



FOR SALE

CH-6900 Lugano, Via Trevano 15

Prestigious Office close to the Center of Lugano

CHF 1,090,000.-

SEQUOIA
CONSULTING

Property description

Office within walking distance of downtown Lugano, with the possibility of conversion into an apartment.

Located on the second floor of an elegant building called "Residenza Nobile," strategically located close to the city center, we offer for sale a large space of 117.45 m² with a private terrace of 11.8 m².

The unit, currently used as an office, is characterized by its high versatility of use: it can be used for commercial activities or **transformed into a refined apartment**, representing an ideal solution for professional offices, surgeries or prestigious residences.

Features:

- Surface SUL: 117.45 m²
- Terrace: 11.8 m²
- 3.5 rooms, 2 bathrooms
- Large private cellar
- Gas heating with underfloor distribution
- Monthly condominium expenses: CHF 300.
- One parking space in the garage included in the price
- An additional parking space in the garage available at a price of CHF 80,000.

The property is characterized by large and bright spaces, in a stately and well-maintained context, ideal

for those who want to combine functionality, prestige and convenience.

An exclusive opportunity in one of the most sought-after areas of the city, just minutes from all the main services and infrastructures

Characteristics

Availability	To agree	Year of construction	2010
Type	Office	Heating type	Gas
Reference	7897	Heating installation	Floor
Rooms	3.5	Useful surface	117.5 m²
Number of toilets	2	Terrace surface	11.8 m²
Location floor	1st floor	Parking space	1

Object Price	CHF 1,090,000.-
Number of parkings	
Total (incl.)	1x
Charges	CHF 300.-/month (Not specified)

Picture(s)



Exterior view





Interior view





Picture(s)



Interior view





















Exterior view



Architectural floor plan of a modern office space. The plan includes a reception area (16.89 m²), a meeting room (riunione, 23.11 m²), a kitchen (cucina, 1.8 m²), a bathroom (WC, 2.18 m² and 2.12 m²), a storage room (guardaroba), an IT rack area (Rack IT), and a balcony (balcone). The layout features a central corridor, a large open-plan area with desks and chairs, and a balcony with a round table and chairs. Dimensions are provided for various sections and overall measurements.

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
