



CH-6900 Lugano, Via Berna 7

House with 2 Apartments & 2 Garages in the Heart of Lugano

CHF 1,250,000.-

SEQUIA  
CONSULTING

# Property description

In Lugano, at 7 Berna Street, in a quiet and central area, we offer for sale a 153-m<sup>2</sup> duplex house with 2 independent 3.5-room apartments and 2 garages.

The building dates back to the 1950s and is overall well maintained, with simple equipment and some renovation work to be expected. Major maintenance works were carried out between 2008 and 2010: facade renovation, replacement of windows, installation of solar screens, renovation of the heating system, roof and balcony.

## Main features:

- Total living area: 153 m<sup>2</sup>
- 2 independent apartments: 63 m<sup>2</sup> 65 m<sup>2</sup>
- Accessory surfaces: 22 m<sup>2</sup>
- Balconies and terraces: 3 m<sup>2</sup>
- Cellar and separate technical rooms
- Private garden: 120 m<sup>2</sup>
- 2 individual garages

## Ground floor:

2 single garages, storage room with sink/WC (not habitable) and separate access, technical room with common laundry, partially basement cellar with separate entrance.

## 1st and 2nd floors:

Both apartments, located on the 1st and 2nd floors, offer a functional and bright space layout, composed as follows:

- Entrance Hall / Corridor
- Living Room
- Master bedroom
- Single bedroom
- Separate kitchen
- Bathroom

## Current rental situation:

- 2nd floor: rented as primary residence
- 1st floor: used by the owner as a secondary residence

This configuration makes the property ideal both as a **income investment** and for **multigenerational** or **combined owner/tenant** residential use

# Characteristics

Availability	<b>To agree</b>	Number of toilets	<b>1</b>
Type	<b>Bifamiliar house</b>	Year of construction	<b>1955</b>
Reference	<b>1359</b>	Living area	<b>153 m²</b>
Rooms	<b>7</b>	Ground surface	<b>201 m²</b>
Bedrooms	<b>4</b>	Parking spaces	<b>2</b>
Bathrooms	<b>2</b>		

Object Price	<b>CHF 1,250,000.-</b>
<b>Number of parkings</b>	
Total (incl.)	<b>2x</b>



