



FOR SALE

CH-6962 Viganello, Via Molinazzo 21

Design Duplex Apartment with Panoramic Rooftop Terrace

CHF 2,000,000.-

SEQUOIA  
CONSULTING

# Property description

In a modern and well-maintained building in Viganello, we offer for sale 2 exclusive duplex apartments finely renovated with high quality materials. The interior spaces have been designed to ensure functionality, comfort and timeless elegance, thanks to an optimized layout and tailored architectural solutions.

Each unit is sold fully furnished with custom-made furniture designed to make the most of each room and ensure aesthetic continuity and stylistic consistency.

To complete the property:

- 1 private cellar
- 3 convenient parking spaces in the garage (CHF 150,000.-)

The perfect solution for those seeking comfort, design and unparalleled views in the heart of Lugano.

# Characteristics

Availability	<b>To agree</b>	Bathrooms	<b>3</b>
Type	<b>Duplex/two-level</b>	Living area	<b>~ 150 m<sup>2</sup></b>
Reference	<b>7B</b>	Total surface	<b>~ 199 m<sup>2</sup></b>
Rooms	<b>4.5</b>	Parking spaces	<b>3</b>
Bedrooms	<b>3</b>		

Object Price	<b>CHF 2,000,000.-</b>
<b>Number of parkings</b>	
3x Total (incl.)	

# Conveniences

## Neighbourhood

- > Green
- > Mountains

## Outside conveniences

- > Balcony/ies
- > Rooftop terrace
- > Greenery
- > Common pool

## Inside conveniences

- > Garage
- > Furnished

## View

- > With an open outlook
- > Mountains

# Exterior view











# Interior view



























# Exterior view





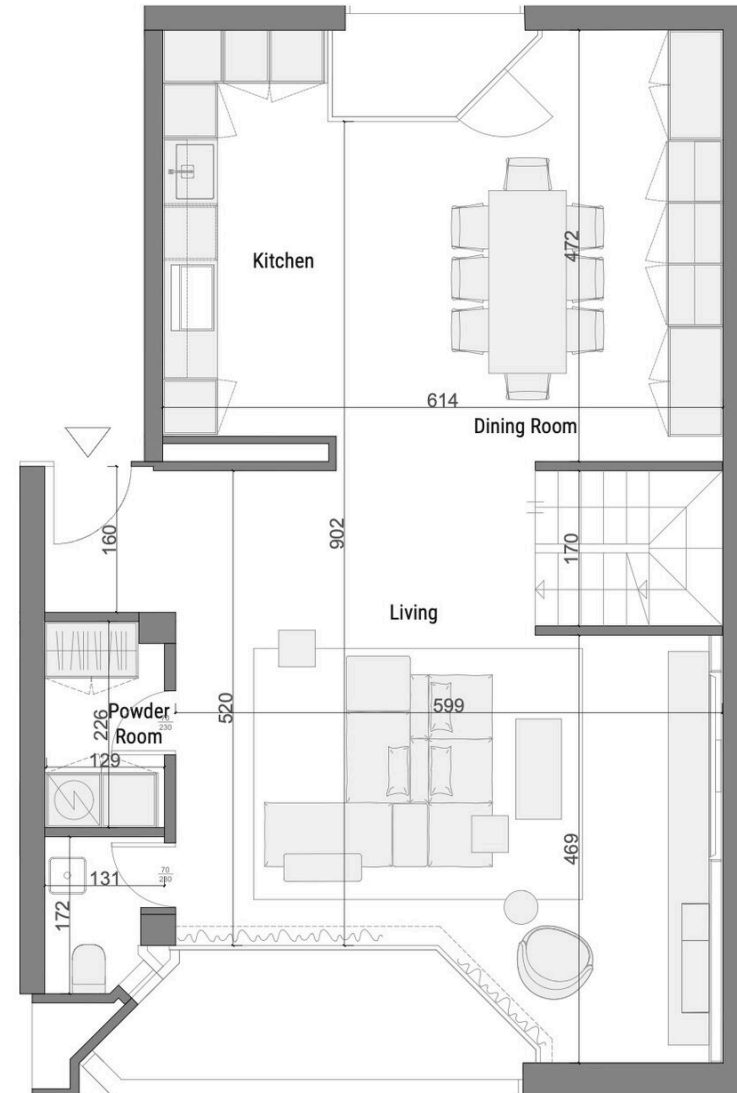
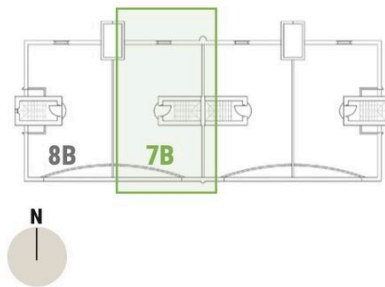
# Plan

## GENERAL LAYOUT

Rooftop - Floor 4

## PPP 41214

## 7B



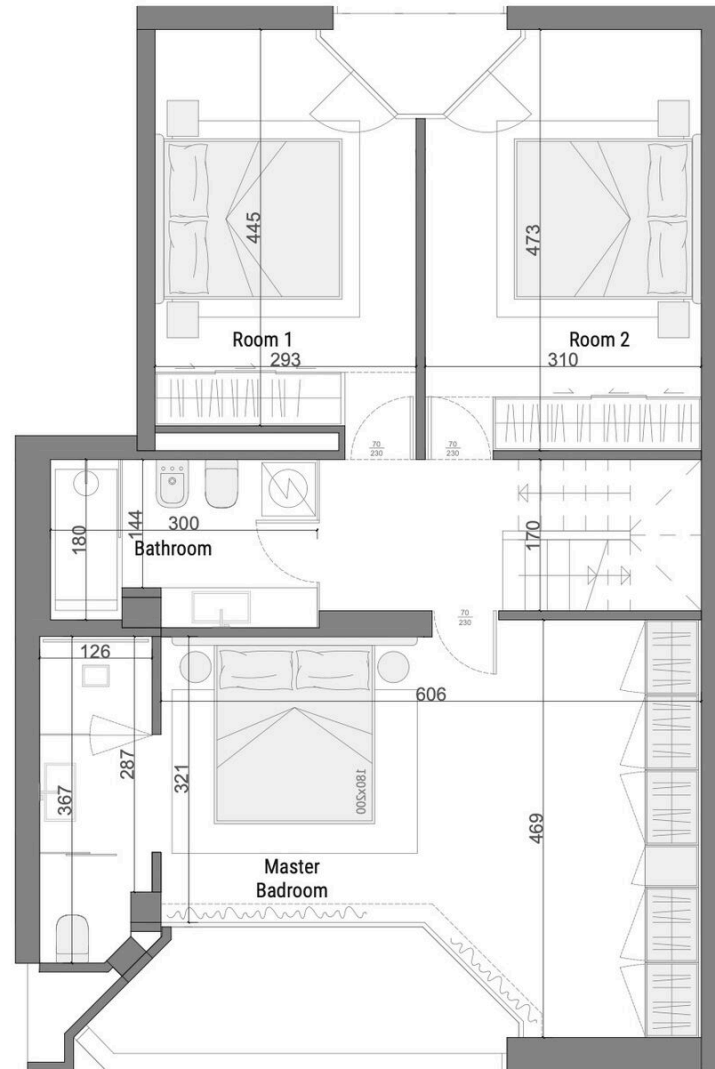
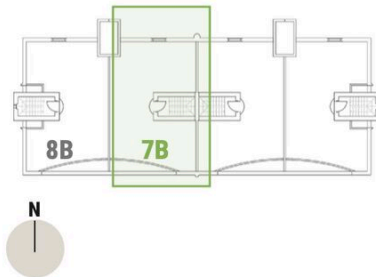
The dimensions shown refer to the design and do not represent the final as-built measurements.

