



FOR SALE

Lugano

Elegant Luxury Apartment with Garden on the First Line of Lake

Lugano

CHF 12,500,000.-

SEQUOIA  
CONSULTING

# Property description

On the first line from lake Lugano, in a sunny and comfortable position, a few minutes walking from the center of Lugano, from a famous shopping street Via Nassa and a cultural center LAC, we offer for rent this exclusive luxury apartment with a private garden and splendid view of the lake Lugano and surrounding mountains.

The apartment has undergone recent refurbishments in 2019, showcasing a contemporary and sophisticated design, utilizing premium materials and superior finishes. It features a state-of-the-art home automation system that controls multiple aspects, including audio, lighting, air conditioning, and security, allowing both local and remote monitoring.

The apartment is accessible directly via an elevator and is divided as follows:

Large living room with dining area, bar area and terrace with lake view; bright kitchen with terrace overlooking the lake; 5 bedrooms, 8 bathrooms (one of which 1 bathroom with hammam with marble bench); 4 wardrobes; 1 library with terrace overlooking the lake, office; 2 pantries, laundry.

Amenities provided in the condominium include an indoor swimming pool for residents, as well as concierge and security services.

For condominium use: concierge and security service, indoor swimming pool.

4 parking spaces in the underground garage.

The flat offers excellent security and comfort through an advanced home automation system.

It is equipped with:

- video surveillance;
- alarm system;
- air conditioning system;
- audio system;
- shading control system.

All these functions are easily managed through a single home automation system, offering total and intuitive control of the living environment, making the home not only safer but also incredibly comfortable and state-of-the-art.

# Characteristics

Availability	<b>To agree</b>	Latest renovations	<b>2019</b>
Type	<b>Apartment</b>	Heating installation	<b>Floor</b>
Reference	<b>1563</b>	Living area	<b>~ 500 m<sup>2</sup></b>
rooms	<b>9</b>	Total surface	<b>~ 476 m<sup>2</sup></b>
Bedrooms	<b>5</b>	Garden surface	<b>~ 530 m<sup>2</sup></b>
Bathrooms	<b>8</b>	Terrace surface	<b>~ 78.5 m<sup>2</sup></b>
Location floor	<b>2nd floor</b>	Parking spaces	<b>4</b>

Object Price	<b>CHF 12,500,000.-</b>
<b>Number of parkings</b>	
Total (incl.)	<b>4x</b>

