

Viganello – Tessin

Exclusive penthouse with terrace in Lugano

Property ID: IT252942532



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PURCHASE PRICE: 2.090.000 EUR • LIVING SPACE: ca. 150 m² • ROOMS: 5

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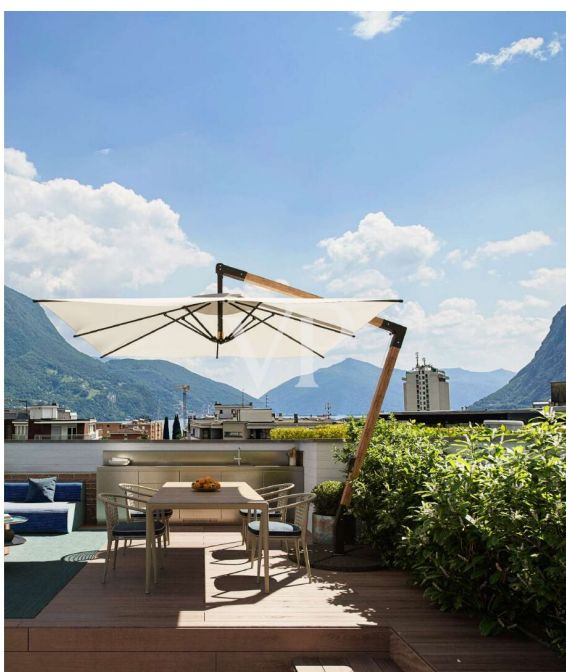
At a glance

Property ID	IT252942532
Living Space	ca. 150 m²
Floor	4
Rooms	5
Bedrooms	3
Bathrooms	3
Type of parking	3 x Multi-storey car park, 160000 EUR (Sale)

Purchase Price	2.090.000 EUR
Commission	Subject to commission
Total Space	ca. 199 m²
Equipment	Terrace, Balcony

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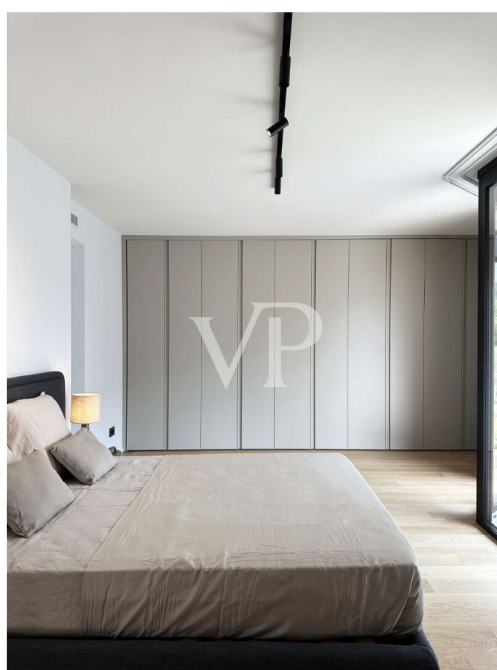
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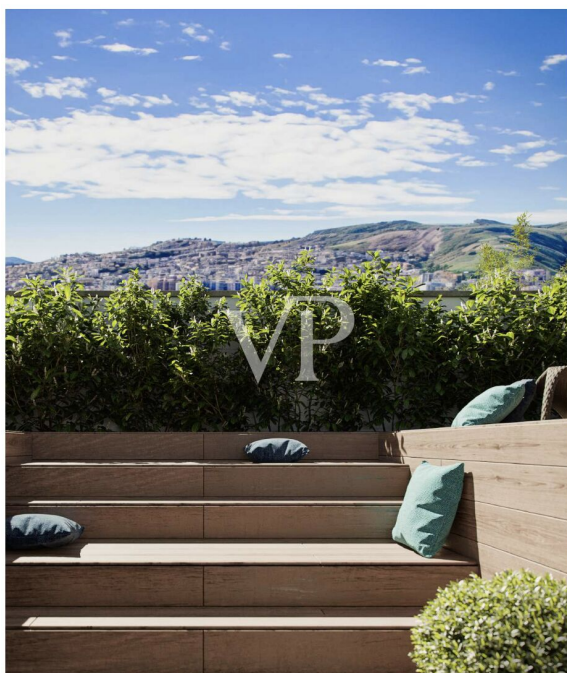
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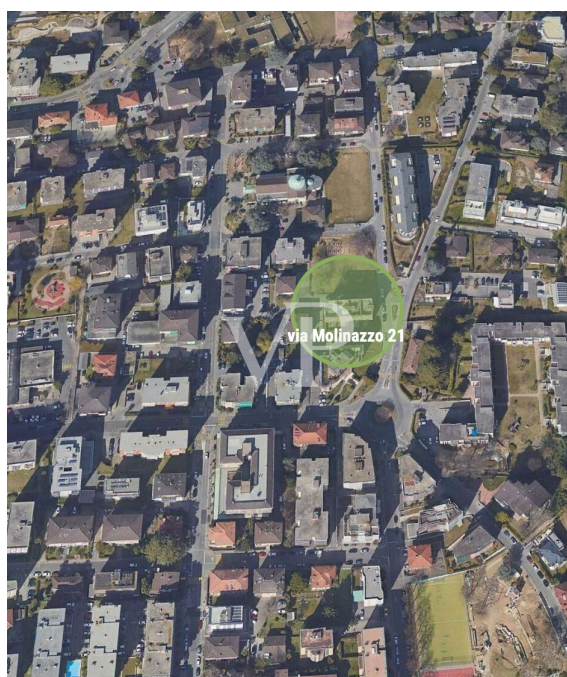
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Floor plans

