



FOR SALE

Paradiso

Vacation Home - Modern Design Flat with Partial Lake View

CHF 800,000.-

SEQUOIA  
CONSULTING

# Property description

In Paradiso, in an exclusive and quiet residential area surrounded by greenery, we offer for sale an exceptional 2.5-room design apartment on the 4th floor of the modern residence "Al Parco", designed by renowned Ticino architect Michele Arnaboldi. Located within walking distance from all amenities, the lakefront and the Lugano south highway exit, this apartment is an ideal solution for those seeking comfort and style in a strategic location.

The residence, built in 2013 and composed of about 40 residential units, is in like-new condition thanks to constant maintenance. The building blends harmoniously into its surroundings with a modern, minimalist design. It offers convenient pedestrian access to the city center, concierge service and a refined wellness-fitness area, complete with a gym equipped with "Technogym" machines and sauna with relaxation area.

The apartment boasts a spacious 15m<sup>2</sup> covered terrace, from which you can enjoy a splendid view of Monte Brè and a partial view of Lake Lugano.

Included in the purchase price are 1 parking space in the underground garage and a spacious cellar.

The property is available for immediate occupancy.

## High-quality finishes:

- Long plank oak floors and white plastered walls, some finished with wood paneling; bathroom tiled.
- Built-in cabinets in the hall and bedroom for added functionality and space.

## Furnishings:

- The apartment is furnished with high-quality designer furniture available for purchase. It includes a fully equipped kitchen with Nespresso machine and service for six people.

## Energy:

- Underfloor heating, hot water and air conditioning via heat pump system.
- LED lighting with ceiling spotlights and wall sconces, ensuring low energy costs.

## The residence has:

- Video surveillance for added security.
- Prestigious entrance lobby with concierge and views of the manicured surrounding garden.
- A spacious fitness room with natural light and modern equipment, as well as a sauna for relaxing moments.
- Communal laundry room with dryer for all residents.

The apartment has the status of a **holiday home**.

This apartment represents a unique opportunity for those who wish to live in an exclusive environment

with well-designed modern architecture that meets the highest aesthetic and functional requirements

# Characteristics

Availability	<b>To agree</b>	Location floor	<b>4th floor</b>
Type	<b>Apartment</b>	Year of construction	<b>2013</b>
Reference	<b>0658</b>	Heating type	<b>Heat pump</b>
Second home	<b>Authorized</b>	Heating installation	<b>Floor</b>
rooms	<b>2.5</b>	Living area	<b>65 m<sup>2</sup></b>
Bedroom	<b>1</b>	Terrace surface	<b>15 m<sup>2</sup></b>
Bathroom	<b>1</b>	Parking space	<b>1</b>

<b>Object Price</b>	<b>CHF 800,000.-</b>
<b>Number of parkings</b>	
Total (incl.)	<b>1x</b>

# Conveniences

## Neighbourhood

- > Mountains
- > Lake

## Inside conveniences

- > Garage
- > Open kitchen
- > Sauna
- > Fitness room
- > Air conditioning

## Equipment

- > Furnished kitchen

## Floor

- > Parquet floor

## View

- > Lake
- > Mountains

## Miscellaneous

- > With full-time caretaker job



# Picture(s)



























































# Contact

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## Your consultant

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