



FOR SALE

CH-6900 Lugano, Via Giuseppe Mazzini 6

Villa Clelia - Penthouse with Lugano Lake View in Historic Villa

CHF 5,690,000.-

SEQUOIA
CONSULTING

Property description

Situated on the 4th floor of the prestigious period residence "Villa Clelia," this unique penthouse represents an unparalleled opportunity for those seeking elegance and comfort in the heart of Lugano. Thanks to its elevated position, the property offers breathtaking views of Lake Lugano and the surrounding mountains. Its privileged location allows easy access to the city's main attractions, including the most important squares, the renowned Via Nassa with its boutiques, the cultural center LAC, the lake, public transport, and the finest restaurants.

Villa Clelia, a fully renovated period residence, comprises 5 exclusive apartments distributed over 5 floors, as well as 2 basement levels dedicated to cellars, laundry rooms, technical facilities, and a garage.

Internally unfinished, the penthouse allows the future owner the freedom to choose personalized finishes, ensuring maximum stylistic expression. The rational and refined layout of the spaces includes: entrance, living room, dining room, kitchen, large partially covered terrace, 3 bedrooms, 3 bathrooms, WC, and private laundry.

Possibility to buy parking spaces:

Indoor garage spaces: CHF 130'000.- / each

Outdoor parking spaces: CHF 80'000.- / each

Characteristics

Availability	To agree	Location floor	4th floor
Type	Penthouse	Latest renovations	2013
Reference	5104	Living area	238 m²
Rooms	4.5	Total surface	260 m²
Bedrooms	3	Terrace surface	63 m²
Bathrooms	3	Parking spaces	2

Object Price	CHF 5,690,000.-
Number of parkings	
Total (not incl.)	2x / CHF 210,000.-
Total price	CHF 5,900,000.-

Picture(s)

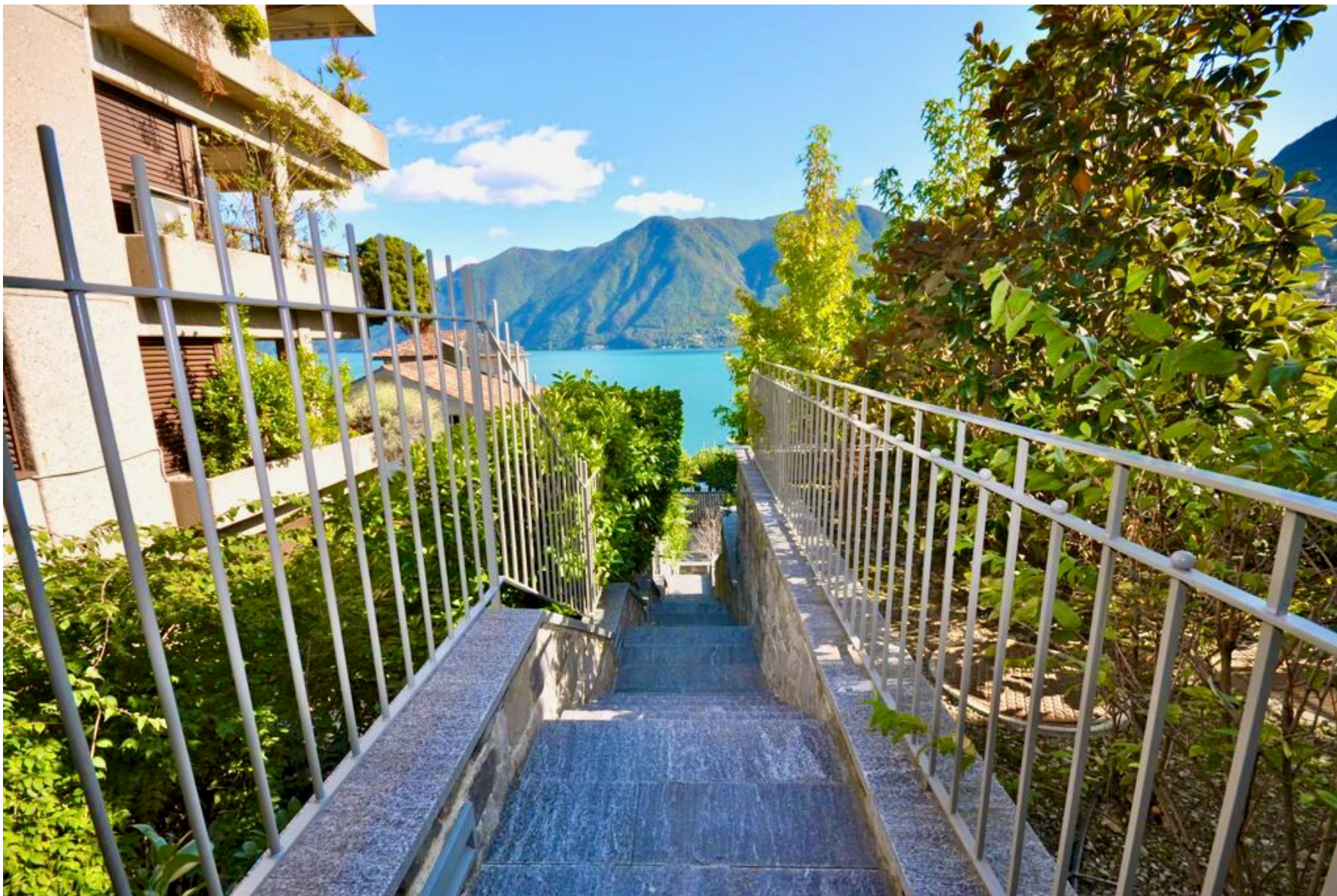












Contact

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

RISTRUTTURAZIONE VILLA CLELIA

MAPPALe No 1127RFD COMUNE DI LUGANO
PROPRIETÀ : SUMMER SA

CONSORZIO VILLA CLELIA BONI&FOGLIA SA -GARZONI SA
ARCHITETTO :ALESSANDRO PREIANO - VIA PESSINA 6900 - 9LUGANO

Data: 21.04.2010

PIANO QUARTO REVISIONE

Piano 24

Tutte le misure sono grezze.
Tutte le misure vanno verificate sul posto.

-  Muratura esistente
-  Nuova muratura in cotto
-  Nuova muratura in CA
-  Isolamento termico, polistirolo estruso o lana minerale + barriera vapore
-  Isolamento termico, lana minerale + barriera vapore

