

FOR SALE

CH-6900 Paradiso, Via Guidino 4

Apartment in Residence Nizza Paradise - Also as a Secondary Home

CHF 3,635,000.-

SEQUOIA  
CONSULTING

# Property description

In the prestigious district of Lugano-Paradiso, only 3.5 km from the centre of Lugano, the magnificent luxury residence "Nizza Paradise" a recent architectural creation that enchants with its timeless beauty, emerges majestically. In this exclusive setting, we present for sale this modern flat with a refined design, characterised by top-quality finishes, which represents the pinnacle of the art of living.

The 4.5-room flat, located on the -2nd floor, enjoys a partial lake view and offers generous dimensions extending over a total area of 227.5 sqm (185.8 sqm + 41.7 sqm).

## **The flat is divided as follows:**

- Living room with open kitchen and terrace of approx. 31 sqm, from which one can enjoy a panoramic view of the city and partial view of the lake of Lugano.
- Master bedroom with en suite bathroom with shower and bathtub,
- Cloakroom/cinema room,
- 2 further bedrooms,
- 2 further bathrooms,
- 1 guest WC.

The flat offers excellent furnishings, chosen from the most important and representative brands in the world of interior design.

Convenience is ensured by 2 parking spaces in the garage below + 1 very large space (for 2 small to medium-sized cars), included in the price, and a cellar of approx. 37 m<sup>2</sup> to meet all space requirements.

The "Nizza Paradise" residence has an extraordinary complete SPA area with a panoramic indoor pool, sauna, hammam, massage area and a modern fitness centre. Here, you can relax and take care of your body and mind in a luxurious ambience.

"Nizza Paradise" represents the perfect harmony of art, architecture, nature and wellness, offering an unparalleled living experience for those seeking the ultimate in comfort, elegance and quality of life.

To live here is to live in an earthly paradise.

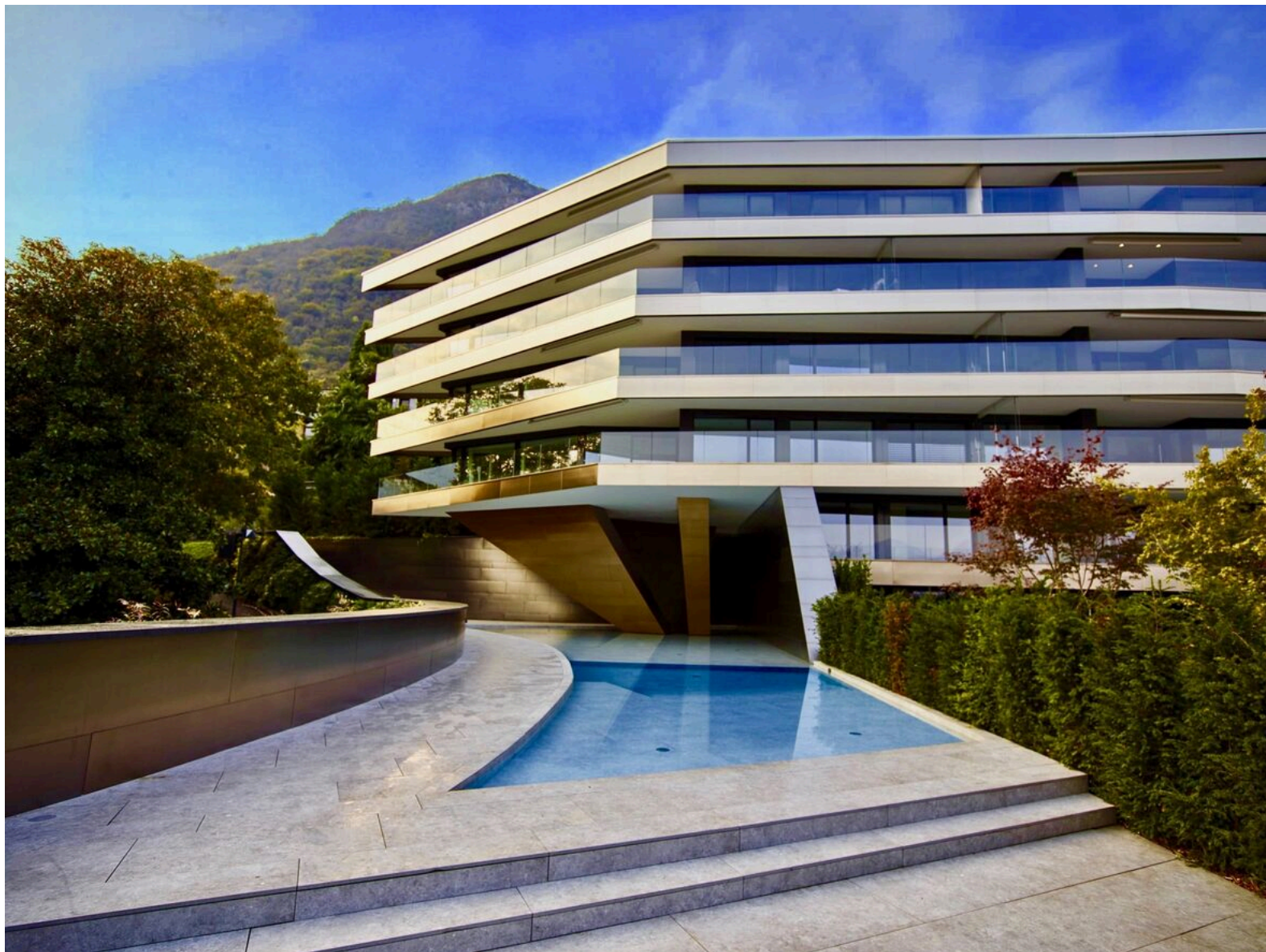
The flat can also be purchased as a **SECONDARY RESIDENCE**.