## GENERAL LAYOUT

Rooftop - Floor 5

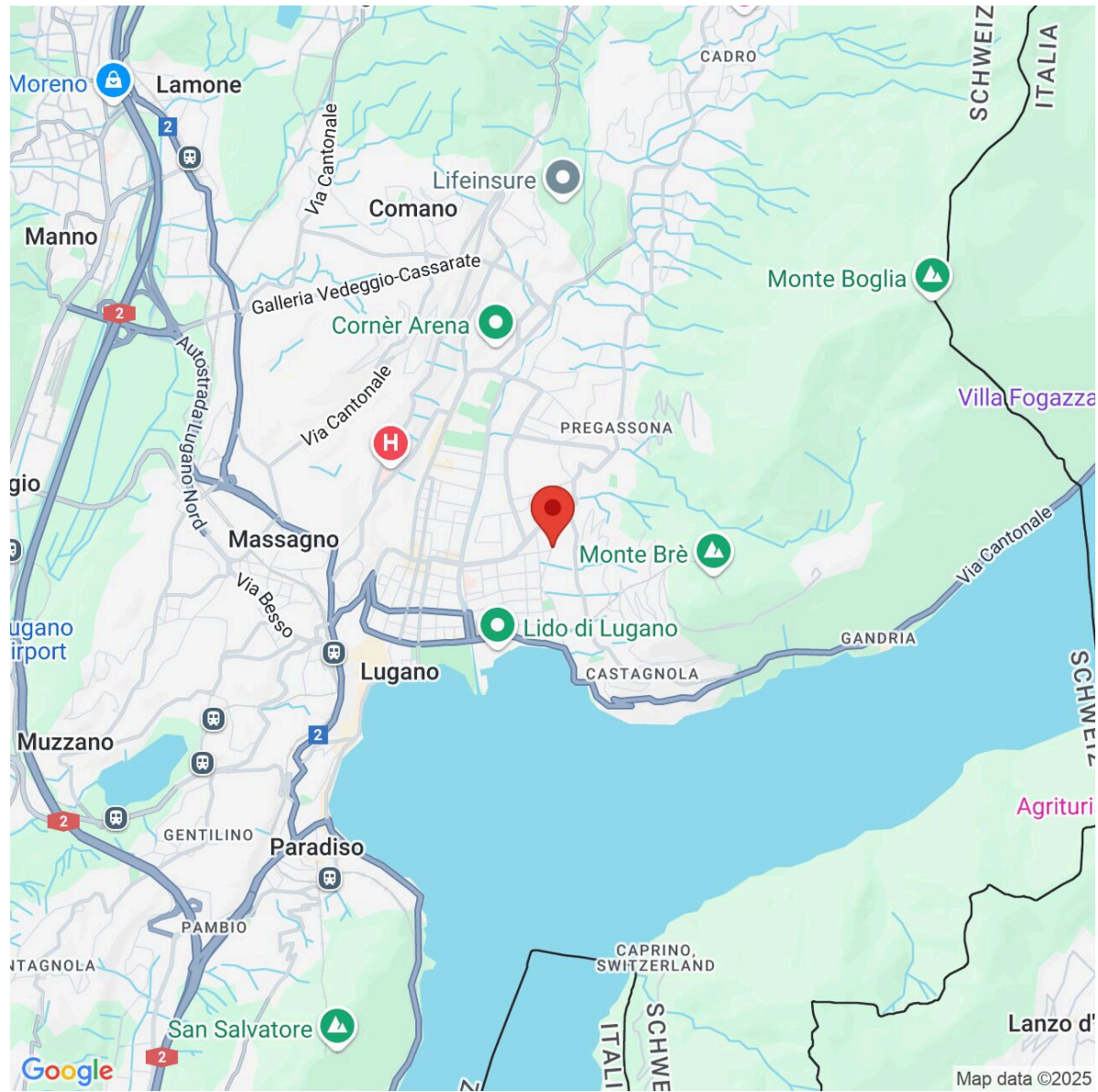
# PPP 41214

## 7B



The dimensions shown refer to the design and do not represent the final as-built measurements.





# Contact

## Sequoia Consulting Sagl

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6983 Magliaso

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<http://sequoiaconsulting.ch>

## Your consultant

**Mr. Ferrari Fabio**  
fabio@sequoiaconsulting.ch  
Mob.: +41 78 637 66 15

# Notes

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A++ VIA MOLINAZZO 21

Interior design

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by A++ HUMAN SUSTAINABLE ARCHITECTURE

2024.06.12



## INQUADRAMENTO

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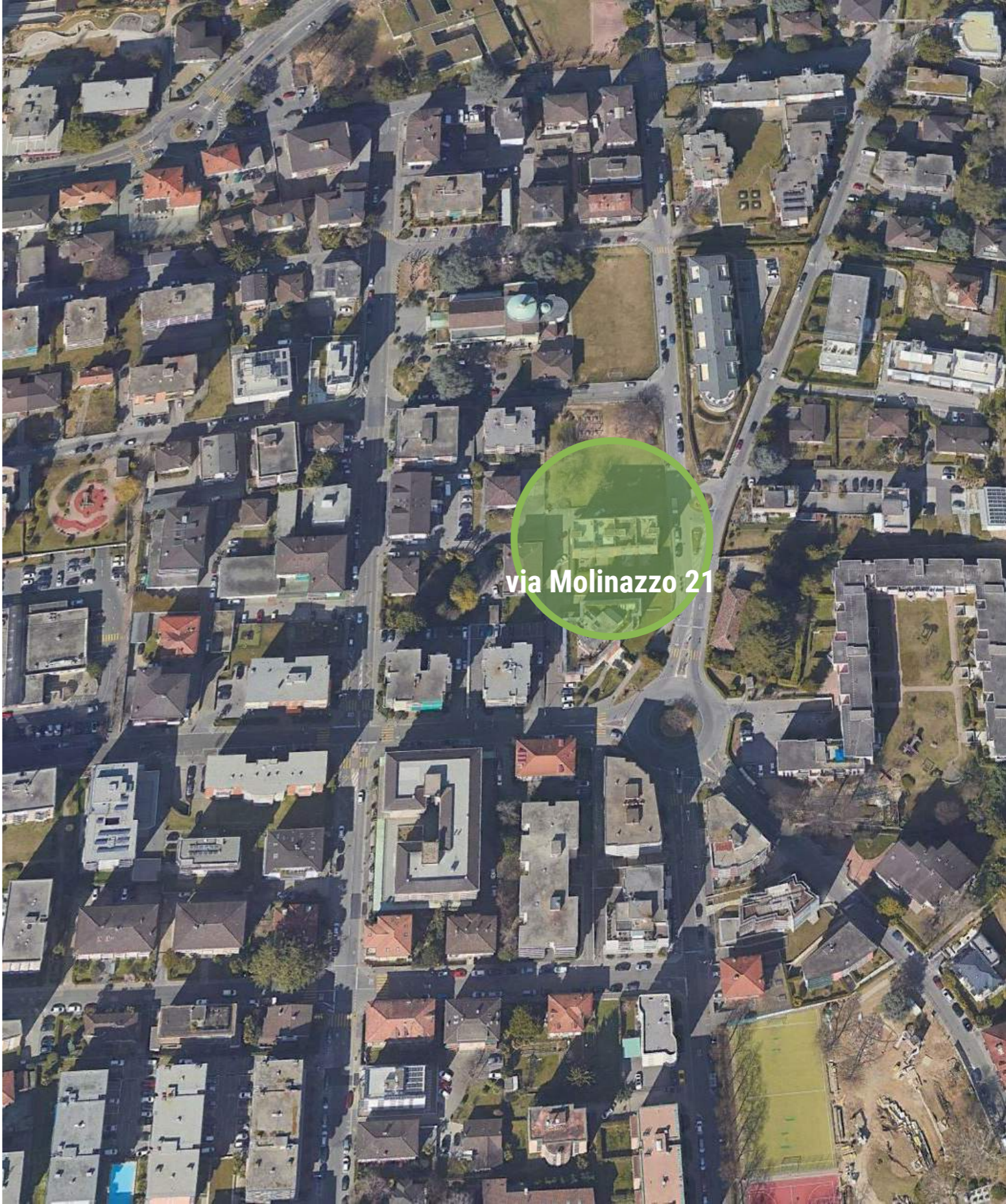
# INQUADRAMENTO

Lugano



# INQUADRAMENTO

via Molinazzo 21





## SUPERFICI APPARTAMENTI

Superficie Lorda	150 mq
Superficie Balconi e Terrazzo	98 mq
Superficie di Vendita	199 mq

In vendita 4 attici duplex in **via Molinazzo 21** che sono stati integralmente ristrutturati, con l'intento primo di ottimizzare gli spazi rendendo il layout interno al massimo funzionale, con materiali di pregio per pavimenti e rivestimenti.

L'ingresso degli appartamenti è al quinto piano dove troviamo soggiorno con zona living e pranzo/cucina e un bagno di servizio; collegato da una scala interna abbiamo accesso all'ampia terrazza che verrà attrezzata con vasca idromassaggio, solarium e zona barbeque. Al piano quarto troviamo la camera padronale con bagno privato con doccia, ulteriori due camere e un secondo bagno con vasca. Verrà predisposta la colonna lavasciuga privata e installata l'aria condizionata su entrambi i piani.