# Exterior view





# Picture(s)





# Exterior view





# Interior view



























# Exterior view







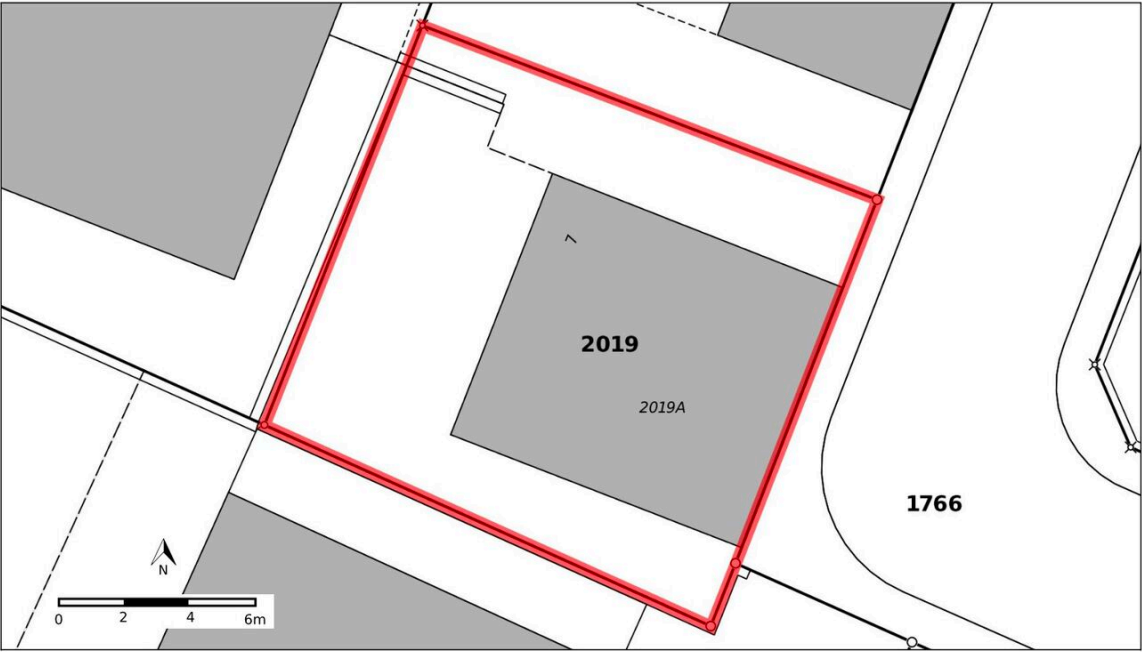


# Interior view





Estratto del Catasto delle restrizioni di diritto pubblico della proprietà (Catasto RDPP)



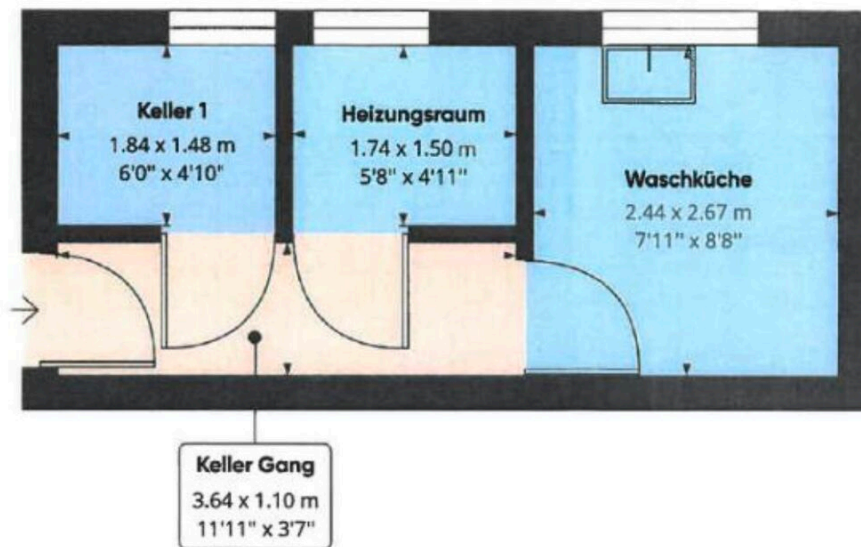
Numero del fondo	2019
Tipo di fondo	Bene immobile
E-GRID	CH988502070901
Comune (N. UST)	Lugano (5192)
Sezione	Lugano
Superficie	201 m²
Categoria catastale	10.02.0000





Approximate total area<sup>(1)</sup>  
 680.34 ft<sup>2</sup>  
 63.21 m<sup>2</sup>