# Characteristics

|              |                   |                      |                            |
|--------------|-------------------|----------------------|----------------------------|
| Availability | <b>To agree</b>   | Number of toilets    | <b>1</b>                   |
| Type         | <b>Apartment</b>  | Year of construction | <b>2017</b>                |
| Reference    | <b>-2.1</b>       | Number of terraces   | <b>1</b>                   |
| Second home  | <b>Authorized</b> | Living area          | <b>227.5 m<sup>2</sup></b> |
| rooms        | <b>4.5</b>        | Terrace surface      | <b>30.8 m<sup>2</sup></b>  |
| Bedrooms     | <b>3</b>          | Cellar surface       | <b>37 m<sup>2</sup></b>    |
| Bathrooms    | <b>3</b>          | Parking spaces       | <b>3</b>                   |

|                           |                        |
|---------------------------|------------------------|
| Object Price              | <b>CHF 3,635,000.-</b> |
| <b>Number of parkings</b> |                        |
| Total (incl.)             | <b>3x</b>              |

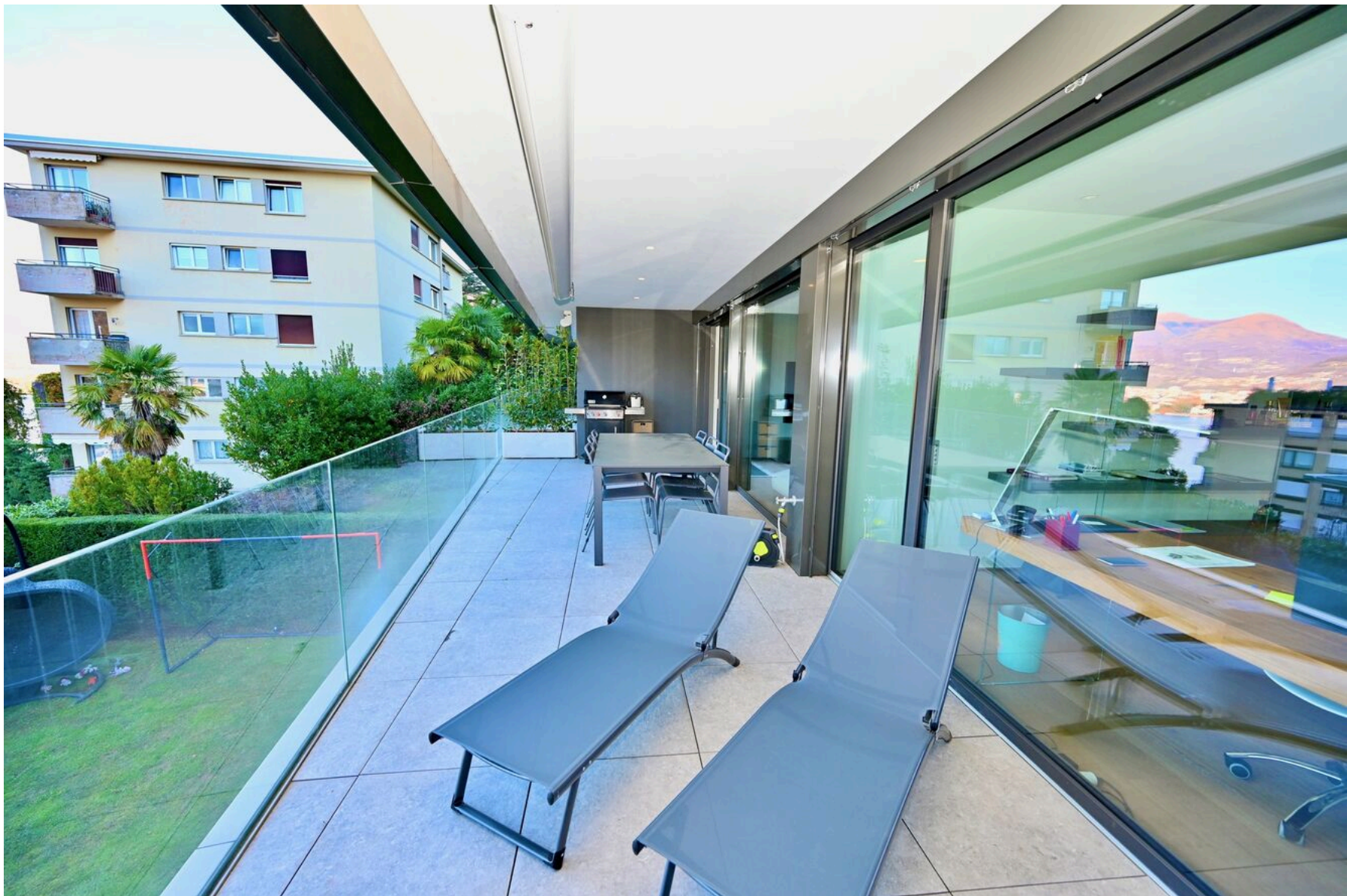
# Picture(s)























