



FOR SALE

CH-6900 Paradiso, Via Bosia 5

Exclusivity: Luxury Penthouse with Lake View and Boat Berth

CHF 6,000,000.-



# Property description

In the heart of Lugano-Paradiso, in a strategic location just a few minutes from the lakeside promenade, the city center and the Lugano Sud motorway exit, we offer for sale this exclusive luxury penthouse of about 300 m<sup>2</sup>, completely furnished, located within the prestigious Residenza Parco Lago, an elegant, recently built residential complex (2021), an expression of contemporary architecture, elegance and high-level living comfort.

The penthouse offers a prestigious living experience, characterized by a warm, refined and extraordinarily bright atmosphere, enhanced by a suggestive view of Lake Lugano and 3 large panoramic terraces that further enhance the outdoor spaces.

The interiors have been designed with great attention to detail and quality of materials, creating harmonious, elegant and perfectly balanced spaces, designed to guarantee maximum comfort and a high quality of life.

## Layout:

- Large reception room with direct access to the panoramic terraces
- Separate kitchen with elegant glass sliding doors, fully equipped with Gaggenau appliances (American fridge, wine cellar, 90 cm oven, microwave, dishwasher, integrated grill plate and ceiling hood)
- 4 bedrooms, each with en-suite bathroom

- Study
- Guest toilet
- Internal laundry room
- Double independent entrance (living area / sleeping area)

## Finishes and equipment:

- Prestigious parquet flooring and marble in the bathrooms
- Walls finished with stucco and selected wallpaper
- Designer bathrooms by Antonio Lupi
- Integral home automation system
- Independent air conditioning in each room
- Anti-theft and anti-smoking system in all rooms
- Sound diffusion system with integrated speakers in the ceilings
- Air-conditioned technical room dedicated to servers

## Additional features:

- 3 parking spaces in the garage: CHF 100,000.- each (included in the price)
- Private boat mooring on Lake Lugano: CHF 130,000.-
- Possibility to also purchase the boat for CHF 99,000.-

The private boat mooring represents an exclusive added value, allowing you to experience the lake in a direct and privileged way.

This residence represents a rare elegance housing solution, ideal for families, professionals or investors looking for a contemporary penthouse with top-of-the-range finishes, advanced technologies and an exclusive location in one of the most sought-after areas of the Lugano area.

## NOTE: The apartment is also available for rent:

Total rent: CHF 15'000:

- Apartment rent: 12,400.-/ month
- Condominium fees: 2'000.-/ month
- 3 parking spaces: 600 CHF.-/ month

# Characteristics

Availability	<b>To agree</b>	Bathrooms	<b>5</b>
Type	<b>Penthouse</b>	Latest renovations	<b>2023</b>
Reference	<b>1859</b>	Living area	<b>300 m<sup>2</sup></b>
Rooms	<b>5.5</b>	Parking spaces	<b>3</b>
Bedrooms	<b>4</b>		

Object Price	<b>CHF 6,000,000.-</b>
<b>Number of parkings</b>	
3x Total (incl.)	