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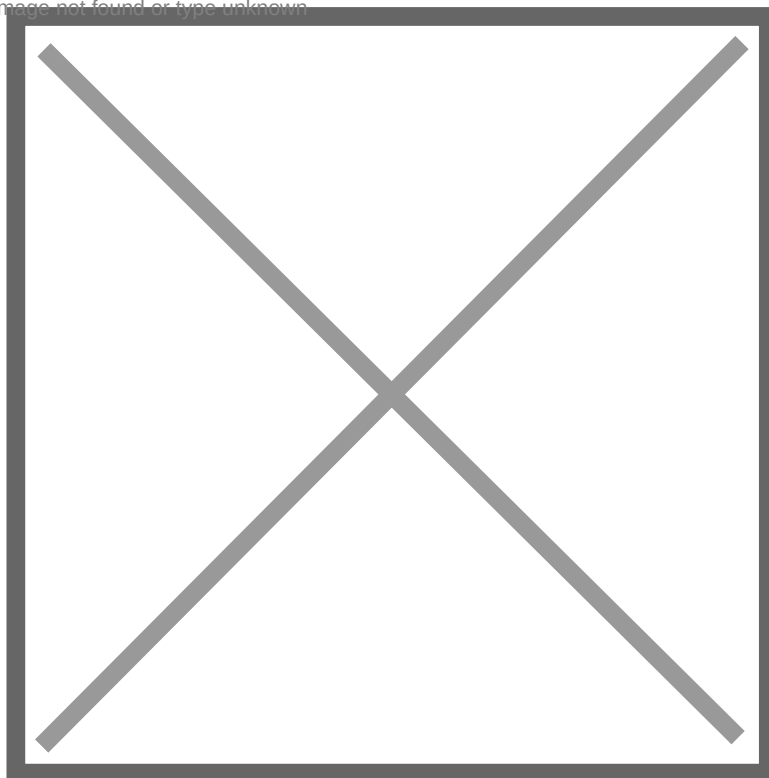


