

CH-6900 Lugano, Via Trevano 15

Prestigious Office close to the Center of Lugano CHF 1,090,000.-



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 soughtafter areas of the city, just minutes from all the main services and infrastructures



Characteristics

Availability	To agree
Туре	Office
Reference	7897
Rooms	3.5
Number of toilets	2
Location floor	1st floor

Year of construction	2010
Heating type	Gas
Heating installation	Floor
Useful surface	117.5 m²
Terrace surface	11.8 m²
Parking space	1

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

Picture(s)





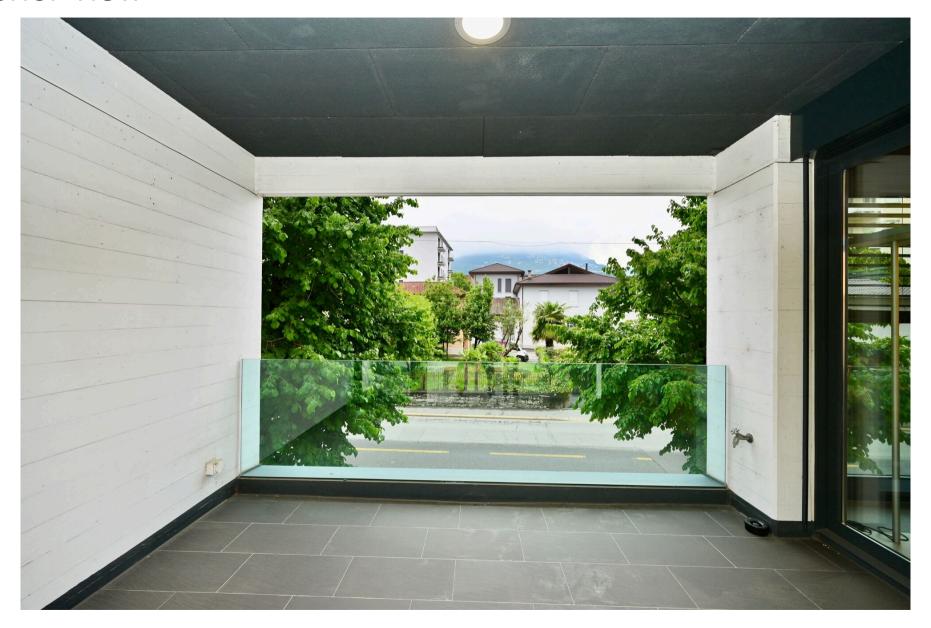
Exterior view



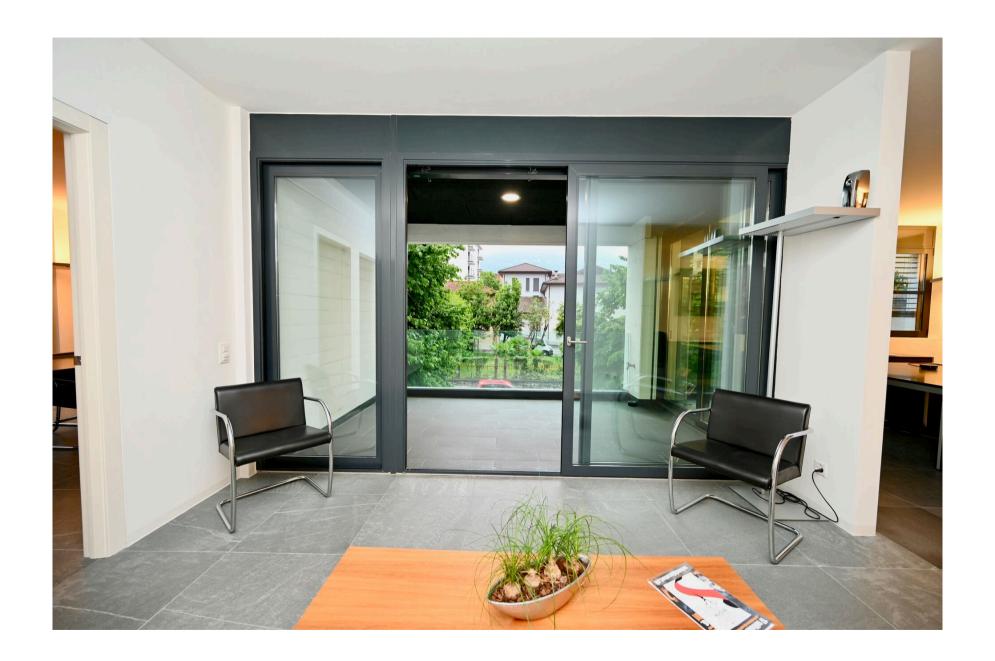




Interior view

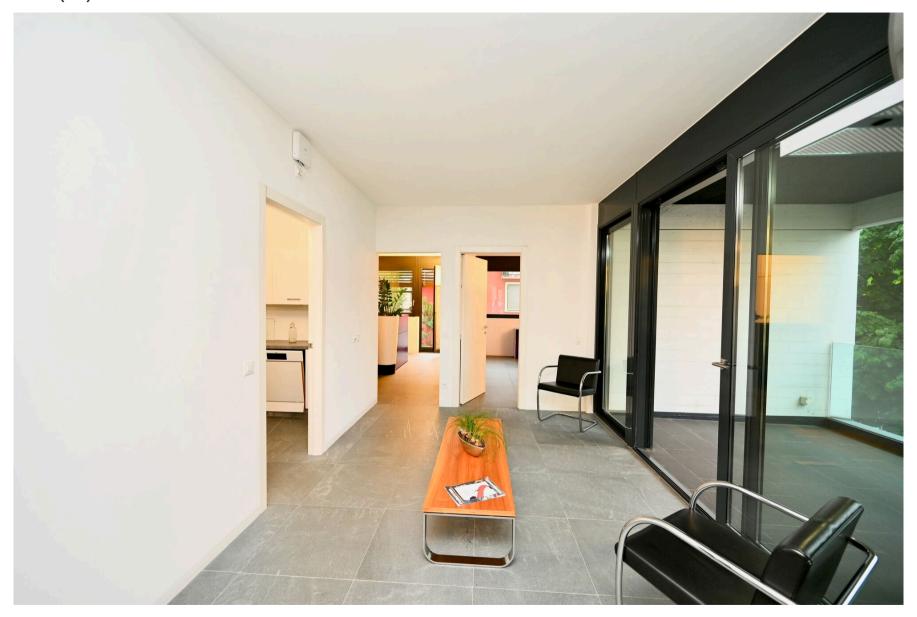








Picture(s)



Interior view





























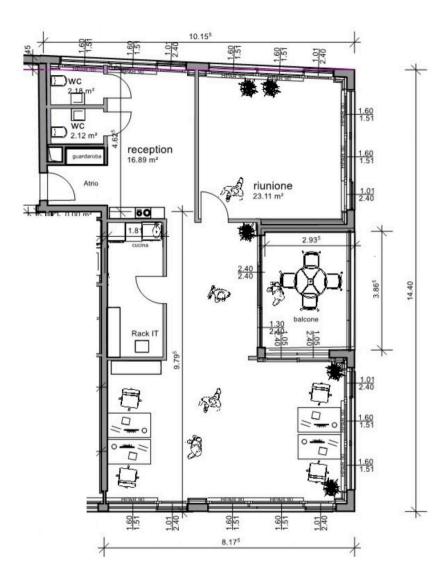


Exterior view





Plan



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	5
-------	---

SEQUOA