



FOR SALE

CH-6977 Ruvigliana, Via Tanello 15

Elegant Duplex Apartment with Garden & Breathtaking Lugano Lake  
View

CHF 2,900,000.-

**SEQUOIA**  
CONSULTING

# Property description

In Castagnola-Ruvigliana, in one of the most beautiful residential areas of Lugano, in a very quiet and sunny position, South oriented, and only 5 km from the center of Lugano, we offer for sale this exclusive 4.5-room duplex apartment with unobstructed views of Lake Lugano and surrounding hills.

The apartment is occupied the 1st and the 2nd floor in the beautiful residence "Cà Isabelle" of 18 apartments. Built in 2003 the residence offers an indoor pool, fitness room, sauna, steam room and a large garage. The convenient access via a private road and the immediate vicinity of the bus stop, so the center of Lugano can be reached in approx. 10 minutes.

## DUPLEX ISSPLIT OVER 2 LEVELS:

Lower floor: 3 bedrooms with en-suite bathrooms, cloakroom, hallway, staircase.

Upper floor: hall, living / dining room with kitchen, WC, staircase.

## OUTDOOR AREAS:

2 terraces, 2 small gardens, 2 indoor parking spaces, cellar.

The apartment is very bright with comfortable layout and medium-high ceilings.

Finishes are of superior standing.

Excellent privacy.

Possibility to buy furniture.

# Characteristics

Availability	To agree	Year of construction	2003
Type	Duplex/two-level	Living area	172 m²
Reference	4146	Garden surface	60 m²
Rooms	4.5	Terrace surface	60 m²
Bedrooms	3	Cellar surface	12 m²
Bathrooms	4	Parking spaces	2

Object Price	CHF 2,900,000.-
Number of parkings	
Total	2x



# Picture(s)































































# Contact

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## Your consultant

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