



Paradiso

Magnificent Apartment at Emerald Living Residence in Paradiso

CHF 1,960,000.-



# Property description

This magnificent property with breathtaking views over the lake of Lugano is located in a luxury residential context in Paradiso, at the end of via Guidino, right at the foot of Monte San Salvatore, in a compound called Residenza Emerald Living.

The flat has a total area of 169 m<sup>2</sup> and has direct access from the lift, as well as from the stairs; at the entrance there is a spacious hall with a walk-in custom furnished wardrobe, 1 bedroom with en-suite bathroom, a storage room/laundry room. A spacious hallway leads to the approx. 70 m<sup>2</sup> living room with open kitchen. The living room, with fireplace, has double exposure and opens onto two large terraces, one with a view of the garden and the woods and the other with a splendid view of the lake and the entire city of Lugano; the open kitchen is very large, equipped with a furnished counter and modern, functional appliances. Next to the living room, behind the concealed sliding door, there is a master bedroom with a breathtaking view of the lake, exit to the terrace and a master bathroom with separate toilet.

All spaces are air-conditioned. All spaces enjoy plenty of light during the day.

**The flat can easily be converted into a 4.5-room flat.**

This property is part of a condominium property with

a large private park in a very quiet and green area and offers the possibility of walks in the woods by directly accessing the pathway around the property. The park, which also has a playground area, is ideal for small children.

The flat is not far from the Tasis private school, municipal schools and Lugano high school.

Within the same residential context there is a 5-star hotel, which is autonomous and discreet, but offers the residents of Emerald Living the possibility of using its services (including gourmet restaurant, SPA, fitness and wellness area with large indoor pool open all year round).

In the immediate vicinity are all the essential services of the towns of Paradiso and Lugano, e.g. the Lugano-Sud motorway exit is a 5-minute drive away, the Lugano-Paradiso railway station and the lakeside promenade with the ferry pier are at short walking distance.

# Characteristics

Availability	<b>To agree</b>	Living area	<b>~ 145 m<sup>2</sup></b>
Type	<b>Apartment</b>	Total surface	<b>~ 169 m<sup>2</sup></b>
Reference	<b>8789</b>	Terrace surface	<b>~ 31 m<sup>2</sup></b>
rooms	<b>3.5</b>	Cellar surface	<b>~ 20 m<sup>2</sup></b>
Bedrooms	<b>2</b>	Parking spaces	<b>2</b>
Bathrooms	<b>2</b>		

Object Price	<b>CHF 1,960,000.-</b>
<b>Number of parkings</b>	
Total (not incl.)	<b>2x / CHF 140,000.-</b>
Total price	<b>CHF 2,100,000.-</b>

# Conveniences

## **Neighbourhood**

- > Restaurant(s)

## **Inside conveniences**

- > Fitness room
- > Swimming pool
- > Spa
- > Air conditioning

# Picture(s)

































# Contact

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