



CH-6952 Canobbio, Via Cioos 9b

Design Duplex Apartment with Private Garden

CHF 1,440,000.-

**SEQUOIA**  
CONSULTING

# Property description

In Canobbio, in a quiet location with excellent sun exposure, we offer for sale an exclusive 4.5 rooms duplex apartment in a newly built residence with modern design.

The condominium is ultra modern, with only 5 units, located on the first hill with southern exposure (exceptional microclimatic hill) with beautiful open views and in front of the agricultural area of property usable for recreation and vegetable garden.

The flat is located in a strategic area and well served by TPL bus number 4 to and from the heart of the city, the railway station, the hospital and all urban services.

The apartment is well finished and complete with all the comforts such as bathrooms and kitchen finely furnished and designed, independent heating system and air conditioning in all rooms, video intercom and alarm system, video surveillance system, designer lamps included in all spaces and music system built into the walls, central vacuum cleaner, electric sun protection.

The apartment is divided as follows:

- Living area: entrance, open kitchen, large living/ dining room, exit to the terrace and garden, bathroom with shower, 2 bedrooms both with garden exit.
- Sleeping area: entrance hall with wardrobe, master bedroom with closet, bathroom with shower and tub.

Private laundry and cellar.

The apartment is currently rented with the annual rental contract with a possibility of renewal.

Can be bought as an investment.

Price: CHF 1'600'000 (including 2 parking spaces in the garage).

# Characteristics

Availability	<b>To agree</b>	Year of construction	<b>2015</b>
Type	<b>Duplex/two-level</b>	Living area	<b>175.8 m²</b>
Reference	<b>U5</b>	Total surface	<b>338.5 m²</b>
Rooms	<b>4</b>	Garden surface	<b>104 m²</b>
Bedrooms	<b>2</b>	Terrace surface	<b>17.8 m²</b>
Bathrooms	<b>2</b>	Parking spaces	<b>2</b>

Object Price	<b>CHF 1,440,000.-</b>
<b>Number of parkings</b>	
Total (incl.)	<b>2x</b>



# Picture(s)









































# Contact

## Sequoia Consulting Sagl

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## Your consultant

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