L'appartamento viene venduto completo di arredi che sono stati studiati su misura, mantenendo una continuità di stile in tutto l'appartamento.

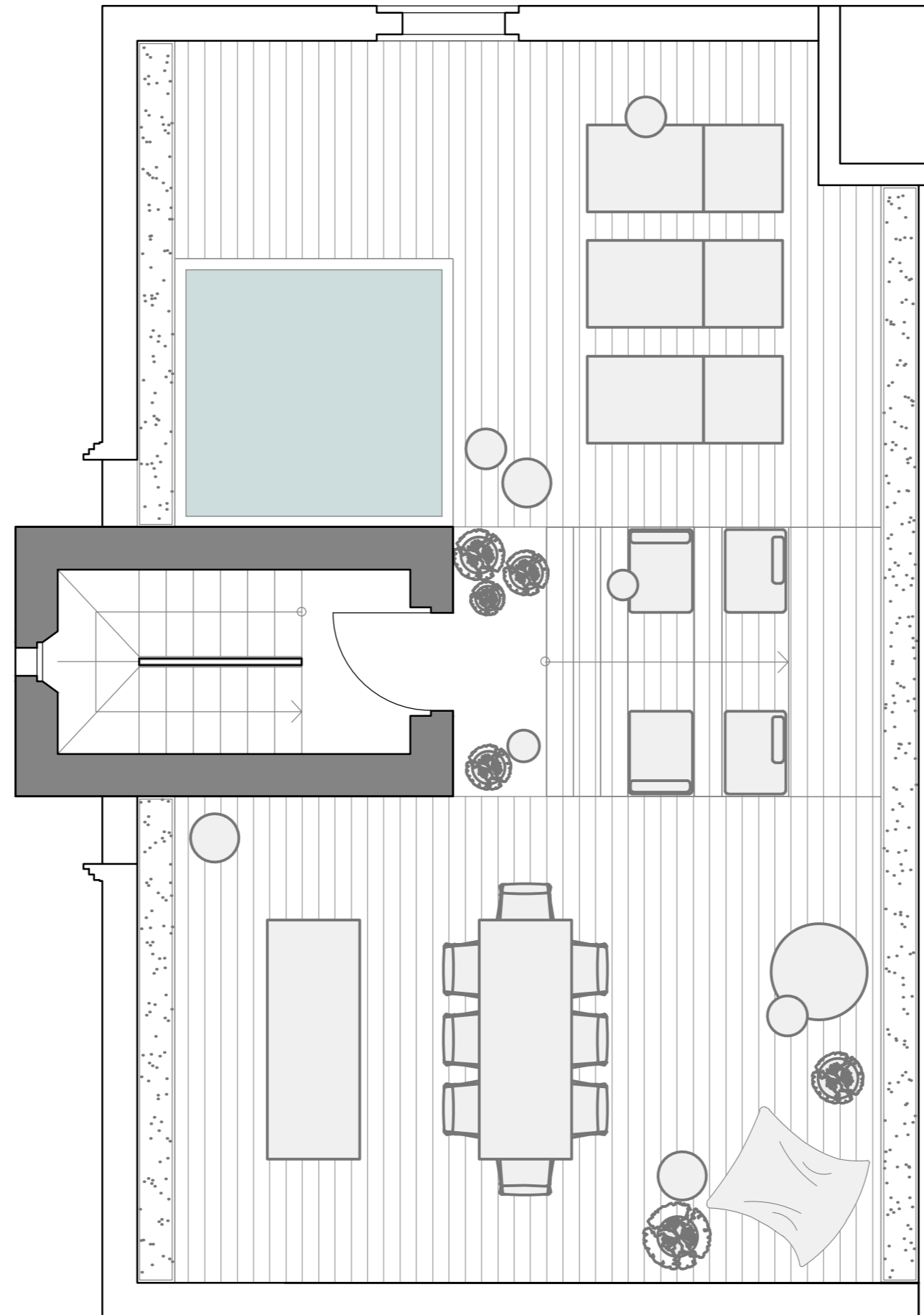
Cantina e 3 posti auto interni completano l'appartamento.

## LAYOUT

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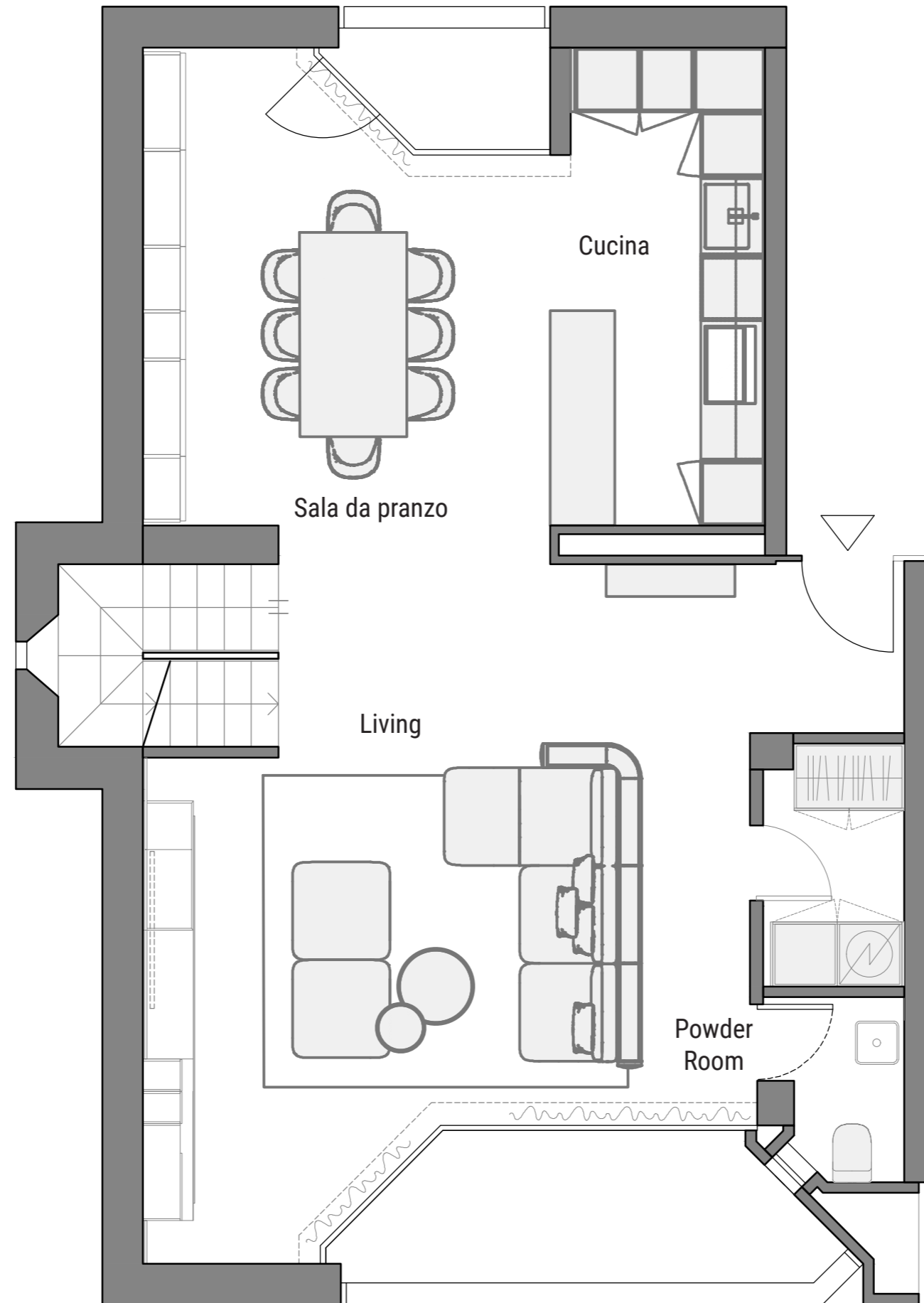
# LAYOUT GENERALE - 8B

