3

Object Price	CHF 2,980,000.-
Number of parkings	
Total	3x
PPE charges	CHF 17,000.-/year

Exterior view









Picture(s)





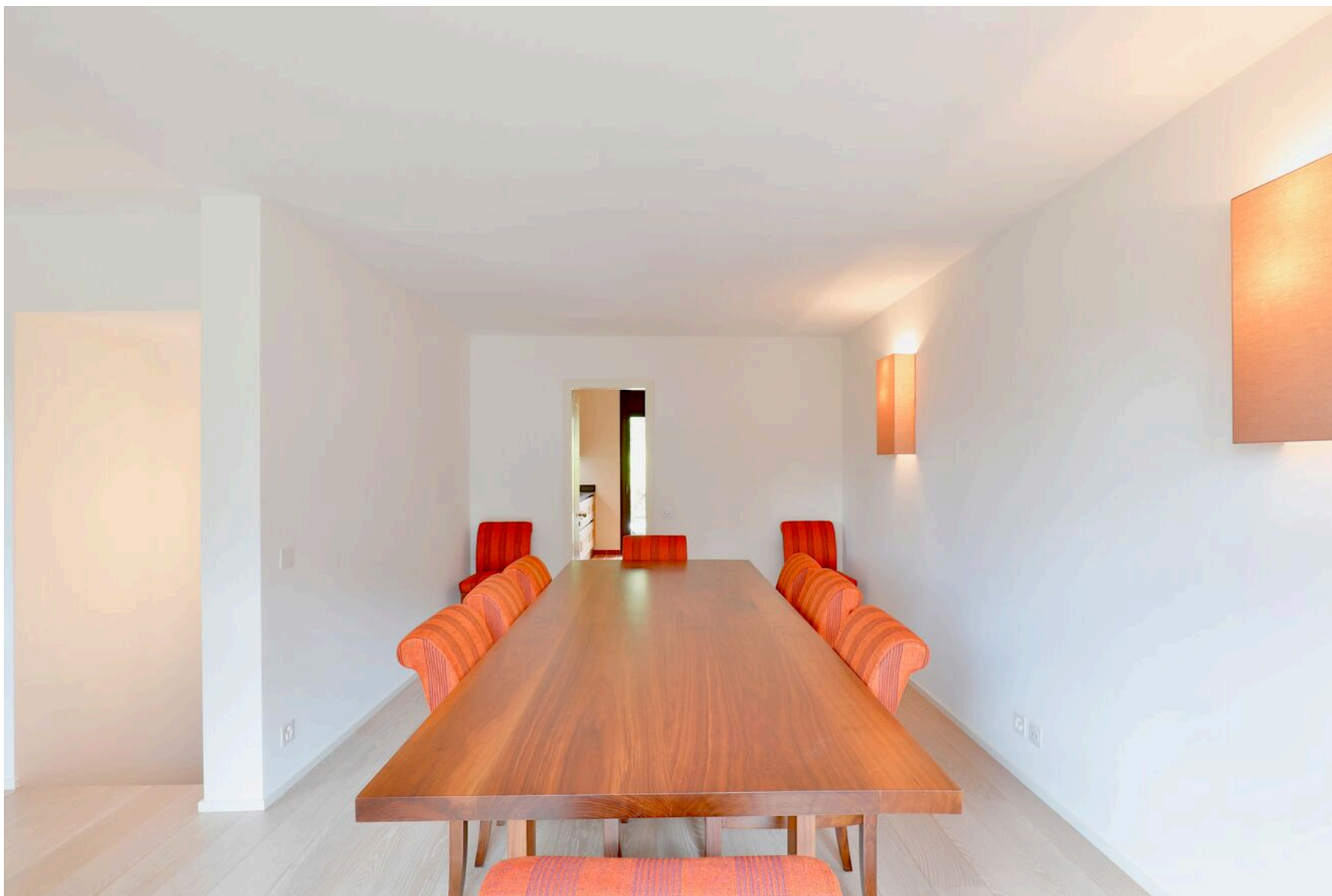








