



CH-6925 Gentilino, Via Montalbano 15

Townhouse with Condominium Pool and Tennis Court in Gentilino

CHF 1,600,000.-

**SEQUOIA**  
CONSULTING

# Property description

In Gentilino, Collina d'Oro, in a quiet and sunny residential area with open views, we offer for sale this townhouse set in a well-kept residential complex with a communal pool and tennis court.

The property enjoys a strategic location, only 1.3 km from the American school TASIS, about 3 km from the center of Lugano, with easy access to the highway and bus stop nearby. An ideal solution for families who want tranquility without sacrificing the convenience of amenities.

**The house is on two levels and consists of the following:**

## **GROUND FLOOR:**

- \* Atrium with built-in closets.
- \* Spacious and bright living room with dining area and fireplace
- \* Separate modern kitchen
- \* Access to internal staircase

## **FIRST FLOOR:**

- \* Master bedroom with fitted closets and balcony.
- \* Second bedroom
- \* 2 bathrooms (one with shower and one with bathtub).

Complete the property **2 parking spaces in the garage.**

The residential complex offers exclusive services for residents, including:

- \* Communal swimming pool
- \* Tennis court
- \* Manicured green areas

This is an ideal opportunity for those who want to live in a quiet residential area, in a spacious and well-organized home, just minutes from the main services and the center of Lugano

# Characteristics

Availability	<b>To agree</b>	Bathrooms	<b>2</b>
Type	<b>Row house</b>	Living area	<b>160 m<sup>2</sup></b>
Reference	<b>8245</b>	Garden surface	<b>150 m<sup>2</sup></b>
Rooms	<b>4</b>	Parking spaces	<b>2</b>
Bedrooms	<b>2</b>		

Object Price	<b>CHF 1,600,000.-</b>
<b>Number of parkings</b>	
2x Total (incl.)	

