



CH-6974 Aldesago, Via Rava 11

Elegance and Character: Triplex Apartment with Panoramic View

CHF 1,800,000.-

**SEQUOIA**  
CONSULTING

# Property description

In the heart of the prestigious and quiet residential area of Aldesago, at the top of Monte Bré, we offer for sale this exclusive triplex apartment that boasts breathtaking views of Lake Lugano and the idyllic surrounding landscape.

The apartment features a fusion of modern design and ethnic details that create a cozy and unique atmosphere.

Built in 2000 and completely renovated in 2016, equipped with a thermopump renovated in 2018, it extends with bright and well-distributed spaces. Inside, the home has 4.5 rooms with a distribution of space that promotes privacy and comfortable living.

The 'home is spread over 3 floors a parking lot with 2 parking spaces on the roof. From the parking lot you go down to the second floor:

## **SECOND FLOOR:**

Entrance hall with a wonderful view of the Gulf of Lugano. The floor includes 2 bedrooms and 1 elegantly finished bathroom with tub. The rooms can be used as needed. ( study or bedroom).

## **FIRST FLOOR:**

An internal staircase leads to the 1st floor, which

opens onto the well-lit living room with an elegant dining area attached and a modern and functional kitchen, equipped with every comfort. The 'exit to the garden from the kitchen and dining area and to the terrace from the living room, invites moments of relaxation and contemplation, in a perfect combination of refined interior and picturesque exterior. Complete the plan 1 guest bathroom and 1 generous storage room / cellar.

## **NIGHT FLOOR:**

Continuing to the lower level, we find a master bedroom, a true haven of privacy with an en suite bathroom equipped with a comfortable shower. From here you have direct access to the garden, which invites you to enjoy quiet moments outdoors. Also serving the floor is a laundry room with technical room, essential for daily household management.

Each space is designed to be both an area for relaxation and artistic inspiration.

Completing the property is the presence of 2 outdoor parking spaces



# Characteristics

Availability	<b>To agree</b>	Latest renovations	<b>2016</b>
Type	<b>Triplex/Three-level</b>	Heating type	<b>Heat pump</b>
Reference	<b>9383</b>	Heating installation	<b>Floor</b>
Rooms	<b>4.5</b>	Living area	<b>152 m²</b>
Bedrooms	<b>3</b>	Total surface	<b>177 m²</b>
Bathrooms	<b>3</b>	Garden surface	<b>100 m²</b>
Year of construction	<b>2000</b>	Parking spaces	<b>2</b>

Object Price	<b>CHF 1,800,000.-</b>
<b>Number of parkings</b>	
Total (incl.)	<b>2x</b>