Terrazza - Piano 6



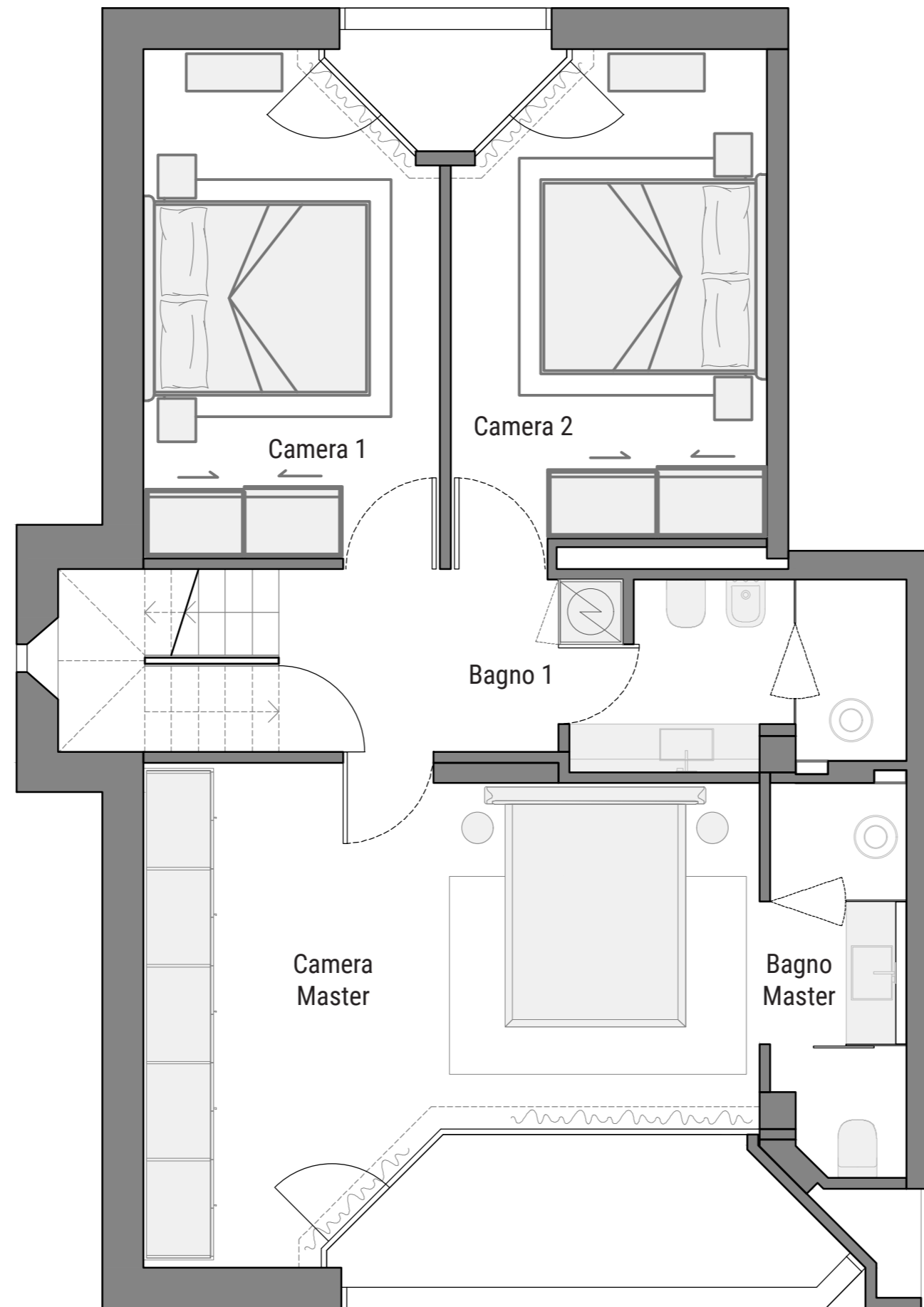
# LAYOUT GENERALE - 8B

Zona Giorno - Piano 5



# LAYOUT GENERALE - 8B

Zona Notte - Piano 4

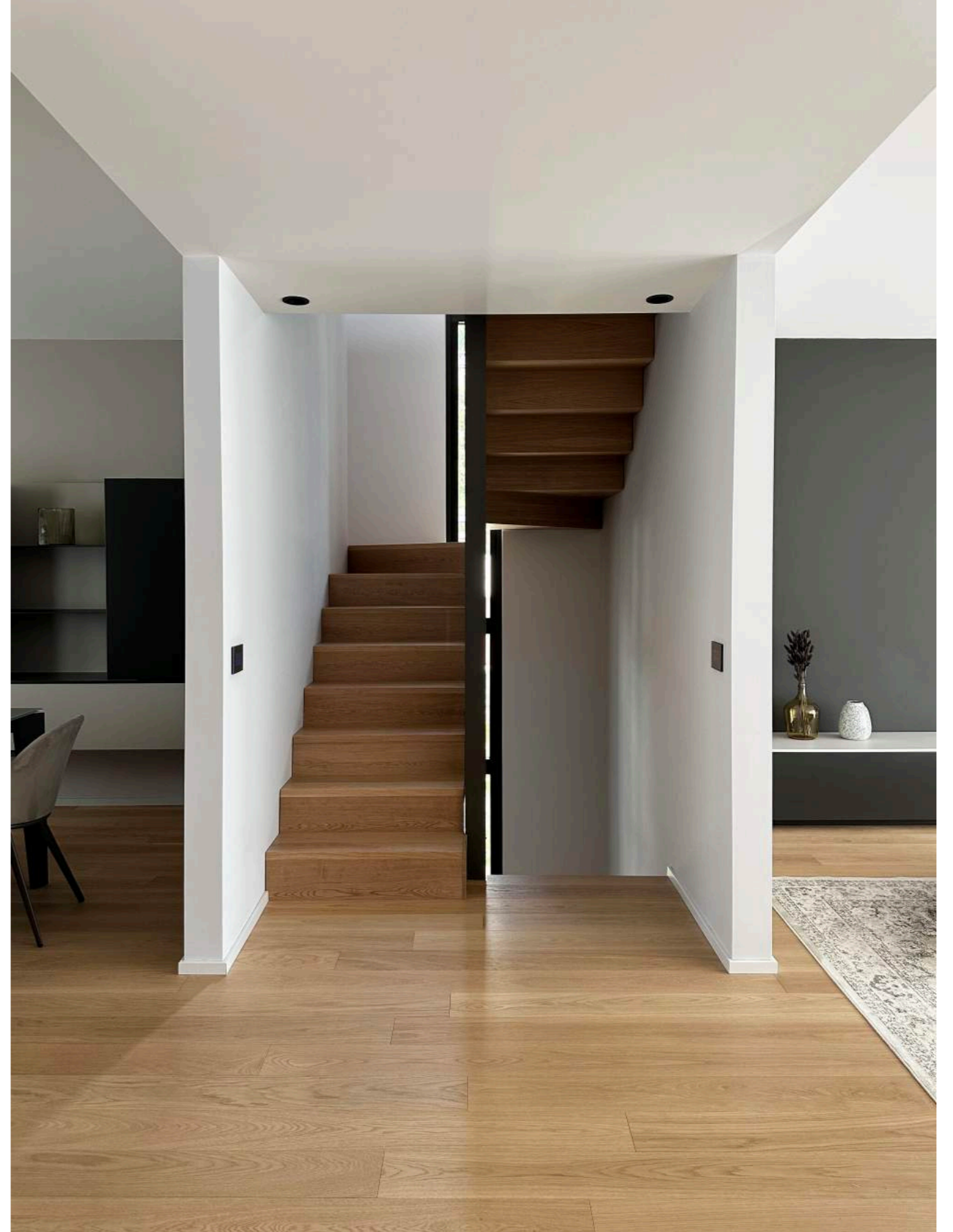


## FOTOGRAFIE

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# INGRESSO

Piano 5



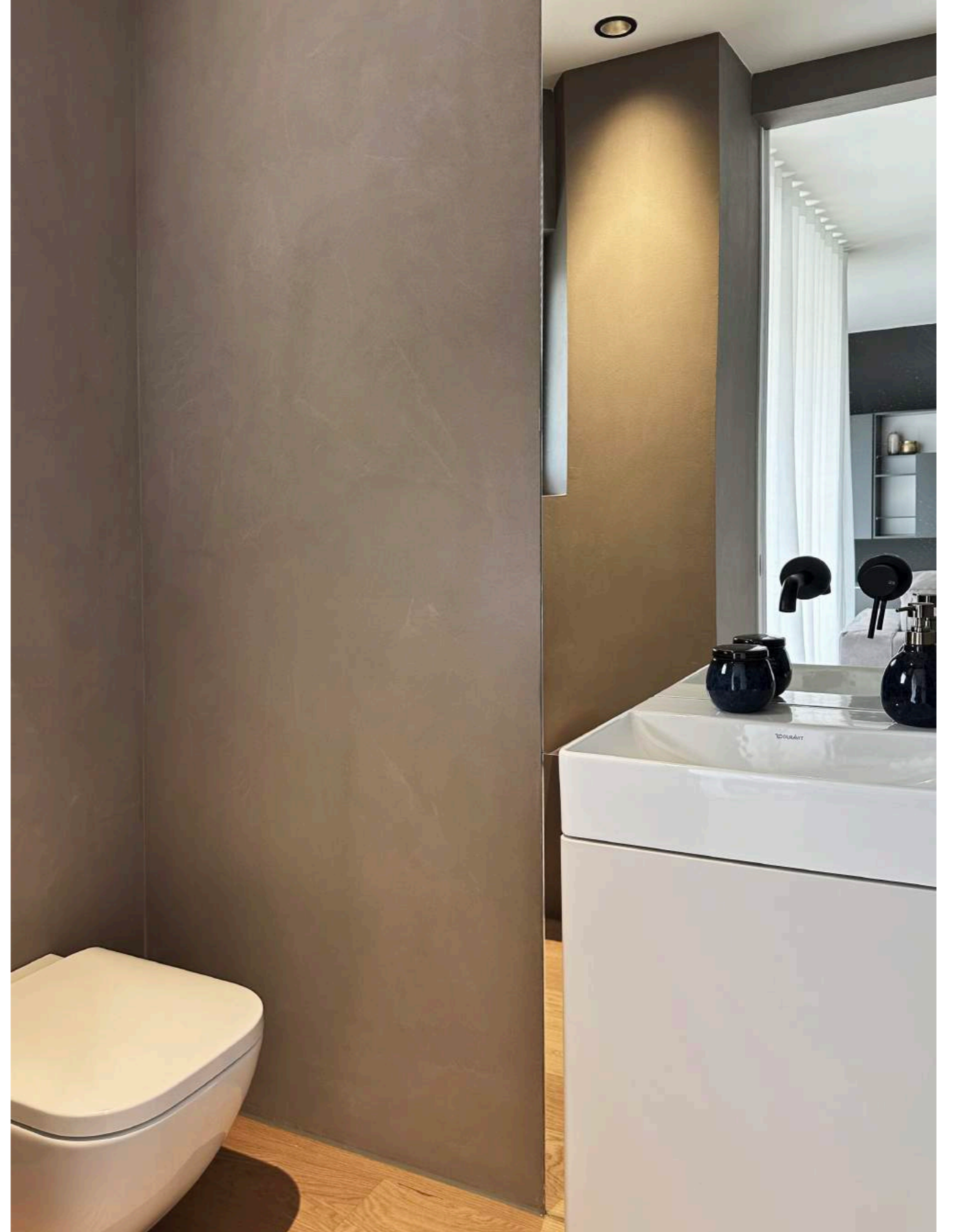
