



FOR SALE

CH-6962 Viganello, Via Pedemonte 14

Exclusive Penthouse with Panoramic Terrace | Lugano-Viganello

CHF 6,900,000.-

SEQUOIA
CONSULTING

Property description

In Lugano-Viganello, in a quiet and sought-after residential area, just minutes from the city center and all major services, we offer for sale this prestigious 320 m² super penthouse with magnificent 180 m² panoramic terrace: an exclusive residence offering absolute privacy, comfort and a refined lifestyle.

Located on the third and top floor of an elegant luxury building built in 2013, the property is distinguished by its large living spaces, great brightness and high quality finishes, enhanced by an open view of the surrounding mountains and Mount Brè.

Distribution of spaces:

The apartment was born from the union of 2 residential units, now perfectly integrated into a single property of great class:

- * 2 spacious living rooms with dining area and large panoramic sliding glass windows that provide natural light throughout the day.
- * 180 m² furnished and equipped terrace, ideal for lounge area, outdoor dining area and wellness area.
- * 2 modern and fully equipped kitchens.
- * 5 spacious and comfortable bedrooms.
- * 5 functional, modern and well-organized bathrooms.

Exterior & View:

The terrace is a real asset: spacious, sunny, with perfect privacy and spectacular views of the

surrounding mountains and Mt. St. Savior. The outdoor furniture and numerous plants give a relaxing and Mediterranean atmosphere, perfect for moments of relaxation or conviviality.

Facilities & Comfort

- * 3 parking spaces in the garage.
- * Heating system with latest generation thermopump and coil distribution for maximum comfort and energy efficiency.
- * Condominium expenses: approx. CHF 13,000/year.

Strengths:

- * Exclusivity and total privacy.
- * Large panoramic terrace
- * Fine finishes and bright rooms.
- * Unique views of the mountains and Mount St. Savior.
- * Quiet residential neighborhood but strategically located

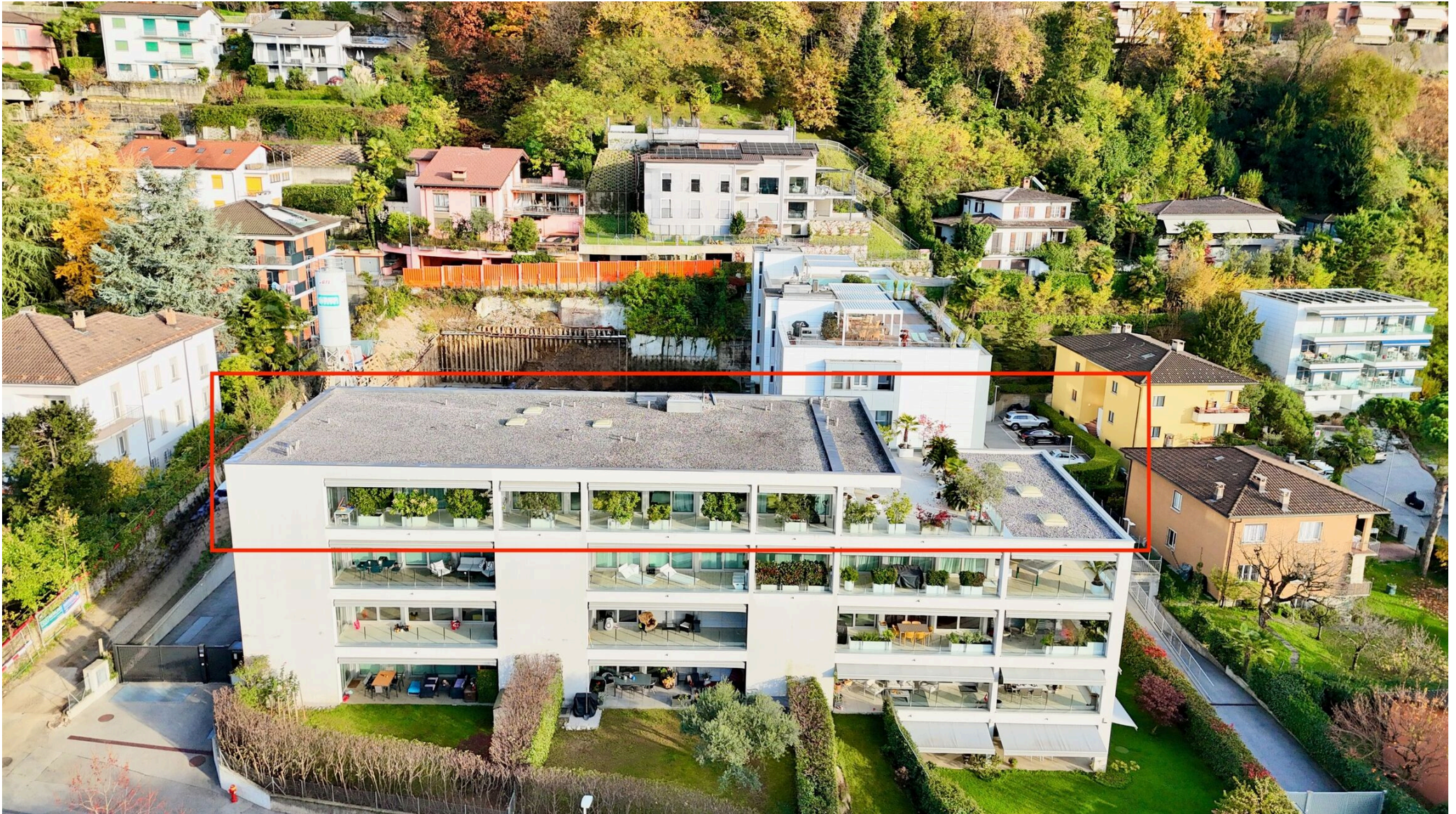
This penthouse represents the ideal solution for those who want to live in an exclusive and refined environment, with large living spaces and all modern comforts

