

FOR SALE

CH-6900 Lugano, Via Tesserete 44

Secondary Residence - Exclusive Penthouse with 180° Panoramic  
Terrace

CHF 2,900,000.-

**SEQUOIA**  
CONSULTING

# Property description

In Lugano, in a quiet and well-serviced area, just minutes from the city center, we offer for sale an exclusive 5.5-room penthouse located on the 6th floor of an elegant and well-kept residence with a condominium pool.

The property offers a living area of about 250 m<sup>2</sup>, enriched by large terraces for about 200 m<sup>2</sup>, ideal to fully enjoy the outdoor spaces with a beautiful open view of the mountains and the surrounding landscape, creating a unique and private environment.

**The living area** is spacious and bright, with large windows directly connecting the living and dining room to the terrace. The kitchen is modern, spacious and functional.

**The sleeping area** includes 5 comfortable and well-distributed rooms, served by 4 bathrooms, ensuring maximum comfort even for families or guests.

## **Equipment and amenities:**

- Gas heating with new boiler and coil distribution
- Air conditioning
- Residence with a swimming pool and sauna
- Rental parking spaces available in the immediate vicinity

Condominium expenses: CHF 20,000/year (reserve

fund included).

This penthouse represents the ideal solution for those who want to live in an exclusive environment with ample indoor and outdoor space, perfect both as a main residence and as a representative property

# Characteristics

Availability	<b>To agree</b>	Location floor	<b>6th floor</b>
Type	<b>Penthouse</b>	Year of construction	<b>1977</b>
Reference	<b>0023</b>	Heating type	<b>Gas</b>
Second home	<b>Authorized</b>	Heating installation	<b>Floor</b>
Rooms	<b>6.5</b>	Living area	<b>250 m<sup>2</sup></b>
Bedrooms	<b>4</b>	Terrace surface	<b>200 m<sup>2</sup></b>
Bathrooms	<b>4</b>		

Object Price **CHF 2,900,000.-**

# Exterior view





# Interior view









































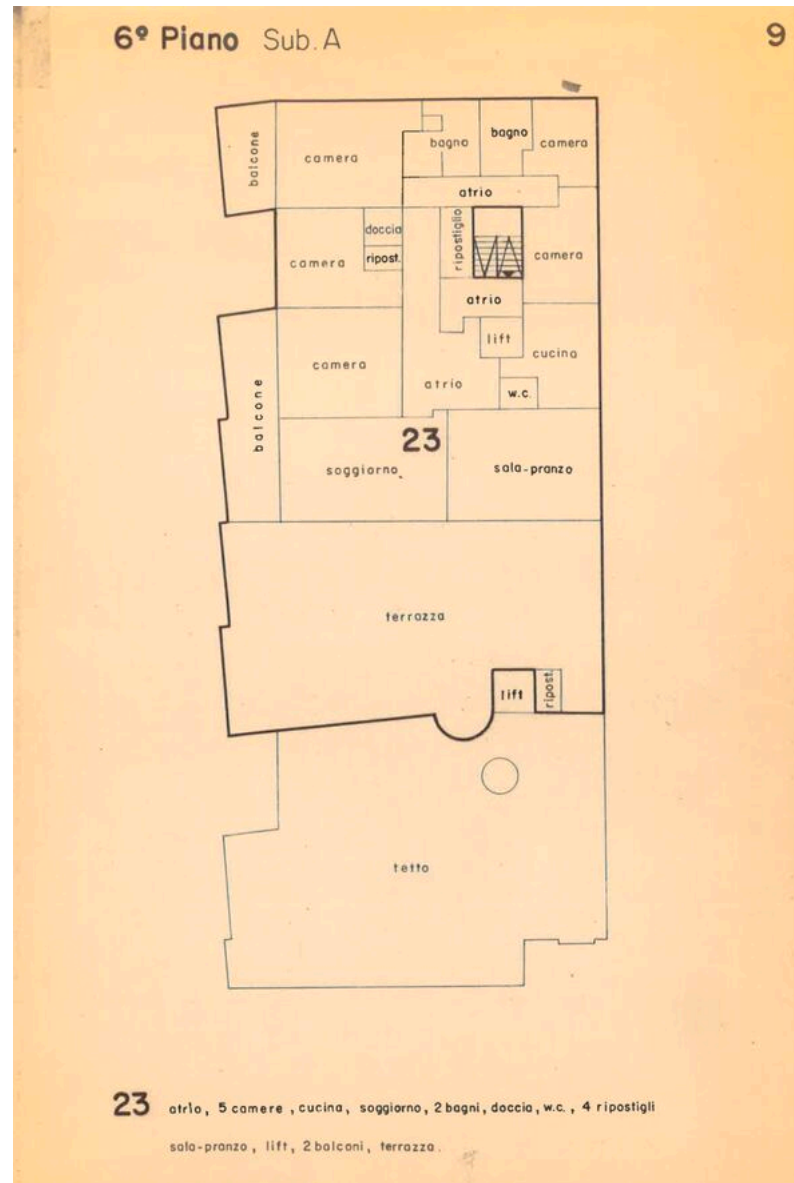
# Exterior view







# 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. André Schmalzbauer**  
as@sequoiaconsulting.ch  
Mob.: +41 79 304 66 54

# Notes

---

---

---

---

---

---

---

---