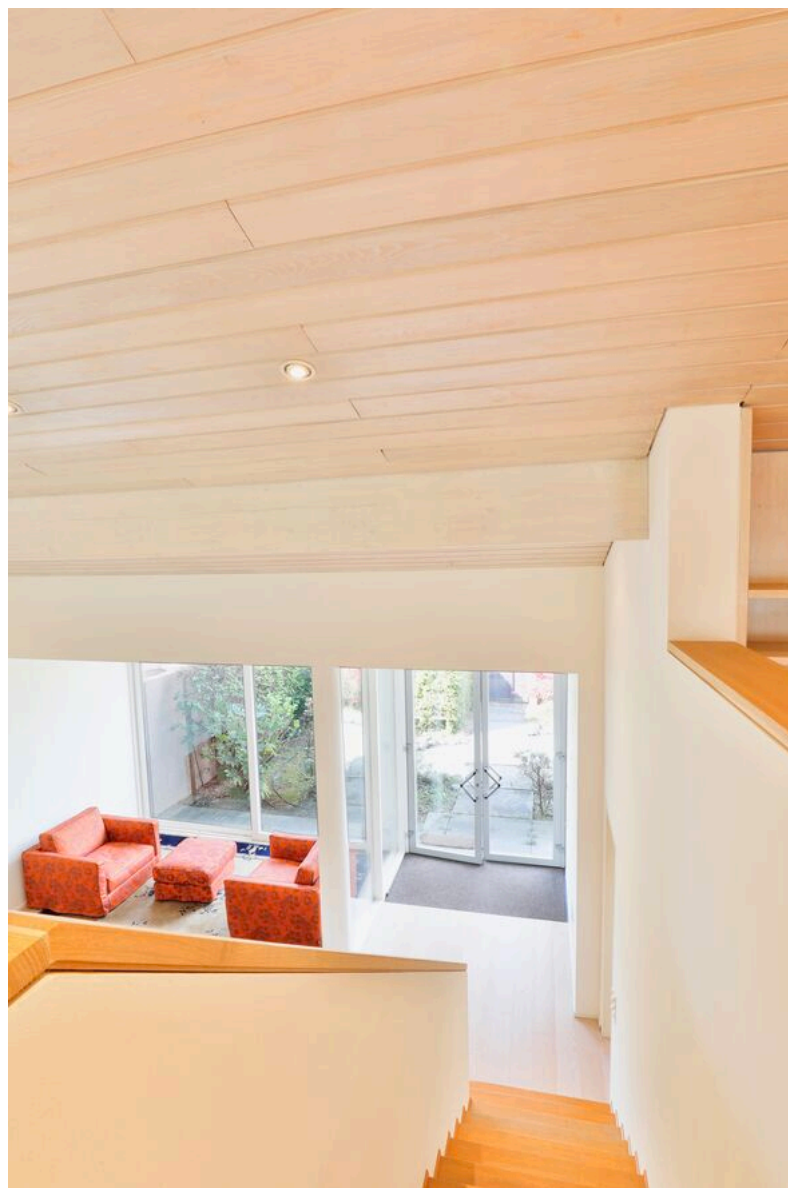




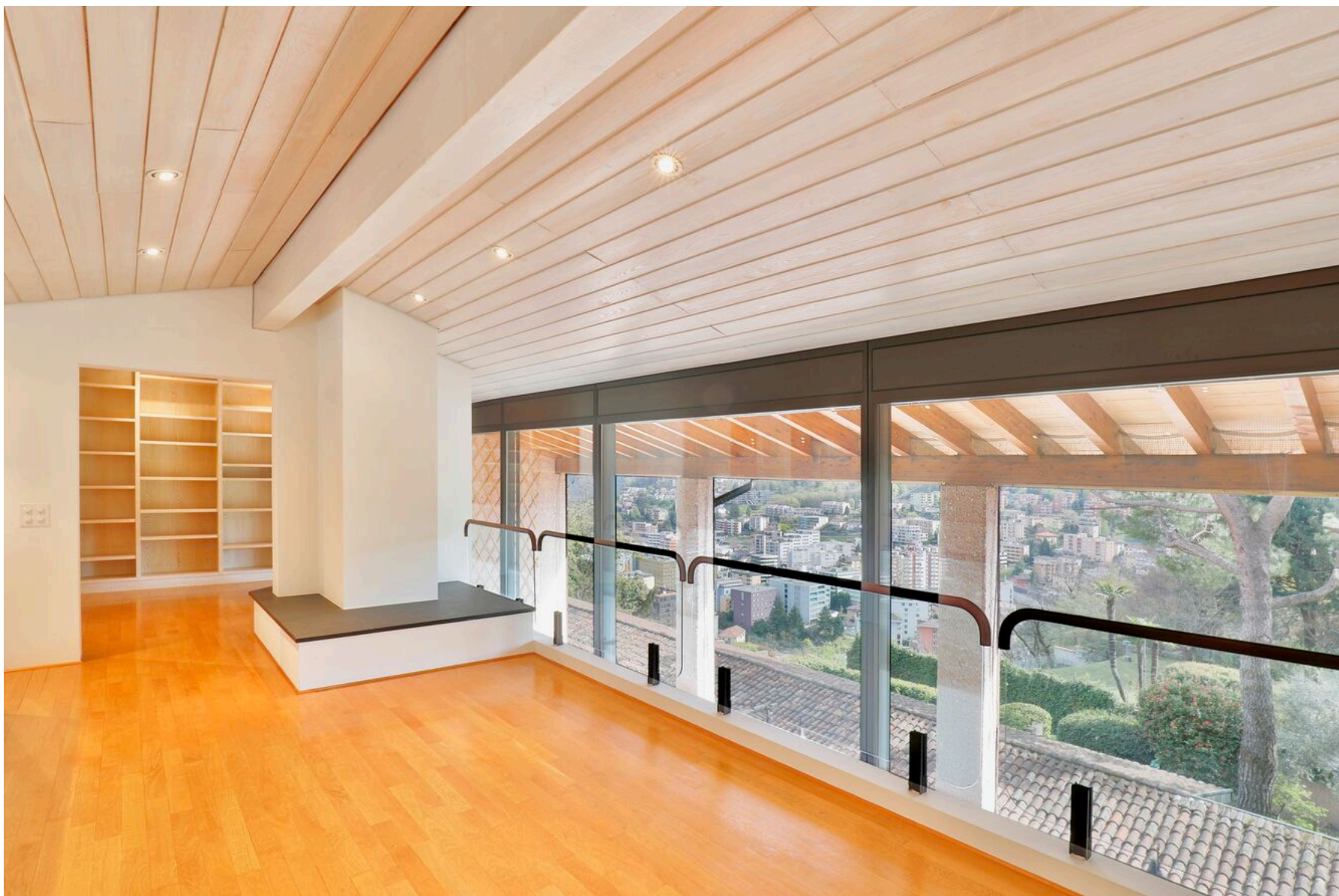