Characteristics

Availability	To agree	Heating type	Heat pump
Type	Penthouse	Heating installation	Floor
Reference	2074	Living area	320 m²
Rooms	7.5	Terrace surface	180 m²
Bedrooms	5	Heating cost	CHF 13,000.-/year (Not specified)
Bathrooms	5	Parking spaces	3
Year of construction	2013		

Object Price	CHF 6,900,000.-
Number of parkings	
Total (incl.)	3x

Exterior view



Picture(s)



Exterior view



Interior view

















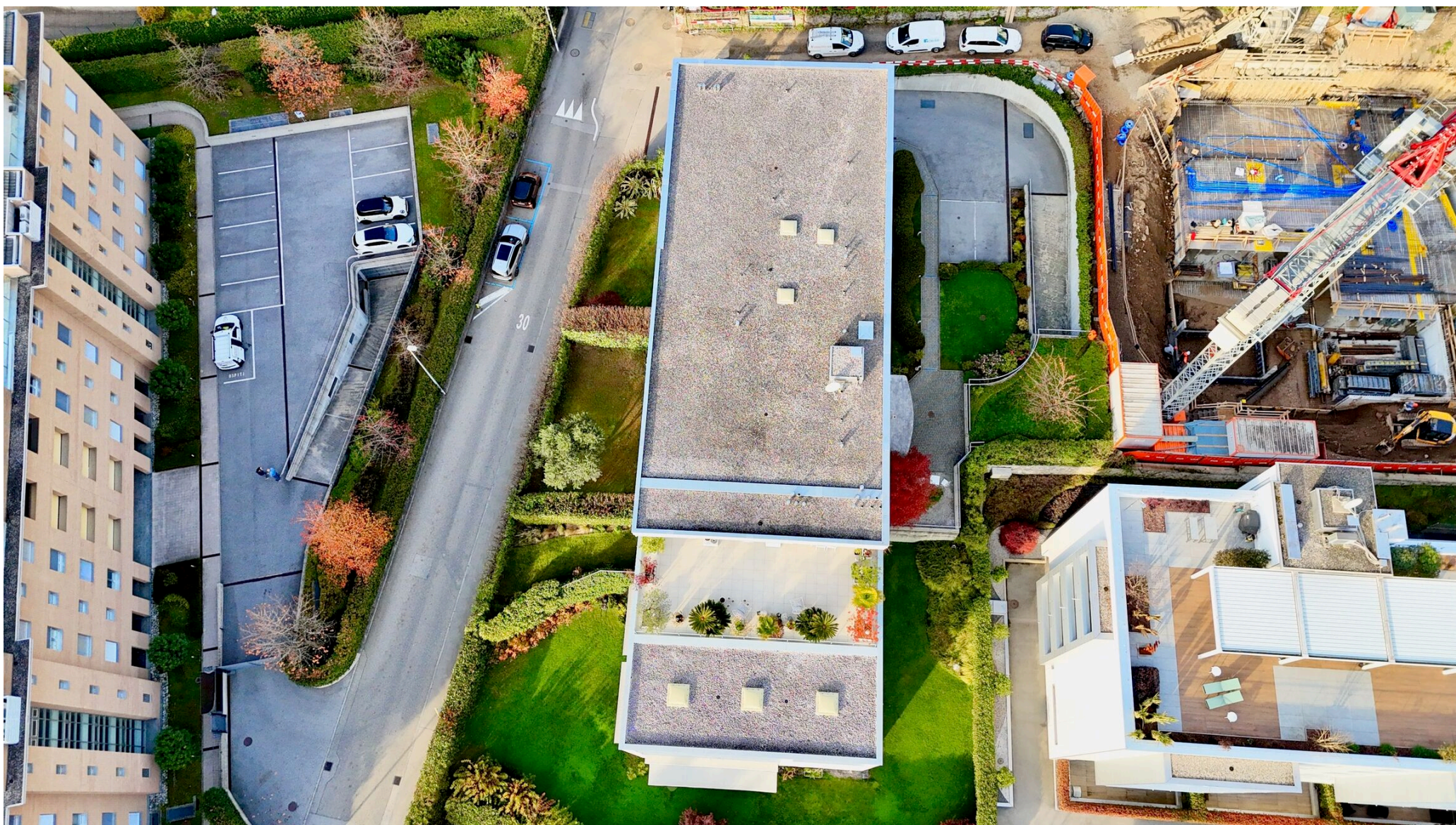






Exterior view





Contact

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Notes

PIG QUOTA GREZZA INTERNA DEL PARAPETTO RISPETTO AL PIANO FINITO
PEF QUOTA FINITA ESTERNA DEL PARAPETTO RISPETTO AL PIANO FINITO

- CARTONGESSO
- MURATURA IN LATERIZIO TIPO MBN
- MURATURA IN LATERIZIO TIPO CALMO
- MURATURA IN LATERIZIO TIPO MBH
- MURATURA IN LATERIZIO PORTANTE TIPO CALMO
- MURATURA IN CEMENTO ARMATO
- ACCIAIO

±0.00 = 290.20 slm

PER LE STRUTTURE PORTANTI RIFERIRSI AI PIANI DELL'INGEGNERE

MISURE E QUOTE DEVONO ESSERE VERIFICATE SUL POSTO.
EVENTUALI DIFFERENZE VANNO COMUNICATE IMMEDIATAMENTE ALLA D.L.

RESIDENZA CRYSTAL COMUNE DI LUGANO VIGANELLO MAPPALE 841

02.8 PIANO 3° DATA 15.11.11

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