# Picture(s)



























































# Contact

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## Your consultant

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# Notes

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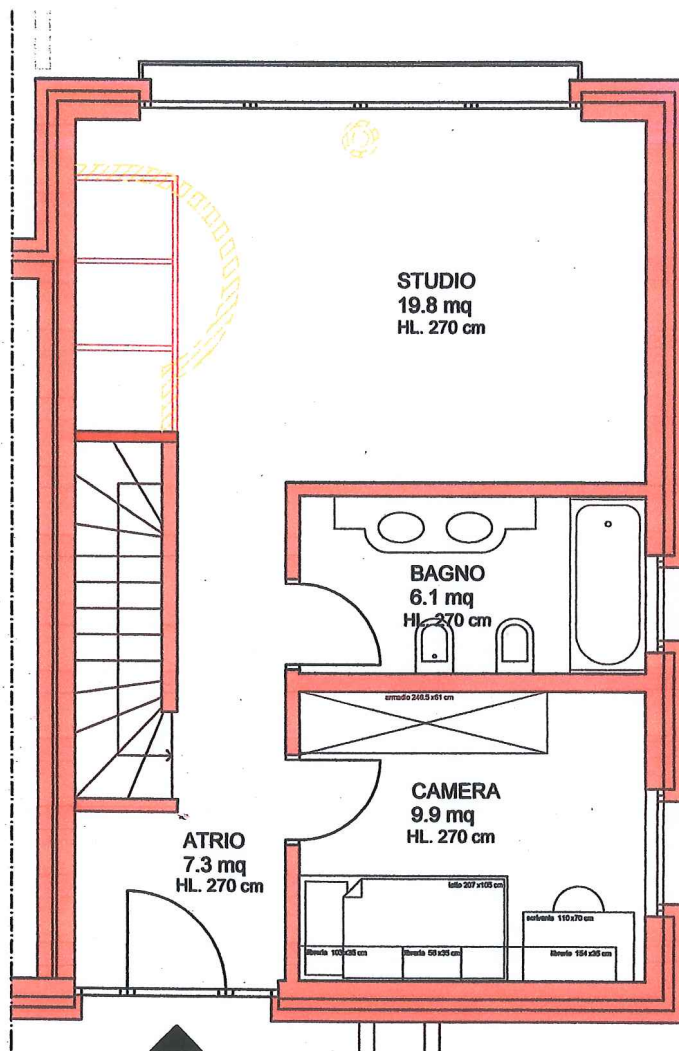
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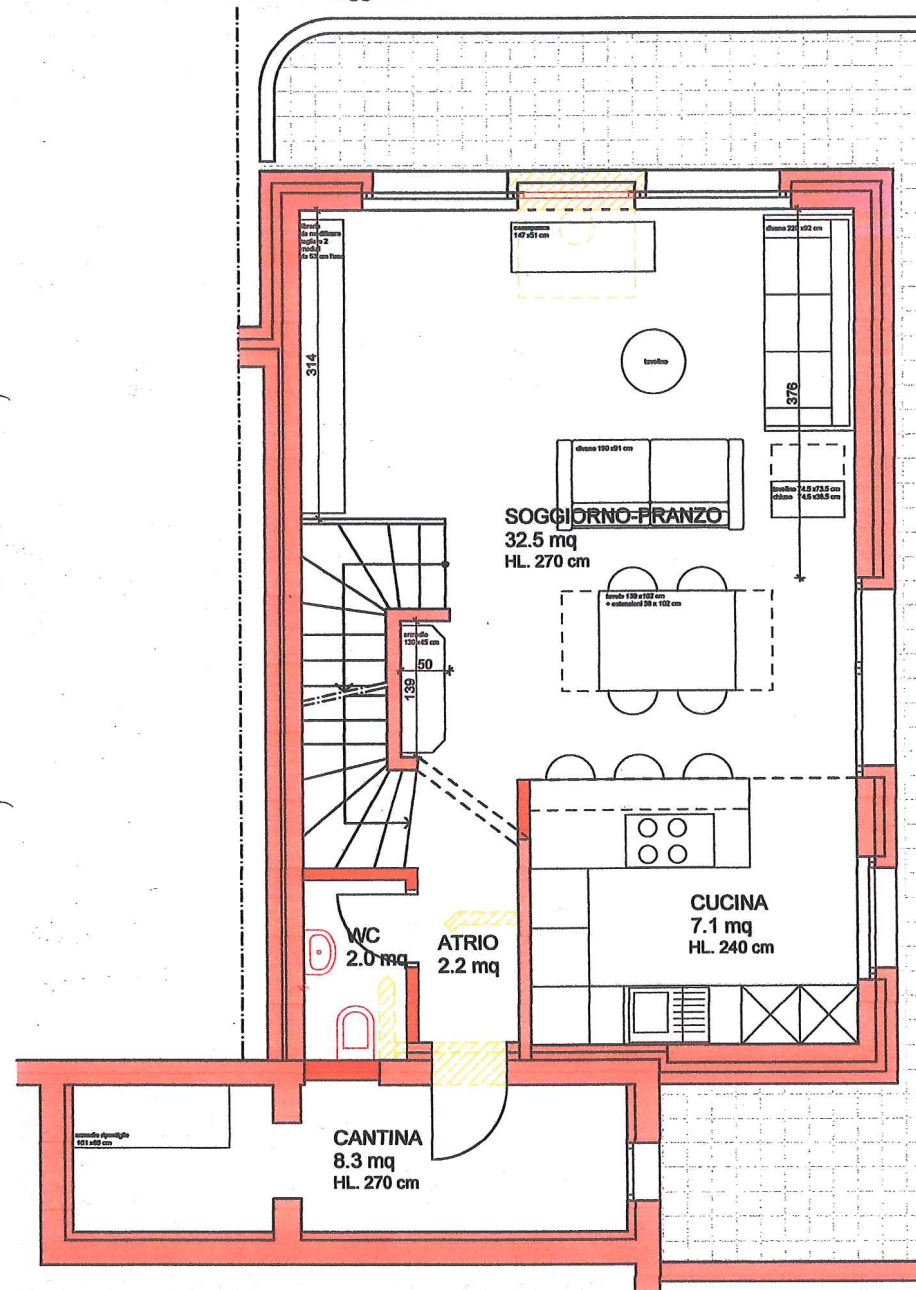
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Mappale 1099 di Lugano sez. Bré  
PIANO PRIMO ENTRATA - PROGETTO maggio 2016



Mappale 1099 di Lugano sez. Bré  
**PIANO TERRENO - PROGETTO** maggio2016





Mappale 1099 di Lugano sez. Bré  
PIANO SEMINTERRATO - PROGETTO maggio 2016

