



Apartment 2.5 rooms

Urban design meets Mediterranean ease –
modern living in the centre of Lugano

6900 Lugano TI

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DATA SHEET

Property

Apartment 2.5 rooms, 3rd floor

Address

Via Orti 4, 6900 Lugano

Plot

GS 529, 1831 m²

Co-ownership unit

112/10000 in PPP 34110

Year of construction

2017

Room height

2.70 m

Living area

69.5 m²

External spaces

Loggia (glazed) 11 m²

Ancillary spaces

Cellar compartment no. 3D 5 m²

Parking spaces

1 underground parking space no. 79

Heating

Heat pump brine-water
Underfloor heating

Specials

- Sun-drenched rooms with fine wooden flooring
- Open-plan living-cum-dining area with a modern kitchen
- Available to move in immediately, top quality furnishings
- Privacy thanks to your own washing tower
- Central, yet peaceful location
- Stylish building with a lift and garden

Usable as a second residence

Availability

By arrangement

Purchase price apartment
CHF 790,000.–

SITUATION

Via Orti 4
6900 Lugano



Municipal administration of Lugano | www.lugano.ch

 **Bus**
200 m to the «Piazza Molino Nuovo 2» bus stop (toward the city centre)

 **SBB**
1.4 km to the train station (Stazione Nord)

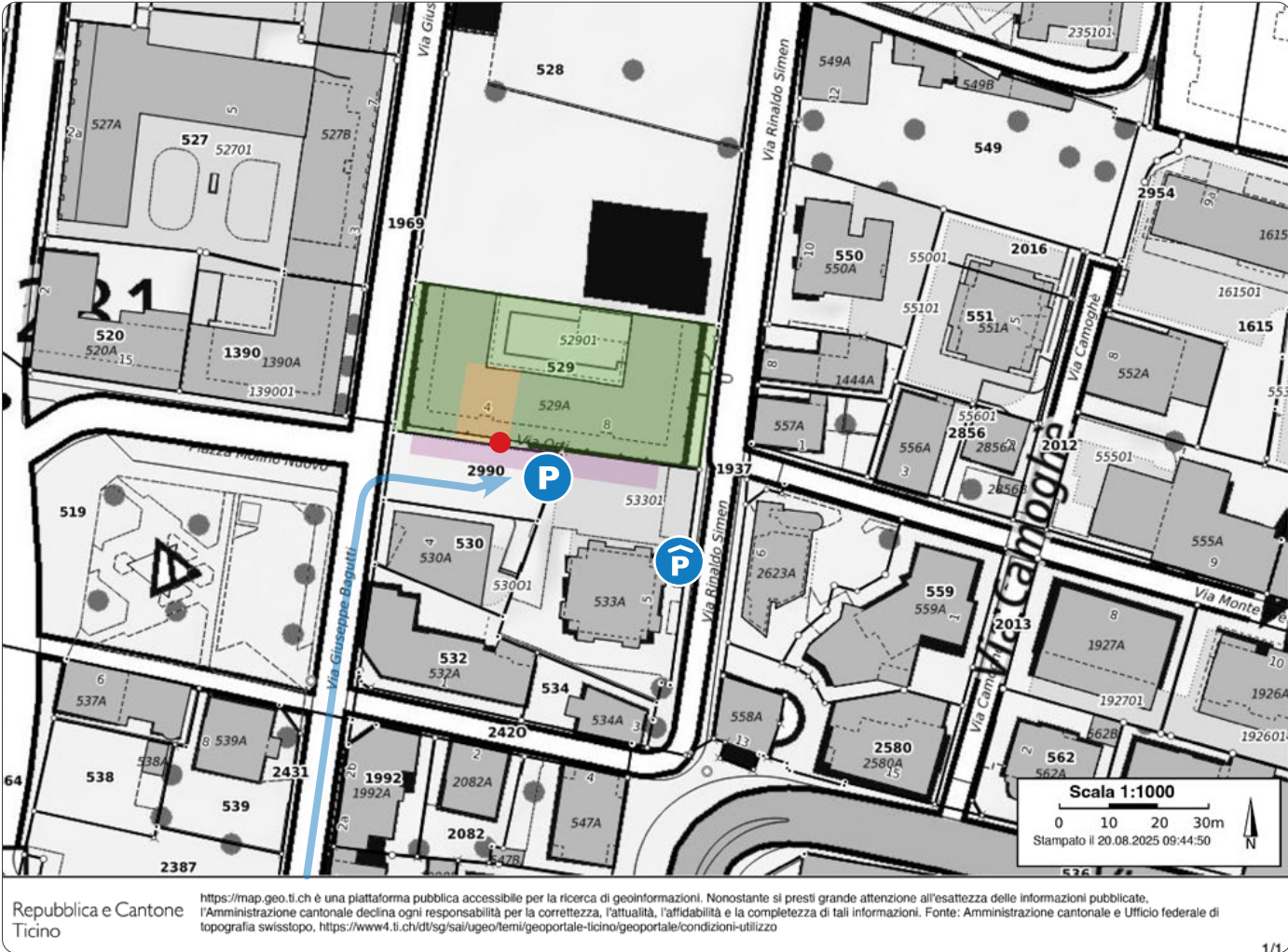
 **Shops**
approx. 800 m to various shops in the city centre