# Conveniences

## **Inside conveniences**

> Swimming pool

## **Equipment**

> Alarm

> Security guard

> Air conditioning

> Safe

> Home automation

## **Miscellaneous**

> With full-time caretaker job

# Picture(s)







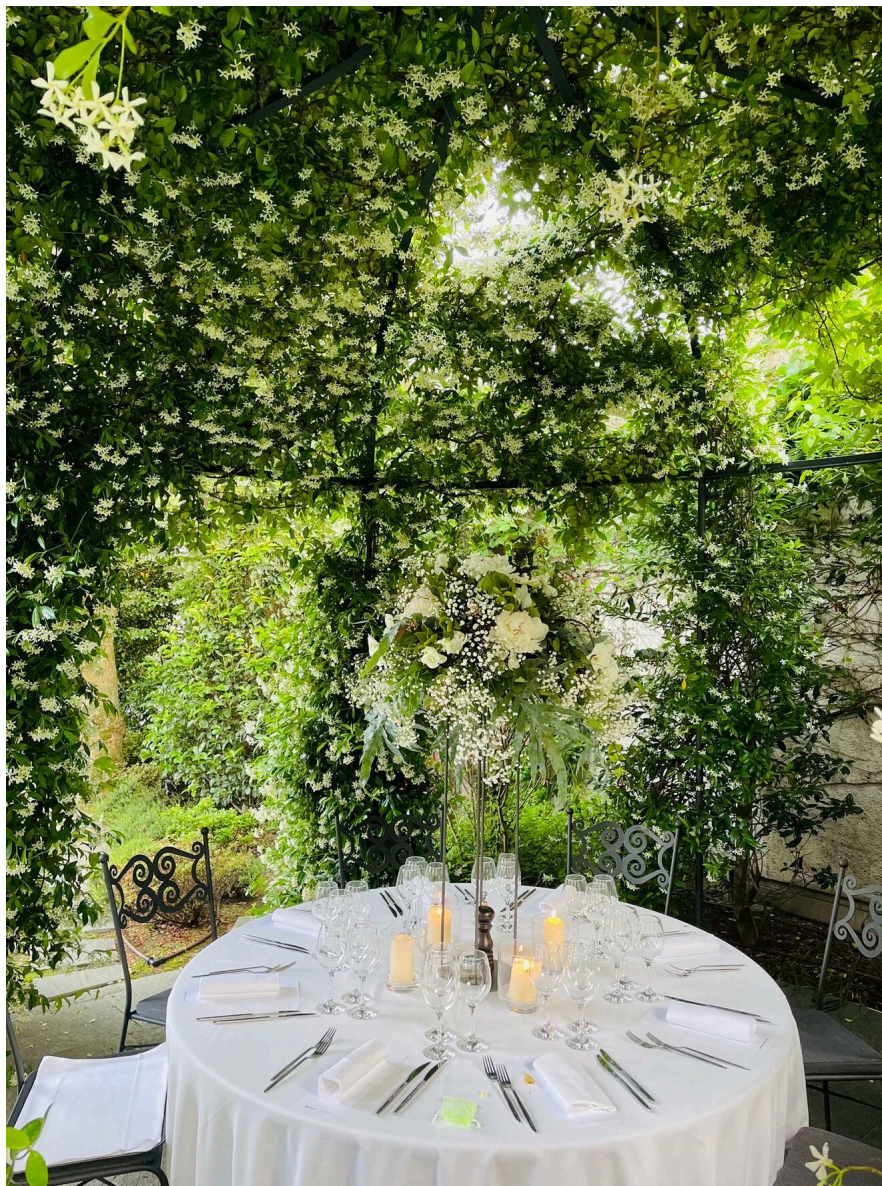




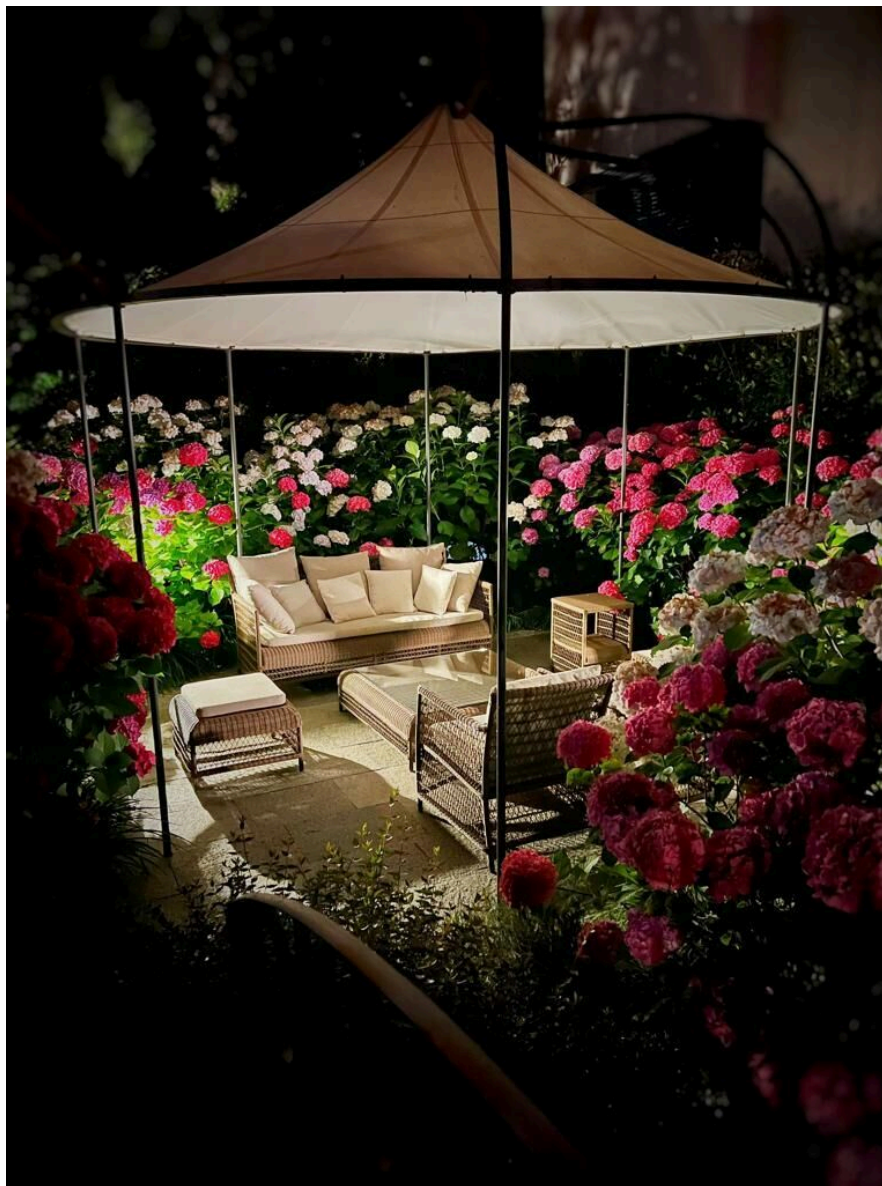












# Contact

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## Your consultant

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