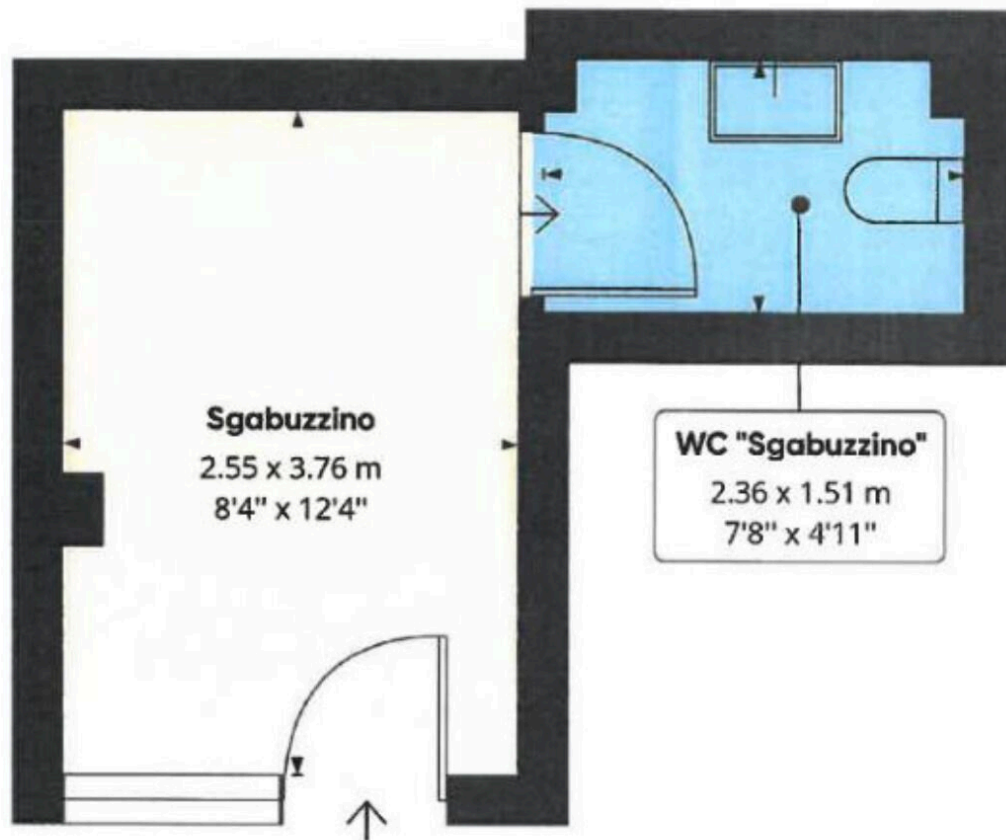


Approximate total area<sup>(1)</sup>

175.37 ft<sup>2</sup>

16.29 m<sup>2</sup>





**Approximate total area<sup>(1)</sup>**  
141.78 ft<sup>2</sup>  
13.17 m<sup>2</sup>

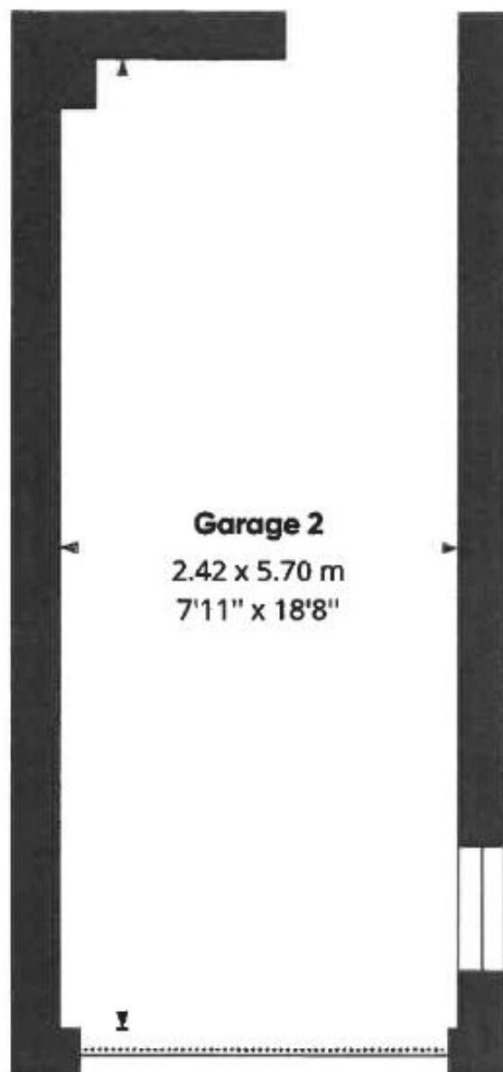


**Approximate total area<sup>(1)</sup>**

105.80 ft<sup>2</sup>

9.83 m<sup>2</sup>





**Approximate total area<sup>(1)</sup>**

150.20 ft<sup>2</sup>

13.95 m<sup>2</sup>

# Contact

## Sequoia Consulting Sagl

Via Vedeggi 66b  
6983 Magliaso

Phone: +41 78 637 66 15  
[fabio@sequoiaconsulting.ch](mailto:fabio@sequoiaconsulting.ch)  
<http://sequoiaconsulting.ch>

## Your consultant

**Mr. Ferrari Fabio**  
[fabio@sequoiaconsulting.ch](mailto:fabio@sequoiaconsulting.ch)  
Mob.: +41 78 637 66 15

# Notes

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