



FOR SALE

Montagnola

Elegant Apartment with Garden - 1.5 km to TESIS School

CHF 1,850,000.-

SEQUOIA
CONSULTING

Property description

Spacious apartment for sale in Montagnola, in one of the most prestigious and peaceful areas of Collina d'Oro, surrounded by greenery and kissed by the sun. Just 1.5 km from the renowned American TASIS school and about 4 km from the center of Lugano, the location is ideal for those who want the perfect balance of serenity and convenience.

The 6.5-room apartment, located on the ground floor of a modern residence built in 2012, boasts a generous floor area of 198 sq m, with a southeast orientation that guarantees splendid sun exposure. The 26 sqm covered terrace and 200 sqm private garden offer panoramic views of the majestic surrounding mountains and partial lake views, perfect for relaxing moments outdoors.

Distribution of interior spaces.

- Spacious entrance hall with checkroom
- Bright living room with modern open kitchen and direct access to terrace and garden
- 3 bedrooms, each with en-suite bathroom for maximum privacy
- 2 additional bedrooms
- 1 bathroom

Comfort and amenities.

The apartment is equipped with underfloor heating, air conditioning system and heat pump, ensuring optimal comfort in all seasons.

In addition, the property includes:

- 2 large cellars
- 1 outdoor parking space
- 2 parking spaces in the garage (available for sale at CHF 60,000 each)

Residence amenities.

The residence offers a wide range of high-end amenities, including:

- Swimming pool with relaxation area
- Sauna and fully equipped fitness area
- A well-maintained garden for quiet moments

This property is an ideal choice for those seeking a refined and comfortable home with the advantage of total privacy. Also perfect as a second home, it is a unique opportunity to live in the prestigious Collina d'Oro

Characteristics

Availability	To agree	Year of construction	2012
Type	Apartment	Heating type	Heat pump
Reference	2848	Heating installation	Floor
rooms	6.5	Living area	195 m²
Bedrooms	5	Total surface	250 m²
Bathrooms	4	Garden surface	200 m²
Location floor	Ground floor	Terrace surface	26 m²

Object Price	CHF 1,850,000.-
Number of parkings	
Interior (not incl.)	2x / CHF 120,000.-
Exterior (incl.)	1x
Total price	CHF 1,970,000.-

Conveniences

Outside conveniences

- > Garden
- > Common pool

Condition

- > Very good

Orientation

- > South
- > East

View

- > Panoramic
- > Lake
- > Mountains

Picture(s)























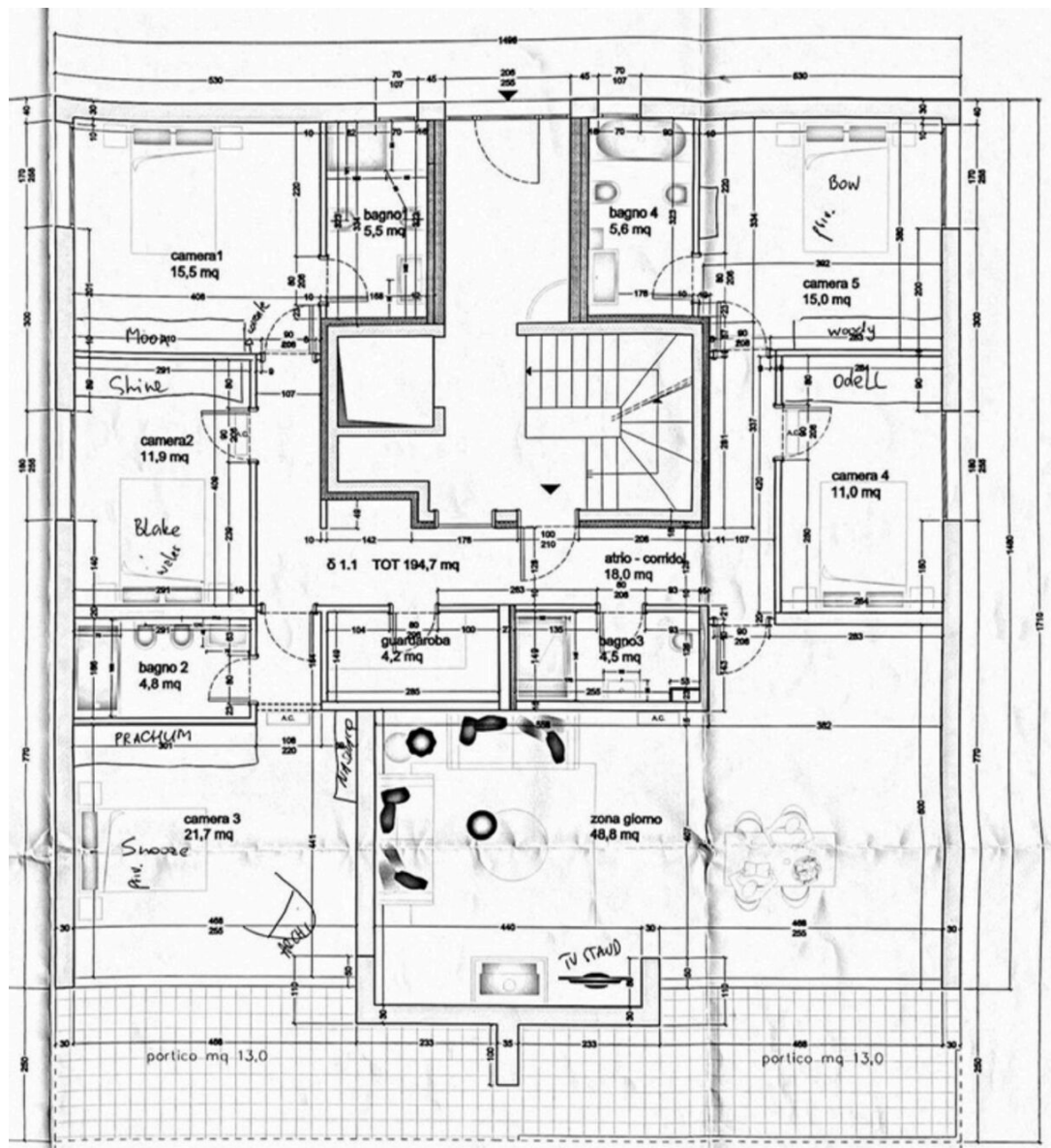












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Notes