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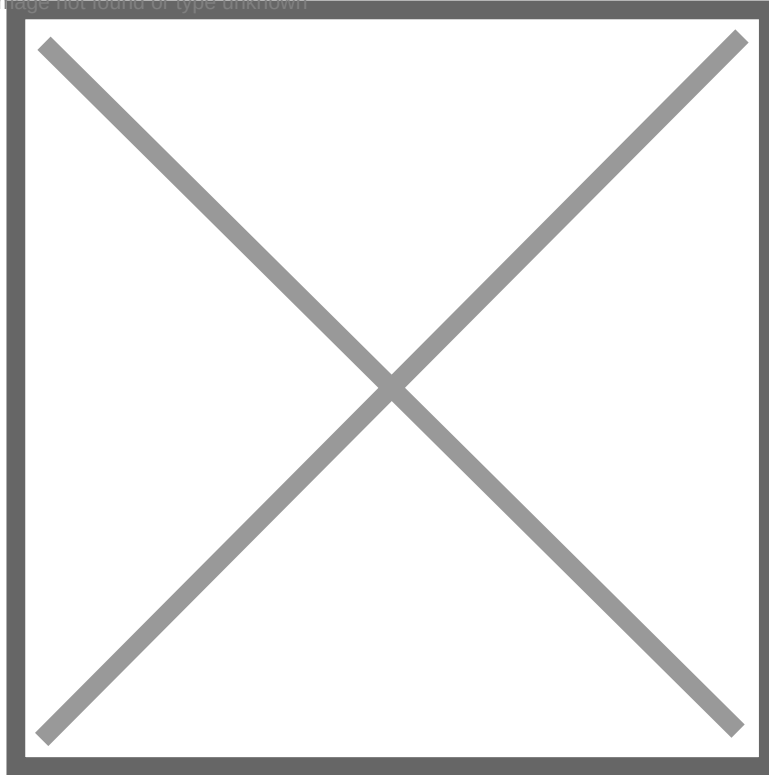
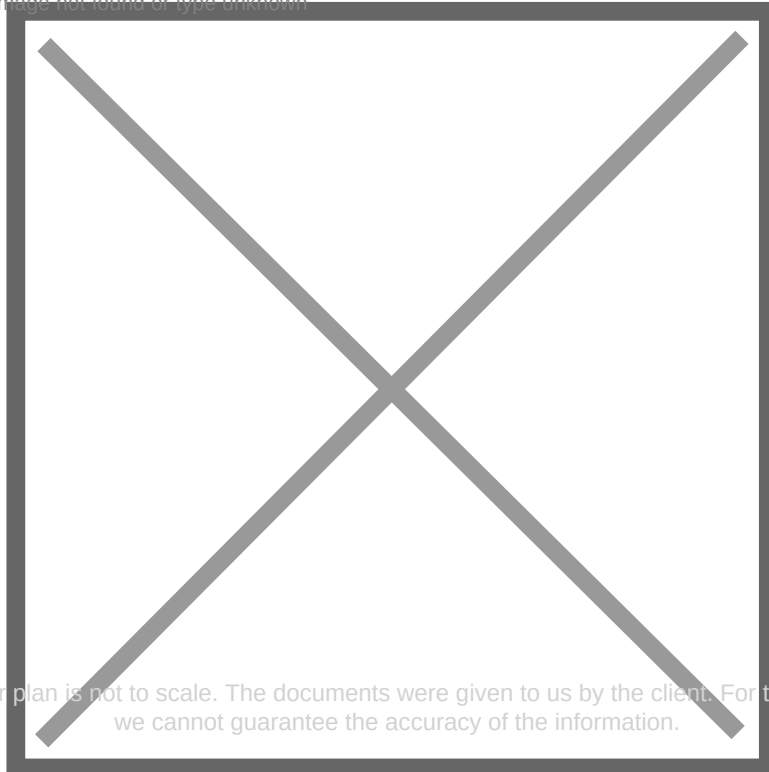


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This floor plan is not to scale. The documents were given to us by the client. For this reason,
we cannot guarantee the accuracy of the information.

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A first impression

Luxurious duplex penthouse completely renovated with possibility of custom furniture in residential area in Lugano.

The perfect apartment for a young professional is spread over three levels. The entrance on the fifth floor opens onto a large living area with courtesy bathroom and dining room with double exposure and two balconies.

Descending to the fourth floor, we find the sleeping area consisting of a master bedroom with bathroom and two other bedrooms and a third bathroom. Two balconies on the floor offer pleasant views south to the lake and north to a city park.

The most exclusive area of the property is the rooftop that offers 360-degree views of the lake and the center of Lugano. An internal staircase connects it to the floors below; there is the possibility of affixing a Jacuzzi and a kitchen/barbecue area.

The electrical system has been renovated, there is provision for a dryer and air conditioning on both floors. The apartment is equipped with home automation.

The price includes some fixed furnishings.

A convenient cellar and three parking spaces complete the property.

The price of CHF 2,300,000 includes three parking spaces of CHF 50,000 each, possibly divisible.

The sale can be perfected as a primary residence, secondary residence or as a vacation home.

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Details of amenities

- Elevator
- Terrace
- 4 Balconies
- 360° view of the lake and the center of Lugano
- Home automation
- Renewed electrical system
- Furnishings
- 3 Parking spaces (50,000 CHF each)

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All about the location

Via Molinazzo is located in the Viganello neighborhood, just a few minutes from the center of Lugano. The area is quiet and residential, characterized by well-maintained buildings and green surroundings. It is well served by nearby stores, supermarkets, cafes and restaurants, as well as schools and sports facilities. Connections are excellent: the local bus stop provides quick access to the city center and Lake Lugano, while major roads easily connect the area to the rest of the city and neighboring municipalities.

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Contact partner

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