# Exterior view



# Picture(s)



# Exterior view



# Interior view

















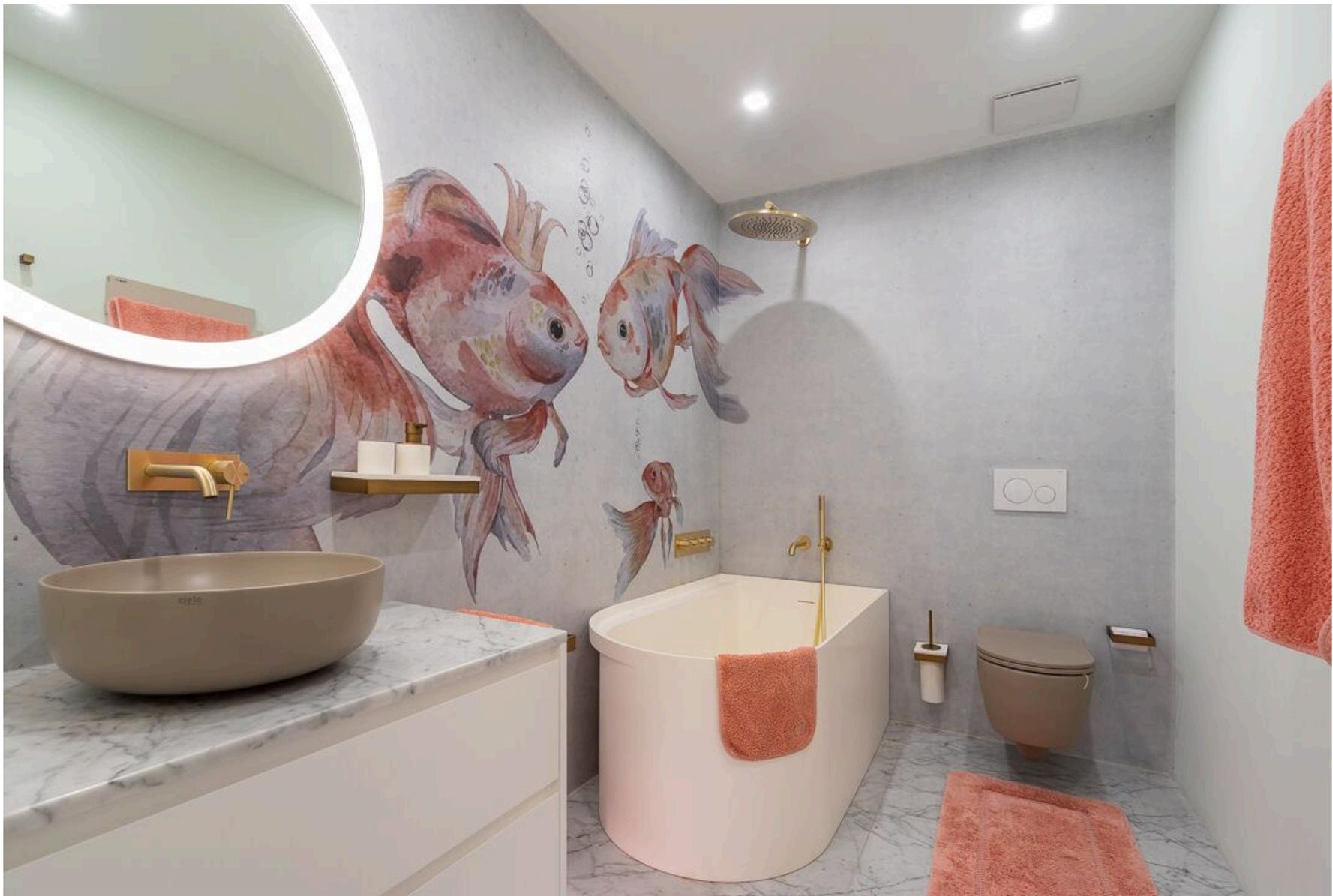












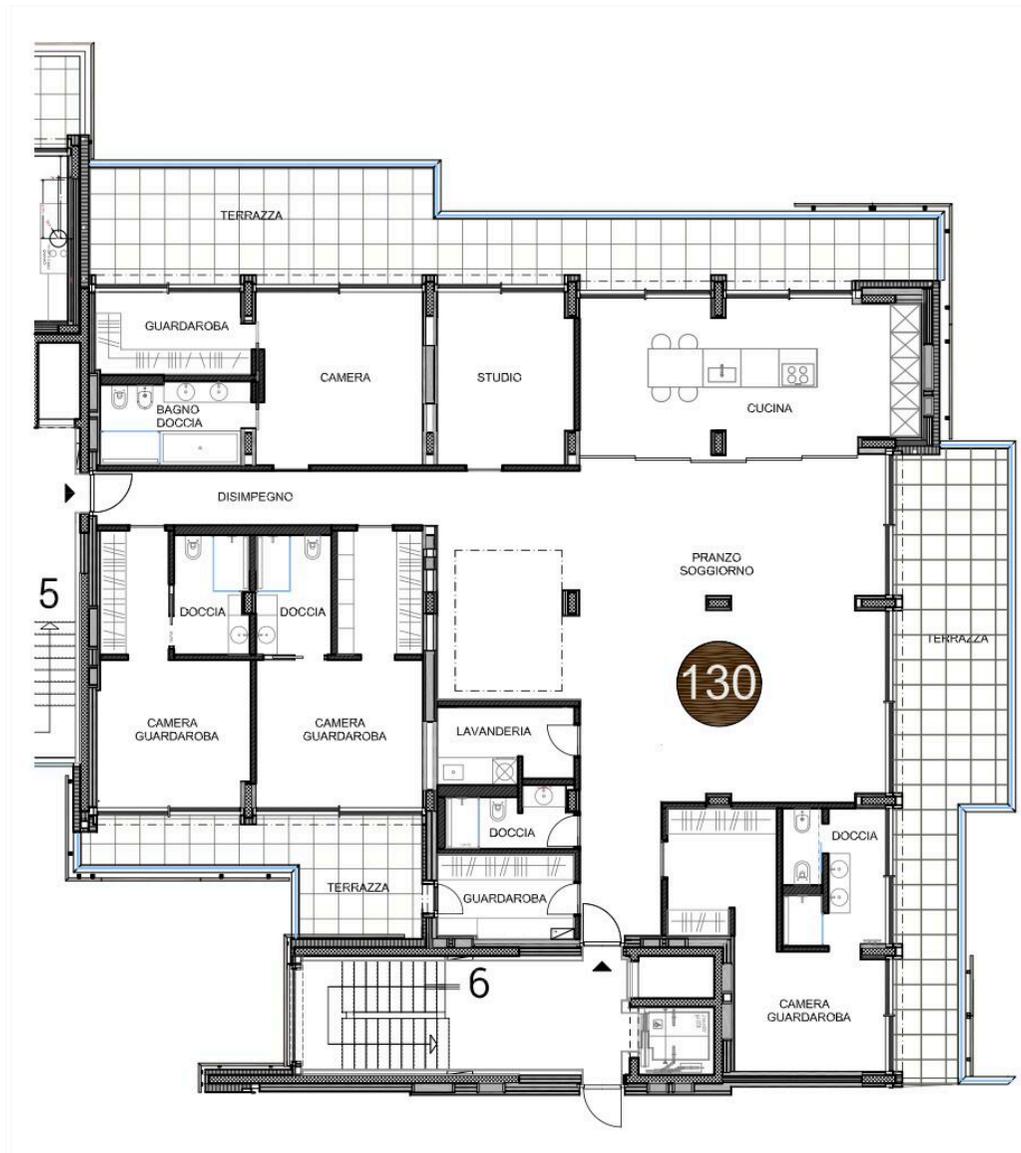