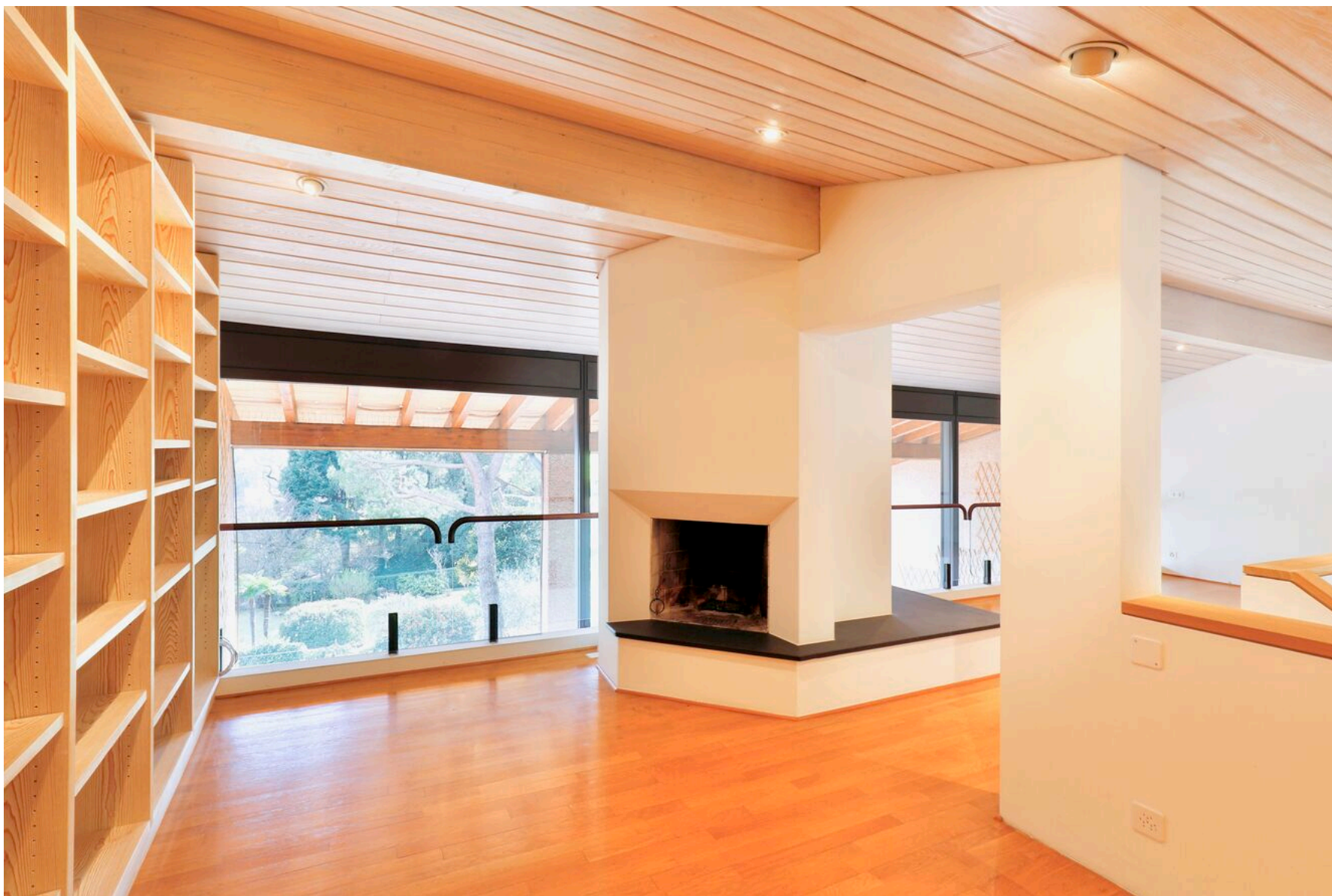


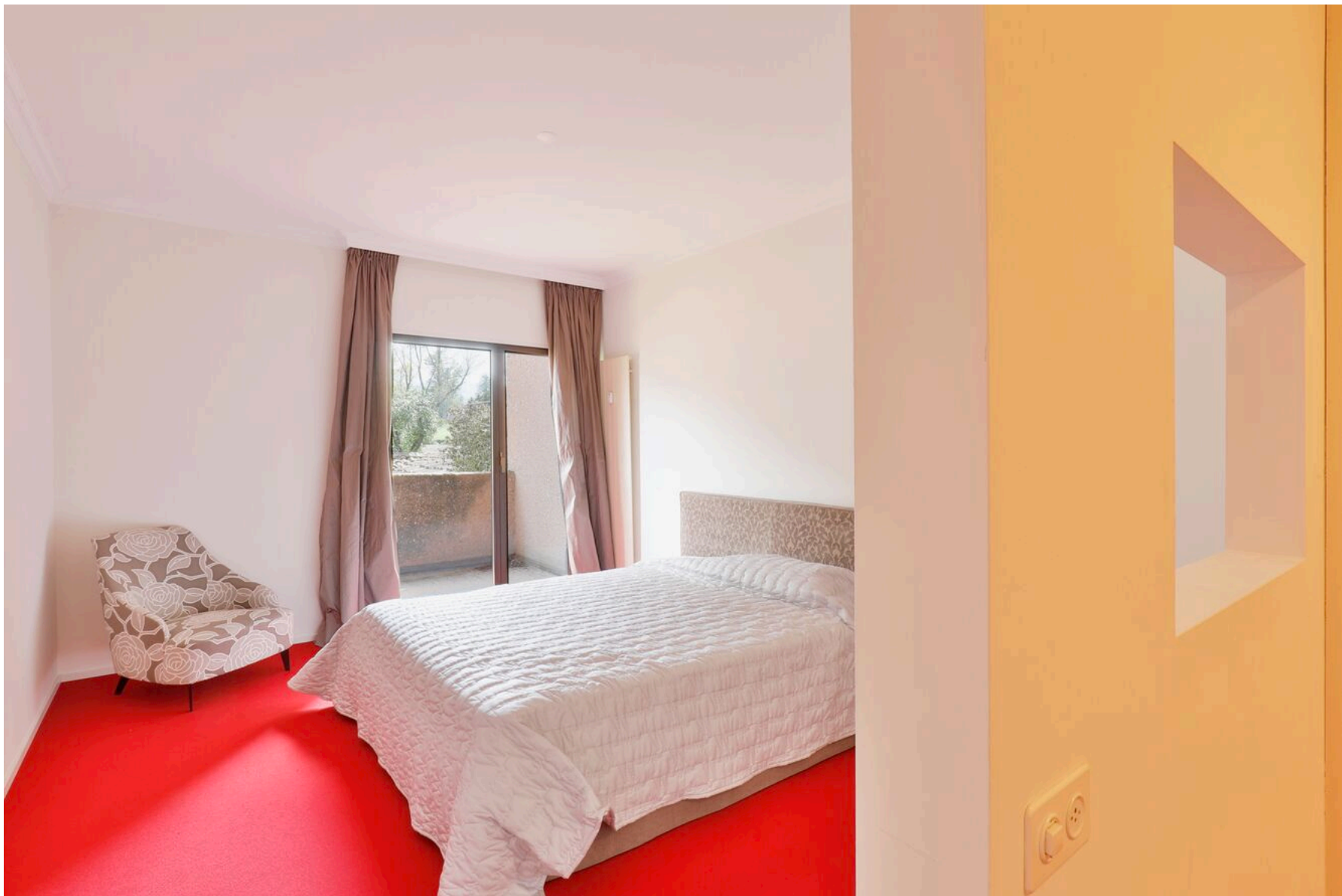