# Exterior view



# Picture(s)



# Exterior view



# Interior view



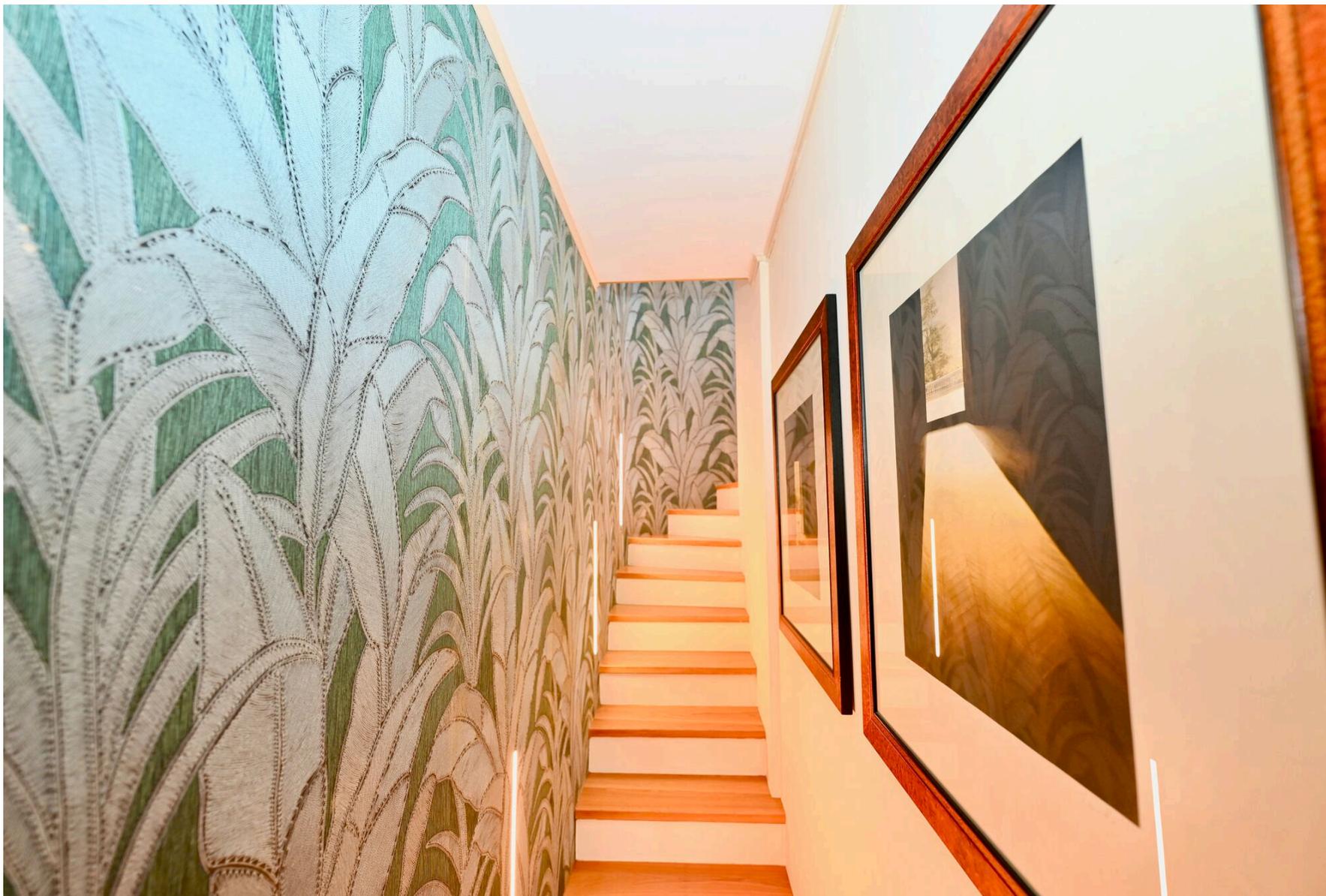












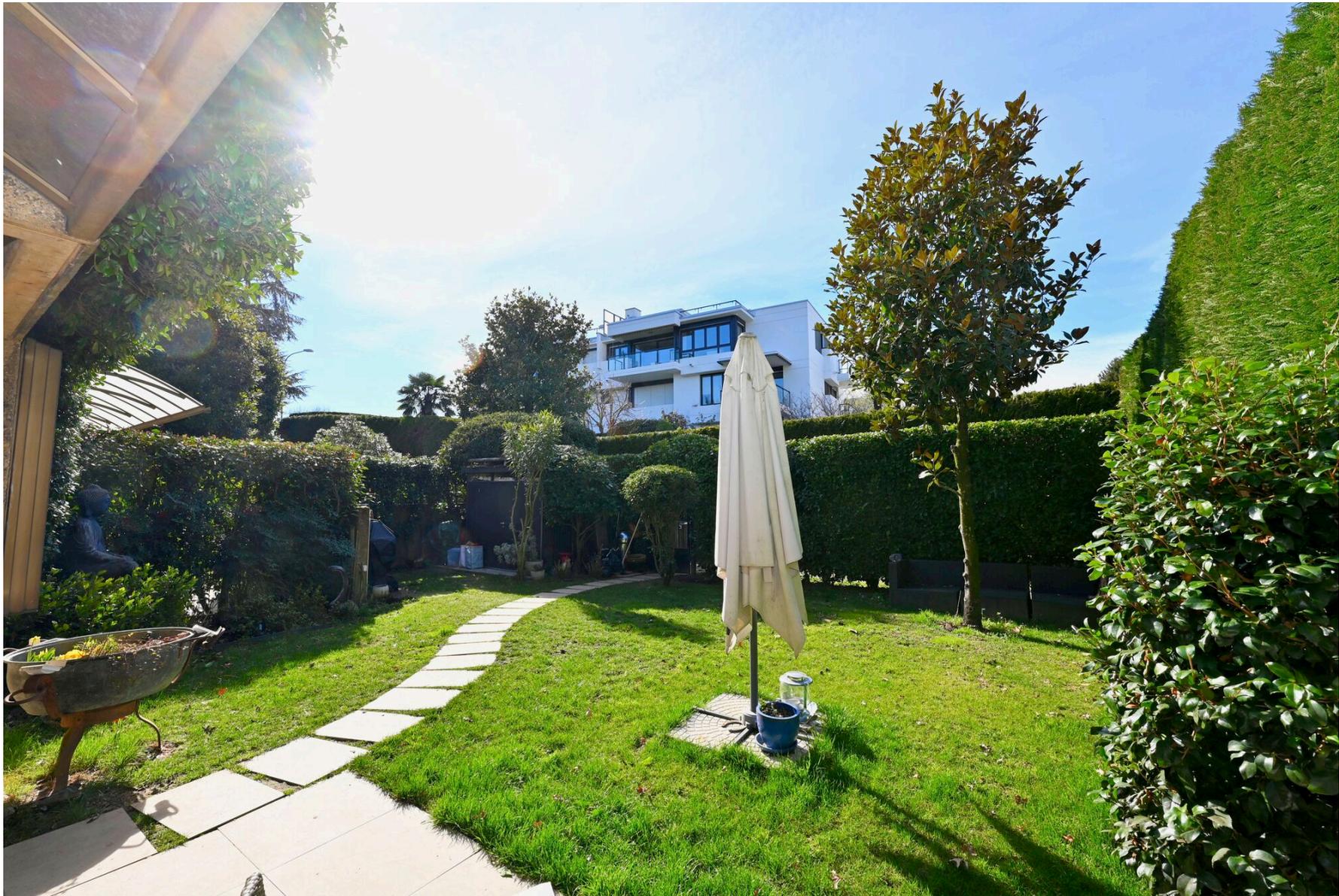






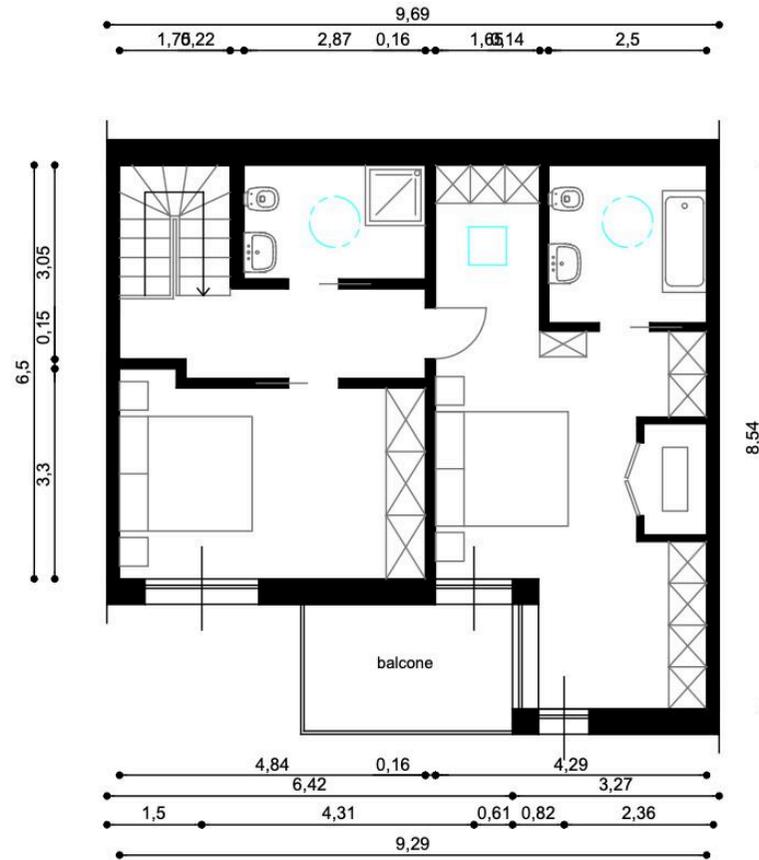


# Exterior view



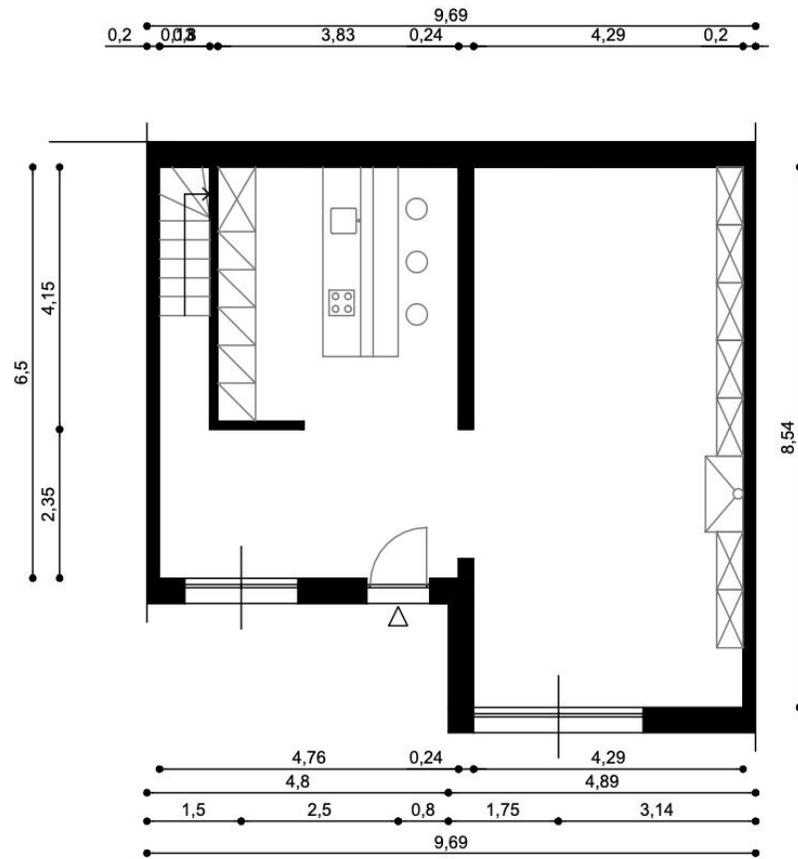


# Plan



PIANO PRIMO

scala 1:100



PIANO TERRA  
scala 1:100

# Contact

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## Your consultant

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# Notes

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