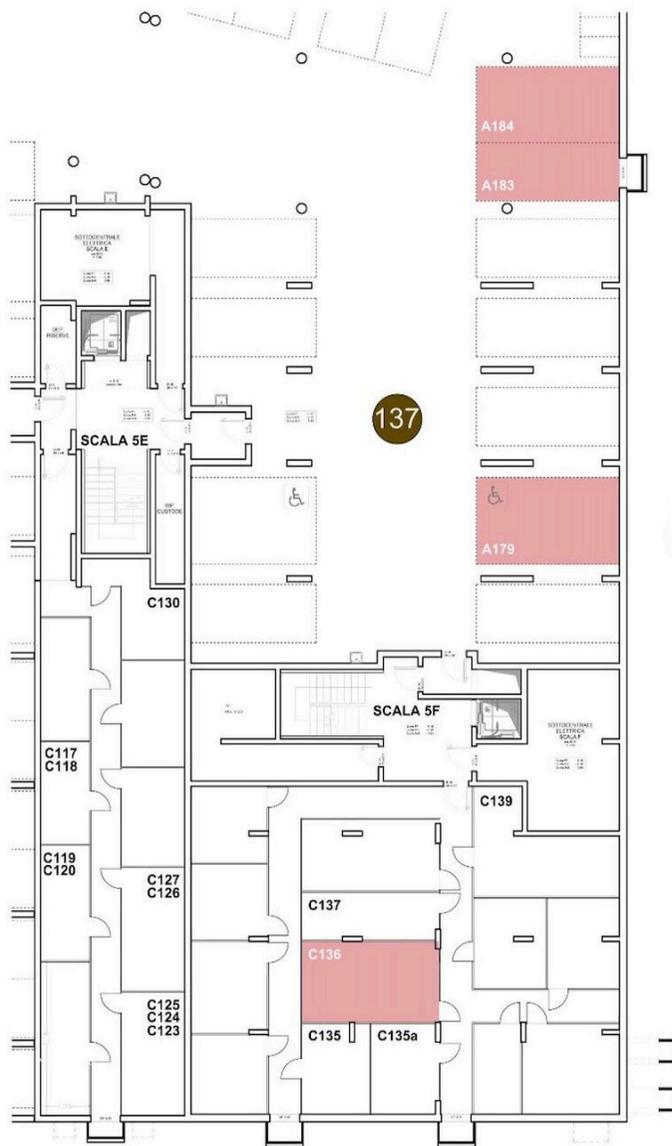
# Exterior view





# Plan





# Contact

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## Your consultant

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