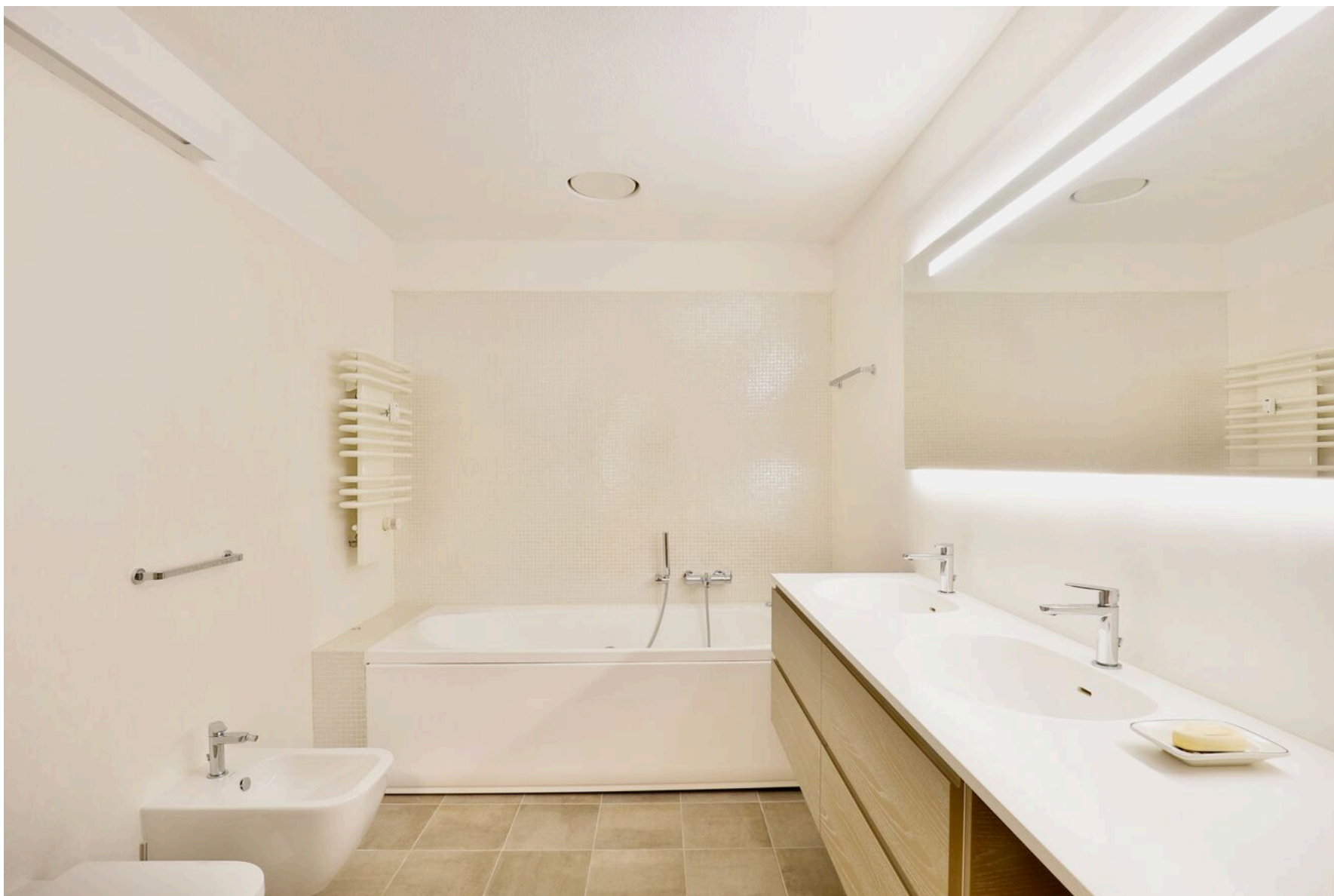




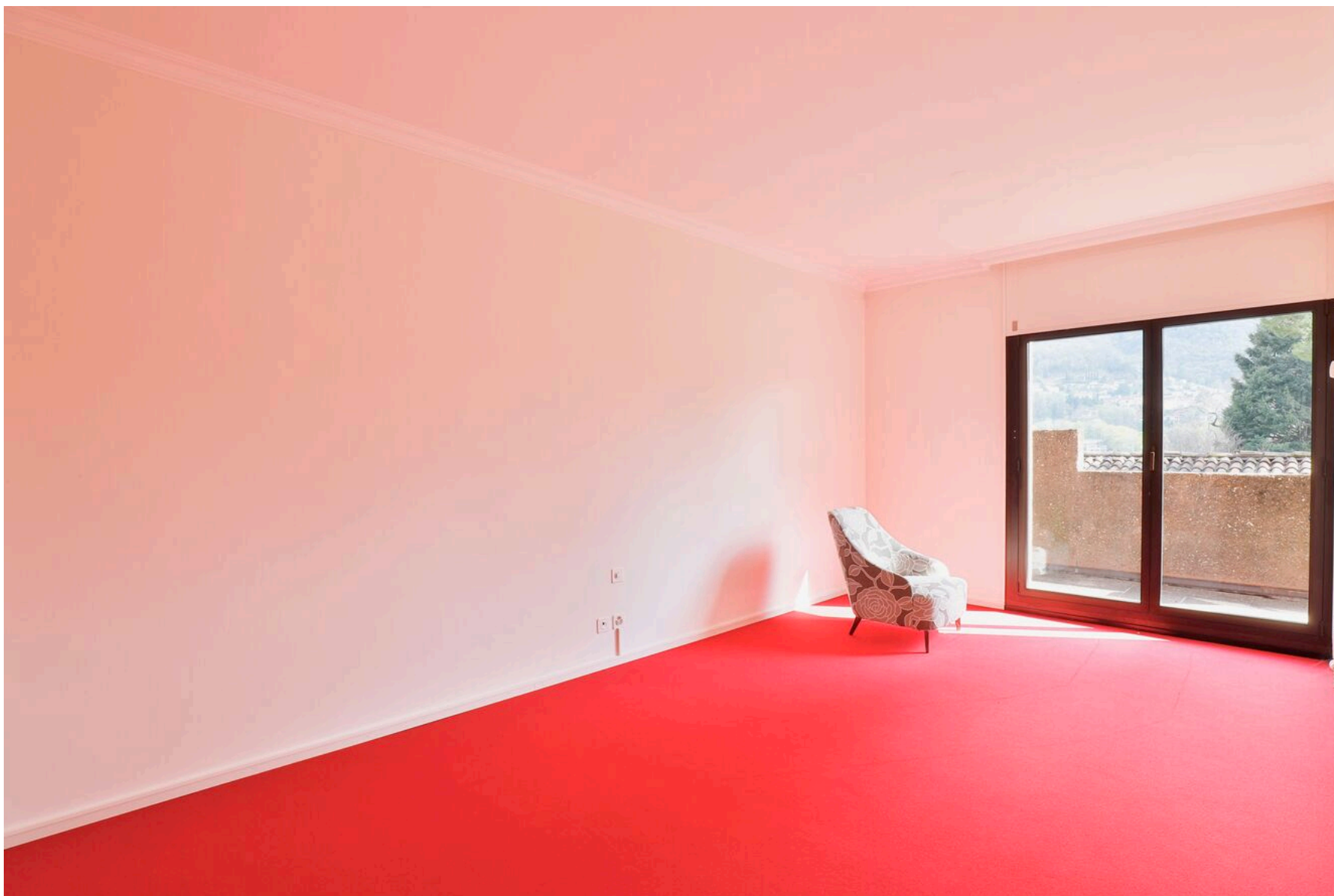






















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Notes
