

CH-6900 Lugano, Via Motta 17/19

Office with Lake View, a stone's throw from the center of Lugano CHF 1,350,000.-



# Property description

Located on Via Motta, a short distance from Lugano's bustling city center and the FFS train station, this exclusive office of approximately 126.15 sqm offers panoramic views of Lake Lugano, the surrounding mountains and the cityscape. Complete with five balconies spanning a total area of approximately 28.09 sqm, the space is ideal for those seeking an inspiring and functional work space.

The layout of the space includes:

- A reception area,
- A secretarial office equipped with filing cabinets,
- 2 offices that can be separated by sliding panels,
- A meeting room with a lake view,
- A small lounge,
- A practical kitchenette,
- 2 restrooms.

The property also includes 1 parking space in the garage, included in the sale price.

This office represents a unique opportunity for professionals and companies looking for a place of excellence in the heart of Lugano.



## Characteristics

Availability	To agree
Туре	Office
Reference	1719
Rooms	4
Number of toilets	2

Balconies	5
Useful surface	126.1 m²
Total surface	154.2 m²
Balcony surface	28.1 m <sup>2</sup>

Object Price	CHF 1,350,000
Number of parkings	
Interior (incl.)	1x
Parking Sprinter (incl.)	1x



# Picture(s)























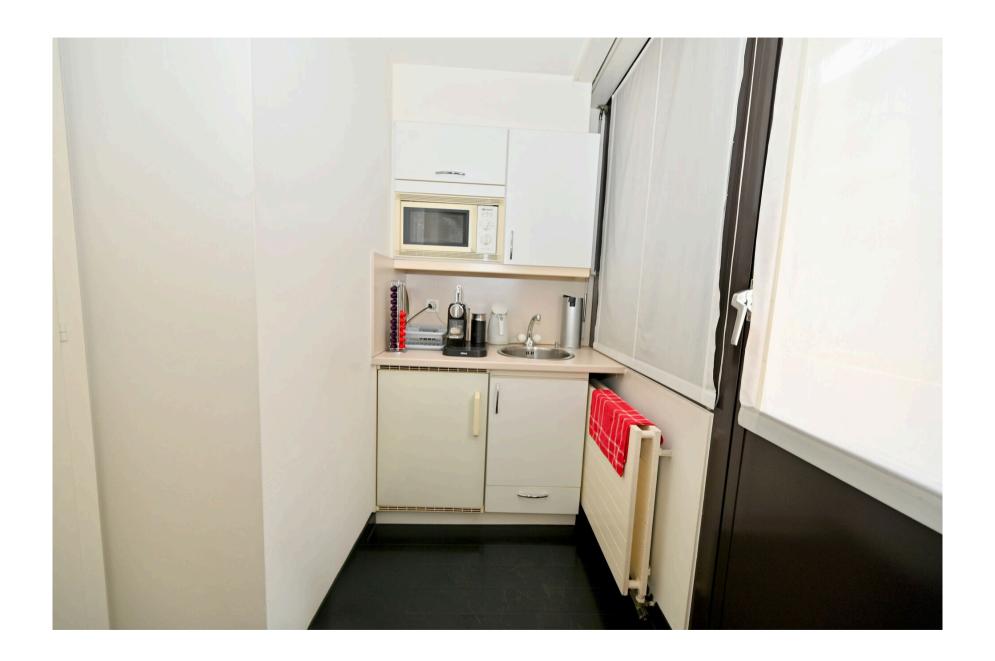




























### Contact

### **Sequoia Consulting Sagl**

Via Vedeggi 66b 6983 Magliaso

Phone: +41 78 637 66 15 fabio@sequoiaconsulting.ch http://sequoiaconsulting.ch

#### Your consultant

Mr. Ferrari Fabio

fabio@sequoiaconsulting.ch Mob.: +41 78 637 66 15

Notes