# LIVING

Piano 5



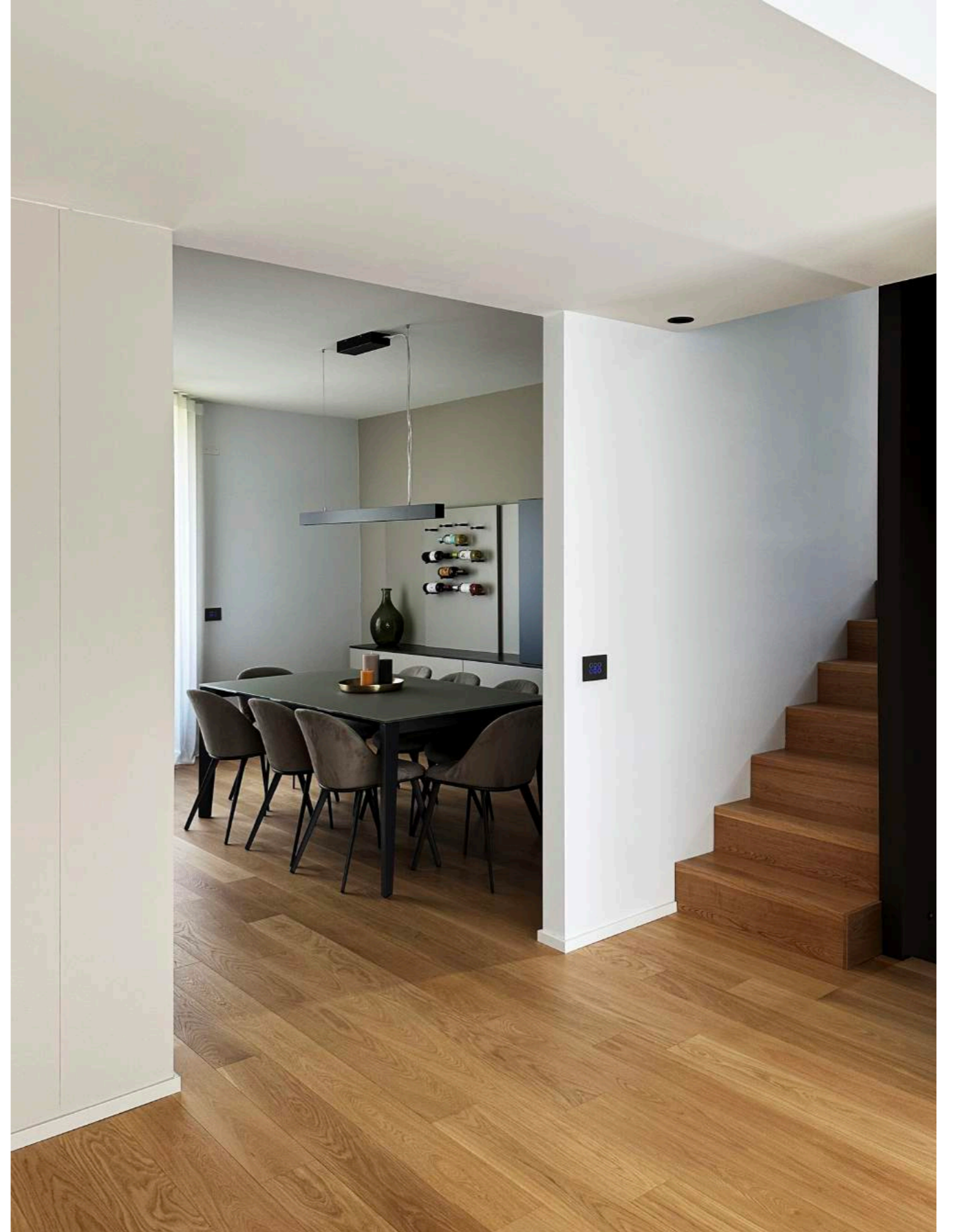
# POWDER ROOM

Piano 5



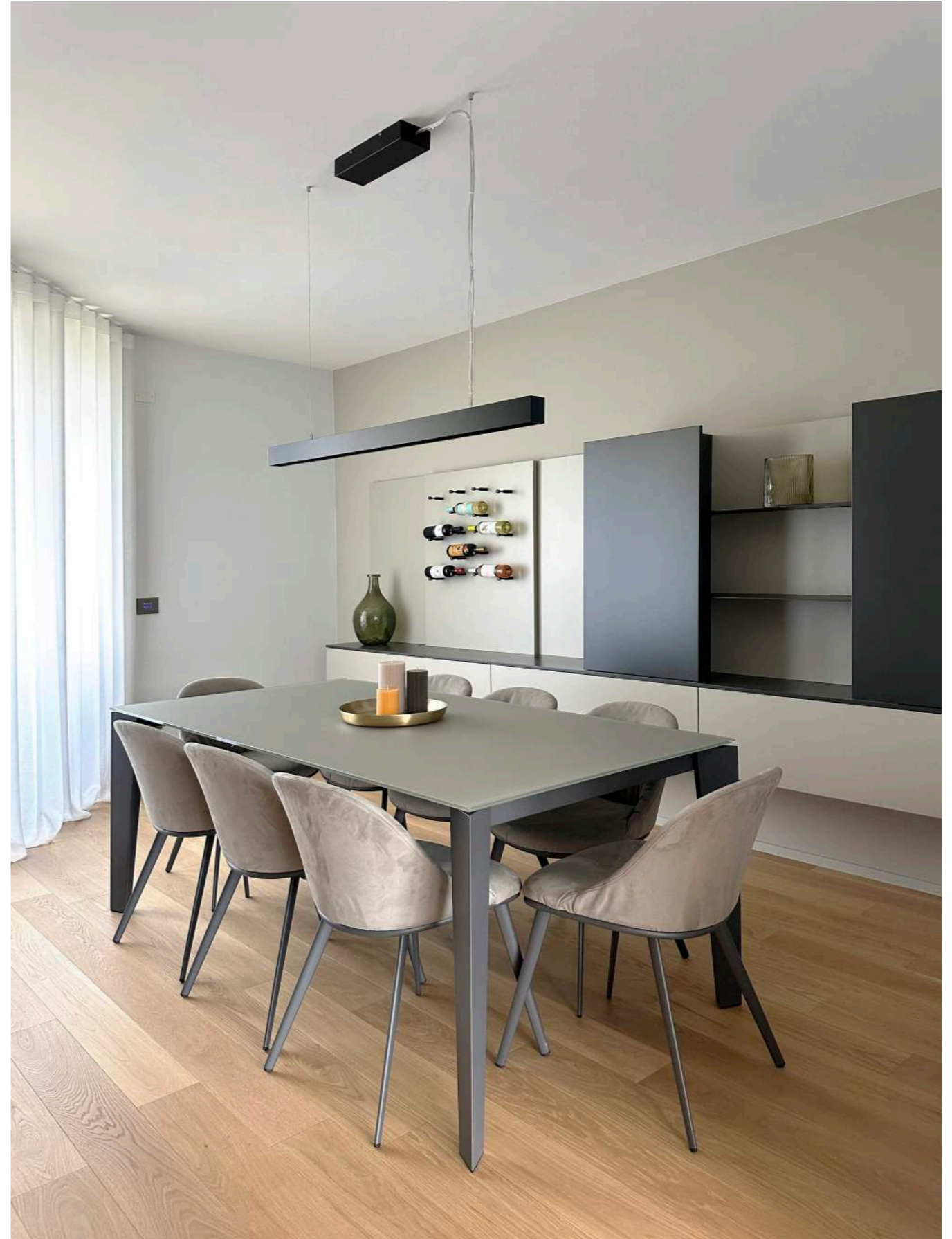
# INGRESSO

Piano 5



# SALA DA PRANZO

Piano 5



# CUCINA

Piano 5



# CAMERA 1

Piano 4



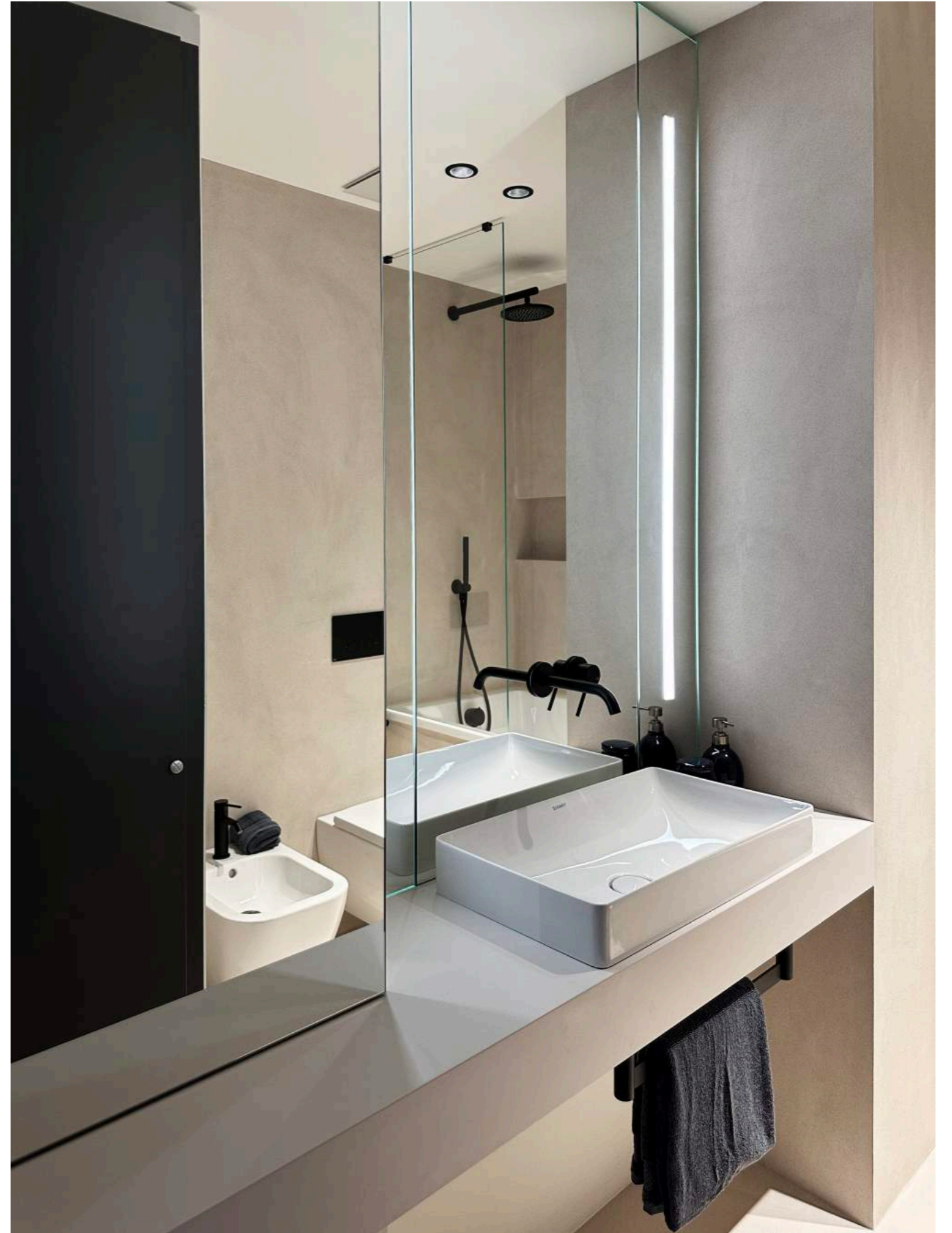
## CAMERA 2

Piano 4



# BAGNO 1

Piano 4



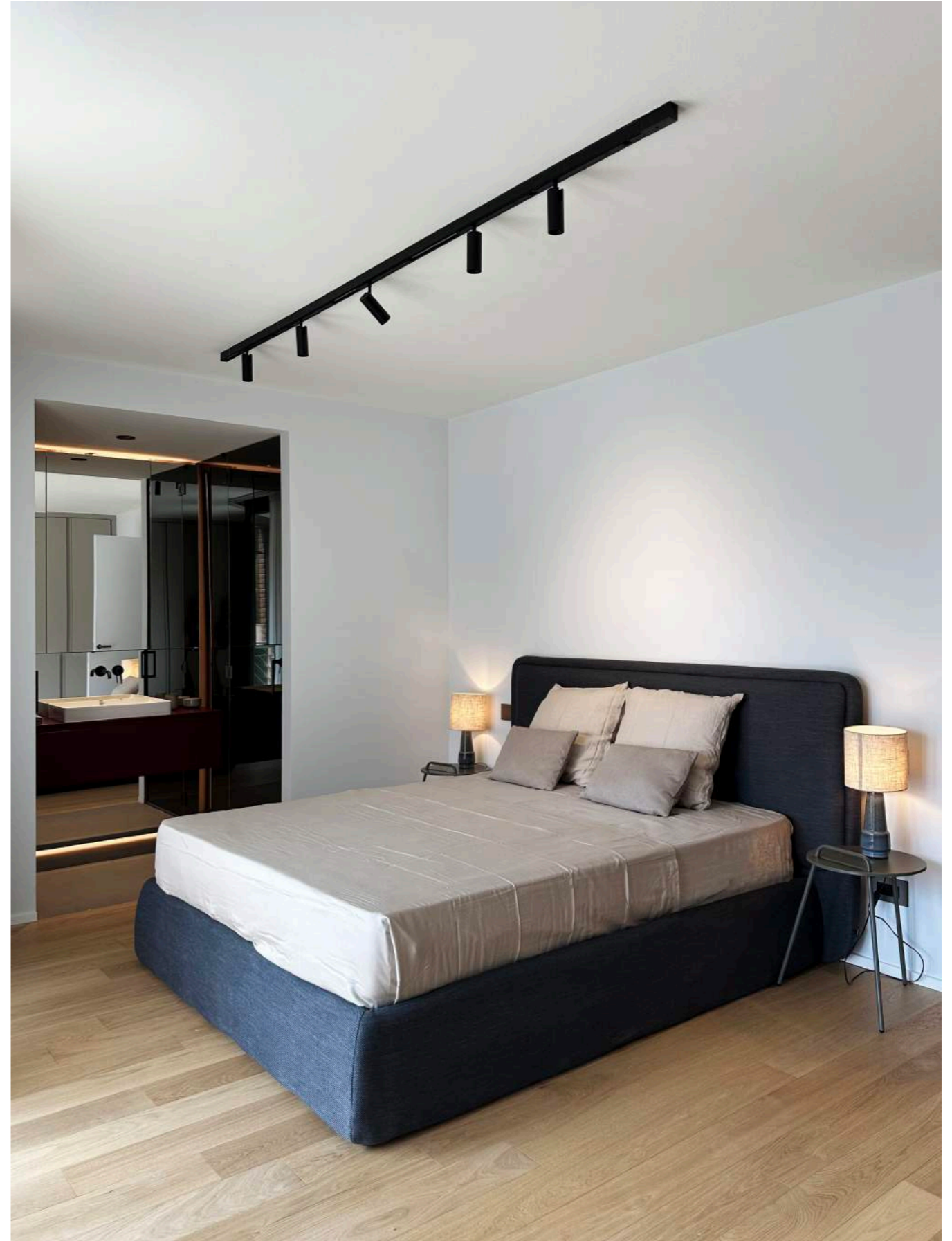