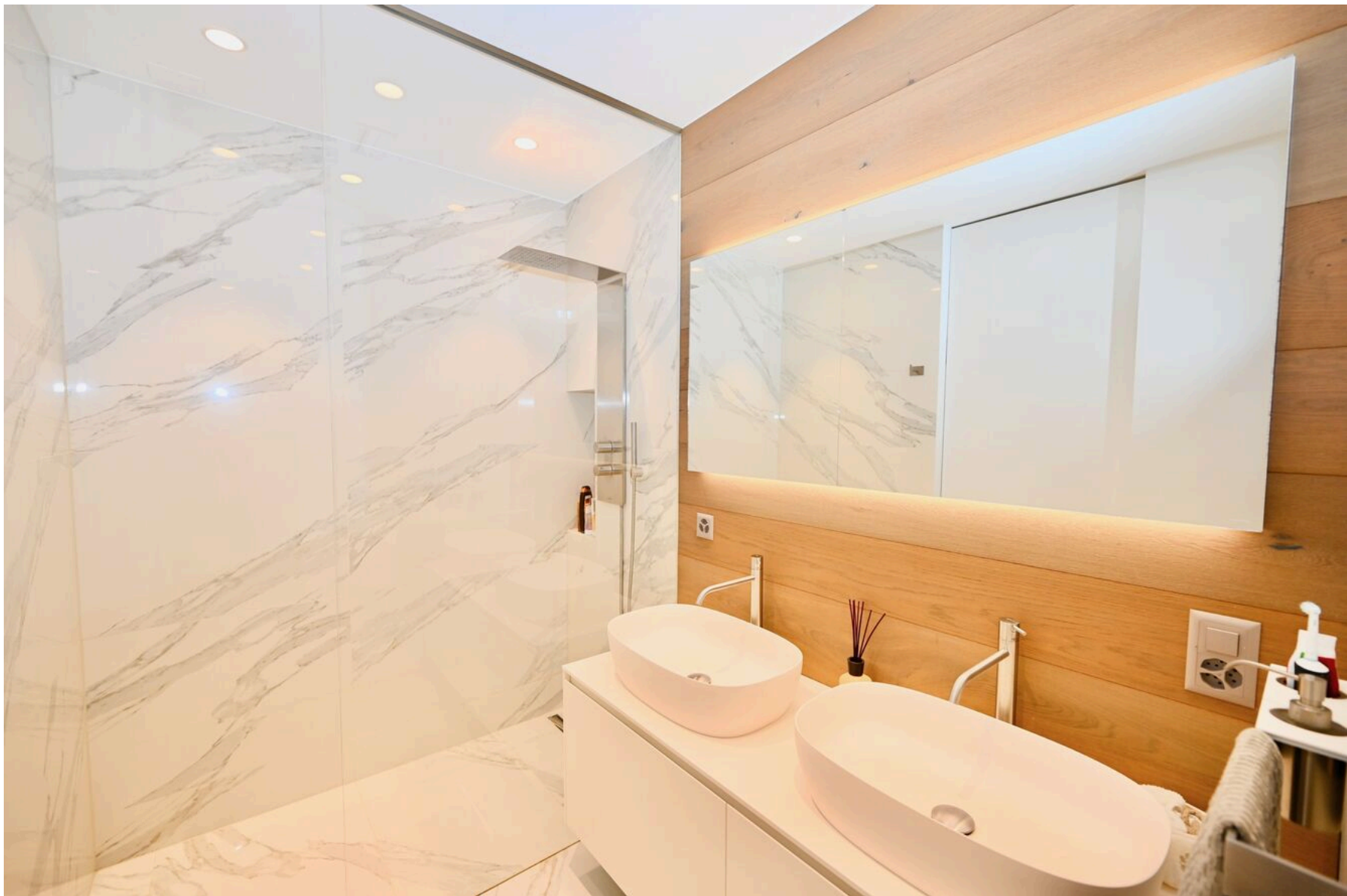












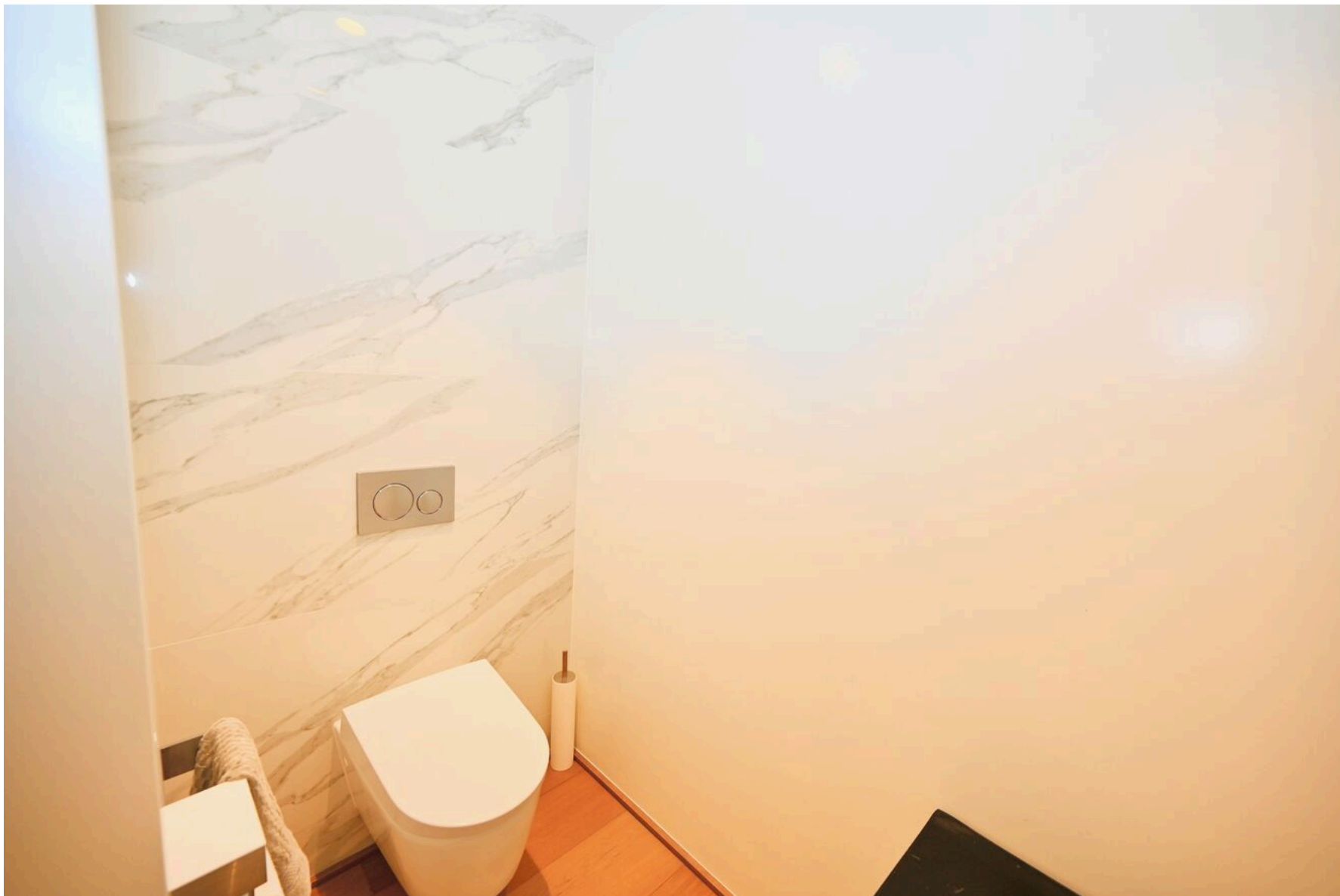
























# Contact

## Sequoia Consulting Sagl

Via Vedeggi 66b  
6983 Magliaso

Phone: +41 78 637 66 15  
fabio@sequoiaconsulting.ch  
<http://sequoiaconsulting.ch>

## Your consultant

**Mr. Fabio Ferrari**  
fabio@sequoiaconsulting.ch  
Mob.: +41 78 637 66 15

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