



FOR SALE

CH-6900 Paradiso, Via Guidino 29

Luxury Penthouse with Rooftop Terrace and Breathtaking Lake View

CHF 7,700,000.-



# Property description

Discover unparalleled luxury in this spacious 6.5-room penthouse, part of the prestigious "Emerald Living" residence, located on a 17'000 sqm territory surrounded by 40,000 sqm of private woodland at the foot of Monte San Salvatore in Lugano Paradiso.

This gem guarantees maximum privacy and tranquillity in a serene environment. Its contemporary architecture blends modern elements with enduring qualities, boasting high-end materials and finishes.

The luxury penthouse for sale occupies the entire top (4th) floor, offering a generous living space of approximately 303.1 m<sup>2</sup>, complemented by spacious terraces of approx. 83.7 m<sup>2</sup>. In addition, the 5th level boasts an exclusive roof terrace, which spans approx. 258.5 m<sup>2</sup> and offers breathtaking views of the lake, mountains and cityscape. The terrace is well equipped with areas for sunbathing, dining and relaxing. Access to this private retreat is via a dedicated staircase or lift.

## **This top-floor oasis offers:**

- A welcoming entrance hall;
- A spacious and elegant living room with dining area, open kitchen and terrace with lake view;
- A master bedroom with walk-in wardrobe, en-suite bathroom with designer bathtub and terrace with lake view;
- 3 further bedrooms, each with en-suite bathroom

and terraces overlooking the adjacent forest;

- A versatile 5th bedroom/study with terrace facing the forest.
- A guest WC;
- A large roof terrace with barbecue area, dining area and stunning views of Lake Lugano, the city and the surrounding mountains.
- 2 parking spaces in the garage, possibility of purchasing or renting more.

## **"Emerald Living" also offers exclusive services:**

- A boutique design hotel "The View";
- A restaurant with panoramic terrace;
- A SPA & Wellness Centre with indoor pool.

## **Conveniently located:**

- Paradiso's lakeside promenade, shops and restaurants are only 500 metres away,
- Lugano's shopping area with Via Nassa is about 1 km away,
- access to the North-South motorway is only 2 km, avoiding city traffic.

This paradisiacal penthouse offers a unique combination of luxury, comfort and natural beauty, ideal for those seeking an exclusive living experience in Lugano Paradiso.

# Characteristics

Availability	<b>To agree</b>	Bathrooms	<b>3</b>
Type	<b>Penthouse</b>	Living area	<b>303 m<sup>2</sup></b>
Reference	<b>2187</b>	Terrace surface	<b>342 m<sup>2</sup></b>
rooms	<b>5</b>	Cellar surface	<b>19 m<sup>2</sup></b>
Bedrooms	<b>5</b>	Parking spaces	<b>2</b>

Object Price	<b>CHF 7,700,000.-</b>
<b>Number of parkings</b>	
Total (incl.)	<b>2x</b>

# Picture(s)

















































# Contact

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## Your consultant

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