# BAGNO 1

Piano 4



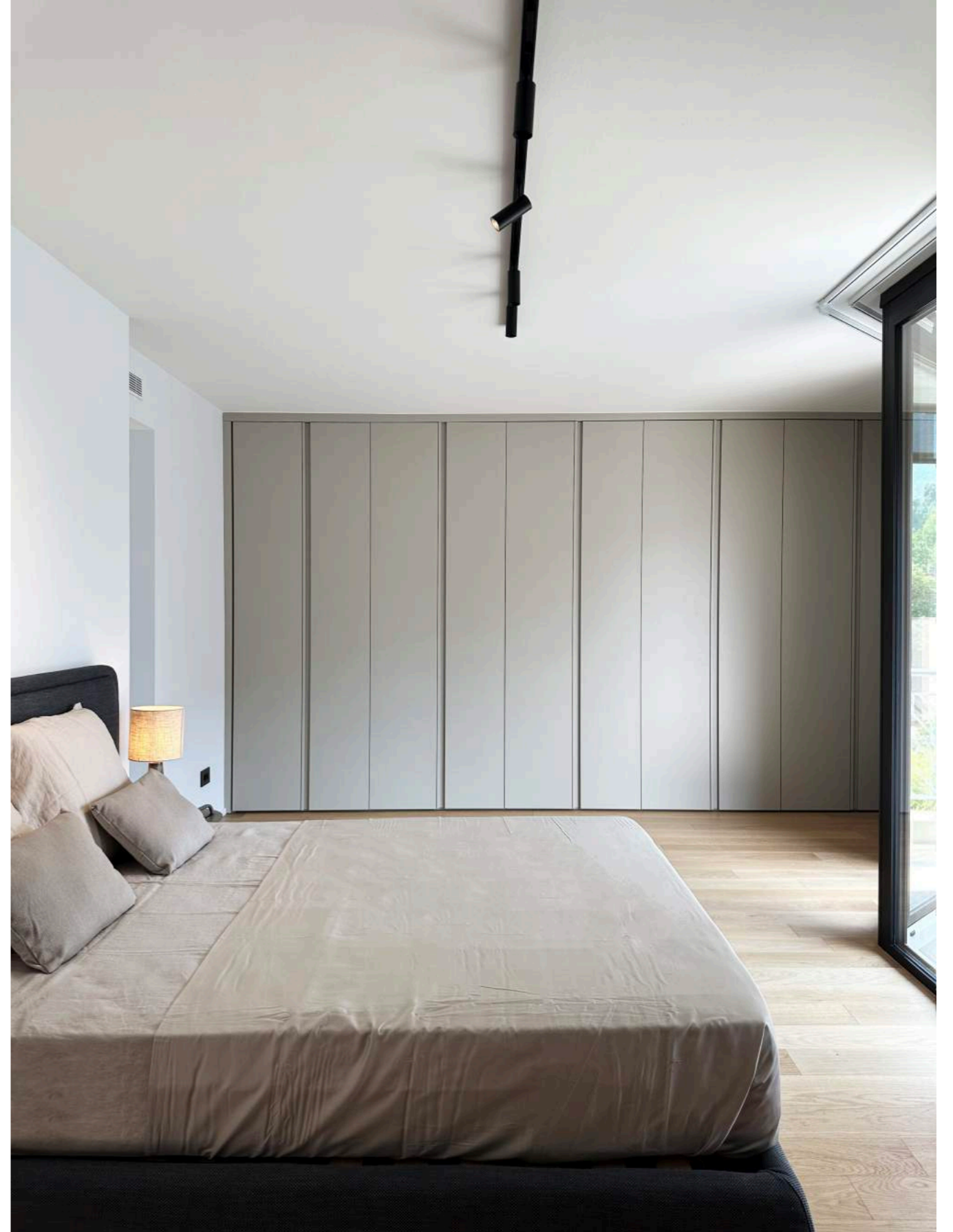
# CAMERA MASTER

Piano 4



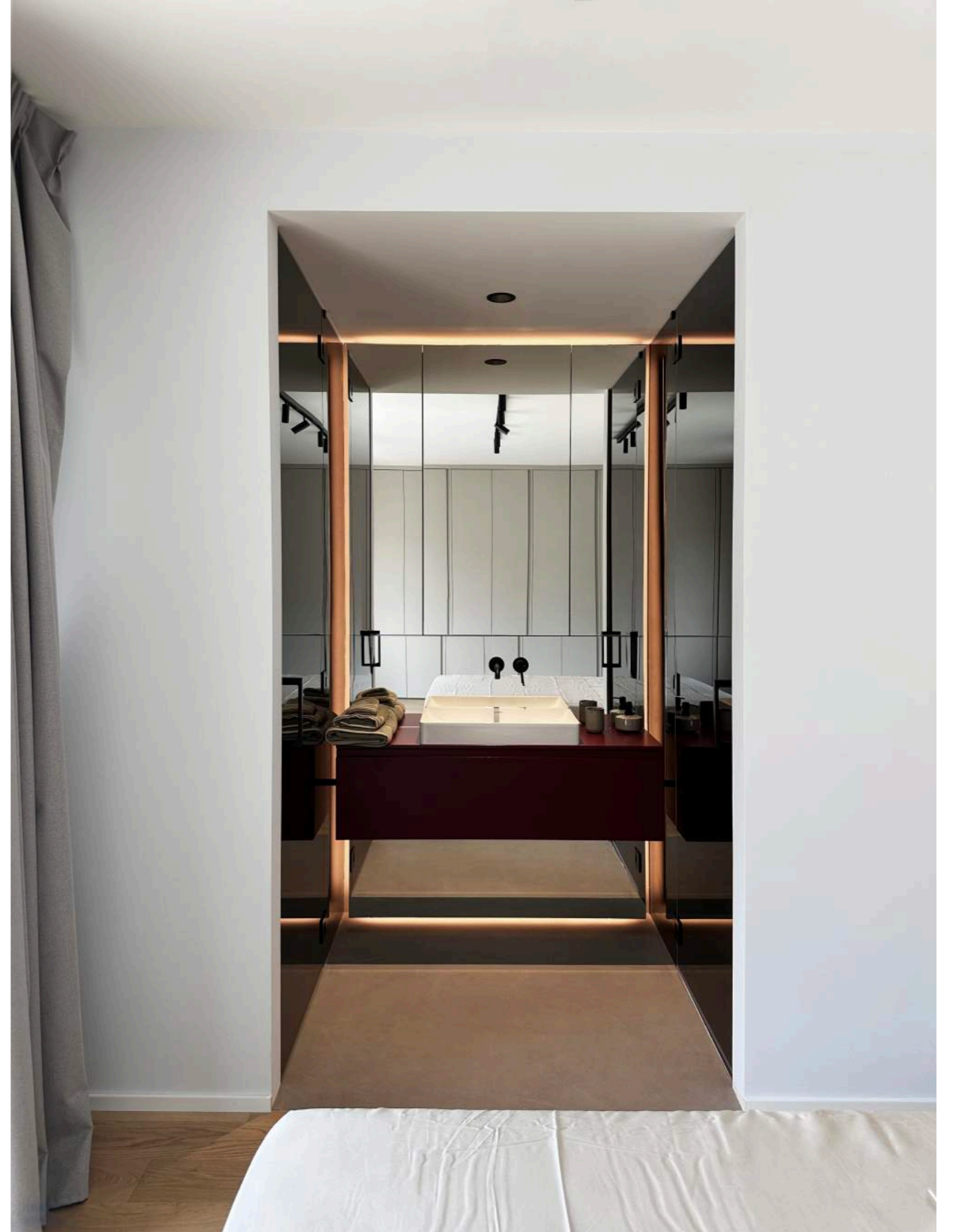
# CAMERA MASTER

Piano 4



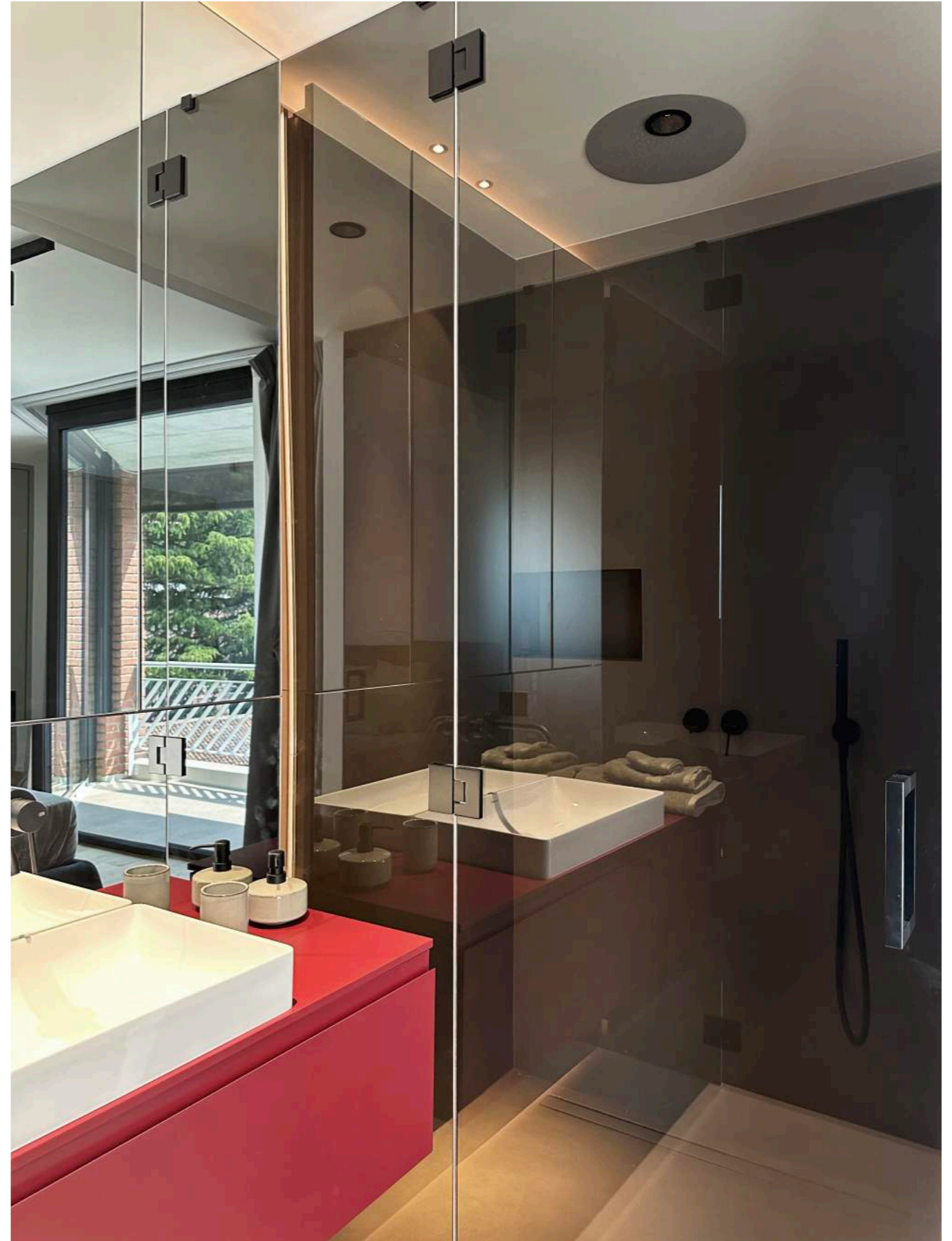
# BAGNO MASTER

Piano 4



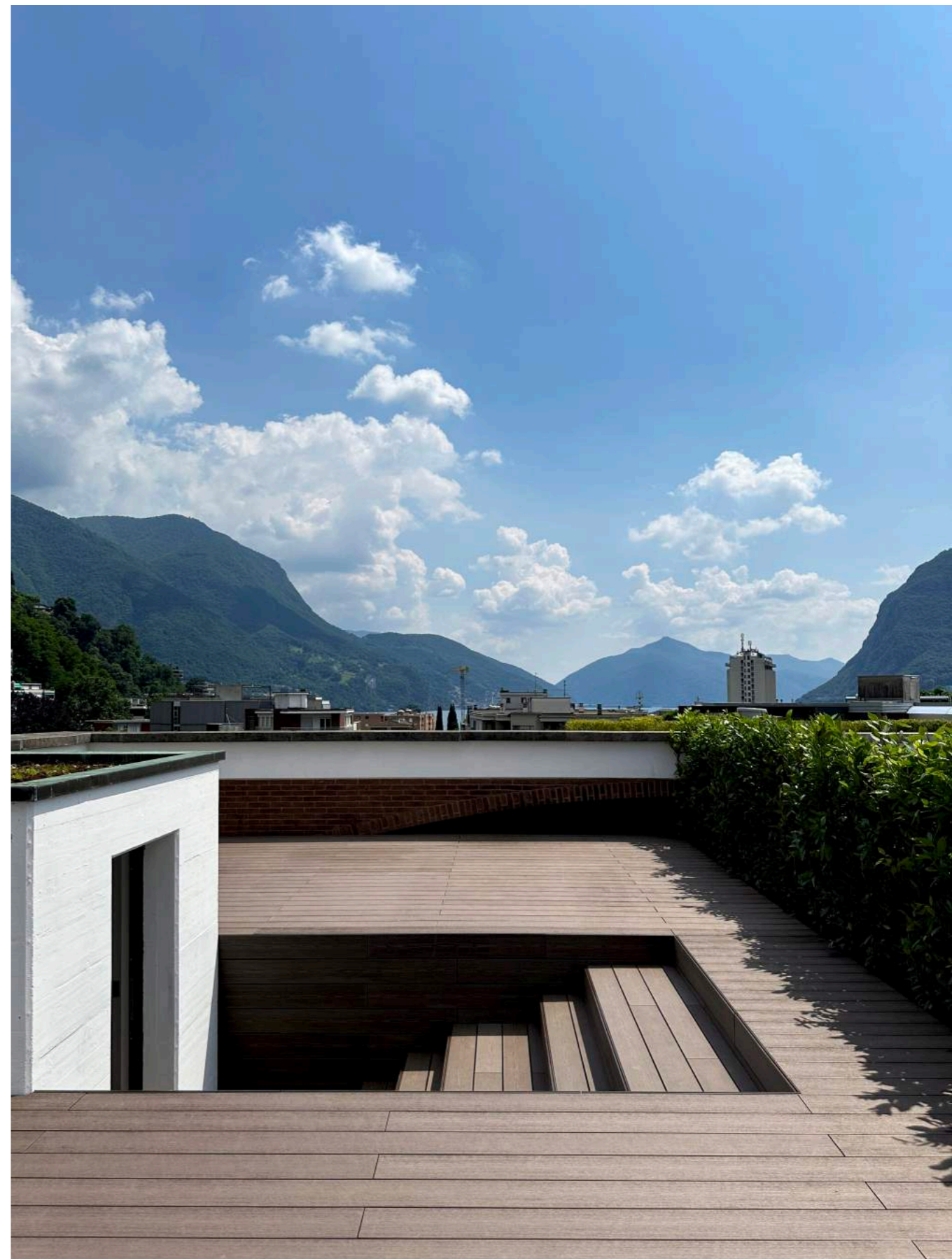
# BAGNO MASTER

Piano 4



# TERRAZZA

Piano 6



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I prodotti potranno essere sostituiti con prodotti di pari qualità rispetto a quelli indicati nel presente documento. I prodotti naturali pregiati, quali impiallaccature in legno, piastrelle in ceramica tecnica, pietre naturali o simili, potranno ovviamente presentare variazioni nelle venature, nel colore o nell'aspetto.

Maggiori costi generati da richieste particolari da parte dei compratori come pure maggiori costi in seguito a lavori supplementari sono a carico dell'acquirente.

Si sottolinea che qualsiasi variante richiesta dal cliente, dovrà essere preventivamente verificata, concordata e approvata.

G R A Z I E