



FOR SALE

CH-6926 Montagnola, Via Promessi Sposi 17

Elegant Penthouse with Breathtaking 180° Lake View - Holiday  
Home  
CHF 1,950,000.-

SEQUOIA  
CONSULTING

# Property description

In Montagnola, in one of the most prestigious, quiet and sunny residential areas in the Lugano area, we offer for sale an elegant penthouse of 160 m<sup>2</sup> embellished with a magnificent terrace of 100m<sup>2</sup>, from which there is a spectacular 180° panoramic view of Lake Lugano and the surrounding mountains.

Located in an exclusive residence of only 7 apartments, the property offers privacy, comfort and an atmosphere of absolute relaxation. The property also features **a communal swimming pool** surrounded by greenery.

Built in 1985 and renovated in 2010, the apartment enjoys **secondary residence status**.

The spacious and bright interior spaces are distinguished by the quality of the materials and the perfect balance between elegance and functionality:

- welcoming entrance and hallway;
- spacious and bright living room with dining area and lounge area with fireplace, overlooking the lake and with direct access to the panoramic terrace;
- modern open kitchen perfectly integrated into the living area;
- 3 bedrooms, all with access to the lake-view terrace;
- 2 well-finished bathrooms.

Complete the property **2 outdoor parking spaces**.

## **Additional features:**

- air conditioning system;
- underfloor heating with oil supply;
- condominium expenses of approximately CHF 10,000 per year.
- available renovation fund of CHF 160,000.

An exclusive penthouse, ideal for those who want to live in an oasis of tranquility with a breathtaking view of Lake Lugano, without sacrificing the comfort and charm of a prestigious residence

# Characteristics

Availability	<b>To agree</b>	Year of construction	<b>1985</b>
Type	<b>Penthouse</b>	Latest renovations	<b>2010</b>
Reference	<b>5439</b>	Heating type	<b>Fuel oil</b>
Second home	<b>Authorized</b>	Heating installation	<b>Floor</b>
Rooms	<b>4.5</b>	Living area	<b>140 m²</b>
Bedrooms	<b>3</b>	Terrace surface	<b>100 m²</b>
Bathrooms	<b>2</b>	Parking spaces	<b>2</b>

Object Price	<b>CHF 1,950,000.-</b>
<b>Number of parkings</b>	
Total	<b>2x</b>



# Picture(s)

























































































# Exterior view





# Contact

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## Your consultant

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