 **Shopping**
Lugano, Milan

 **Leisure time / culture**

- Lido di Lugano
- Piazza della Riforma (cafés, restaurants)
- LAC – Lugano Arte e Cultura & MAS
- Parco Ciani and lake promenade
- Centro Sportivo Cornaredo
- Morcote – «Pearl of the Ceresio»
- Monte Brè & Monte San Salvatore

CADASTRAL MAP



-  Plot
-  Property
-  Visitor parking 
-  Underground garage entrance 
-  Entrance

Parking
Visitor parking at Via Orti.





LUGANO

Population: 68,507 (31 Dec. 2024)
Area: 75.8 km²
Elevation: 275 m.a.s.l.
Location: Canton Ticino, Lago di Lugano
Postal code: 6900



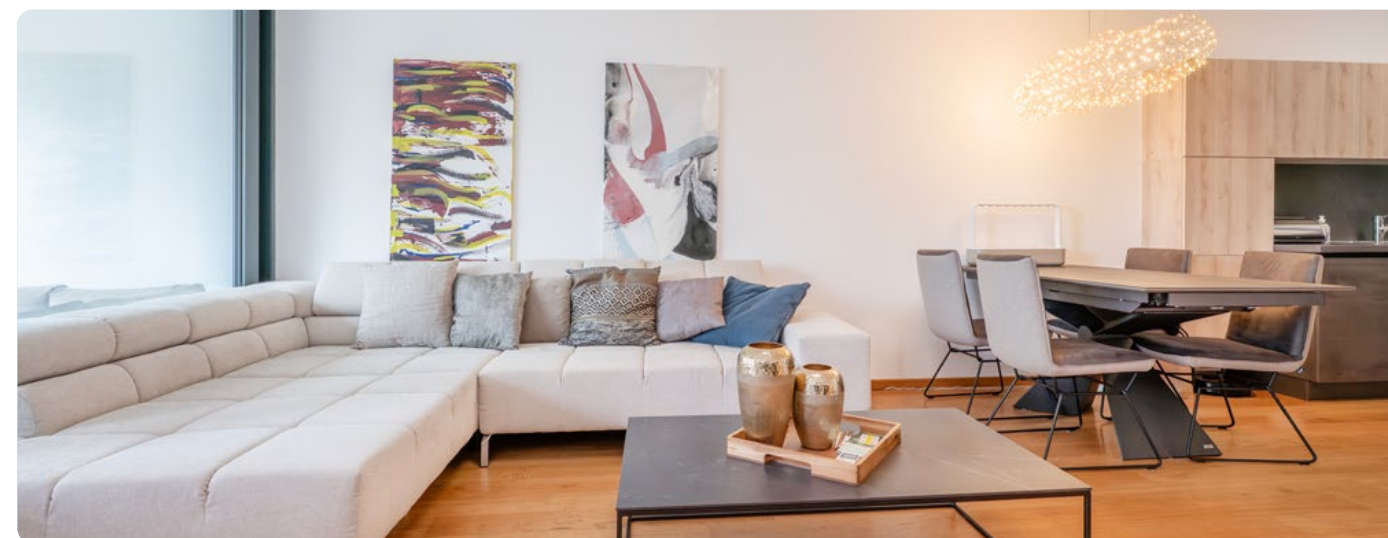
WHAT MAKES THIS APARTMENT SPECIAL

Property

- Spacious layout with fine wooden flooring for a stylish ambiance
- Bright loggia and open-plan living-cum-dining area with a top-quality kitchen
- Lots of storage space, own washing tower and modern appliances
- Available to move into immediately, completely furnished and stylishly designed
- Central location in a well-maintained property with lift
- Can be used as a primary or secondary residence

Surroundings

- Property in a popular area of the city – close to the city centre yet peacefully located
- Mediterranean flair and Italian dolce vita in the southern part of Switzerland
- A varied cultural and leisure offer – museums, events, gastronomy
- Central location with fast access to Milan, Zurich and into the surrounding region
- Secure, clean and international – a popular place of residence



Attractive property – centrally located close to the city, liveable



Main entrance Via Orti 4



By lift conveniently to the 3rd floor



Entrance area



Entry/Corridor



Open-plan layout and invitingly designed



LIVING AREA - A FEELING
OF WELLBEING





Sun-drenched loggia – protected from the wind and inviting



Open, elegant living-cum-dining area



Kitchen with lots of storage space – both functional and stylish



Modern bathroom with washing tower



Anteroom between wet room and room 1





BEDROOM WITH ACCESS
TO THE LOGGIA



Cellar compartment no. 3D



Clothes drying room for joint use



Underground parking space no. 79

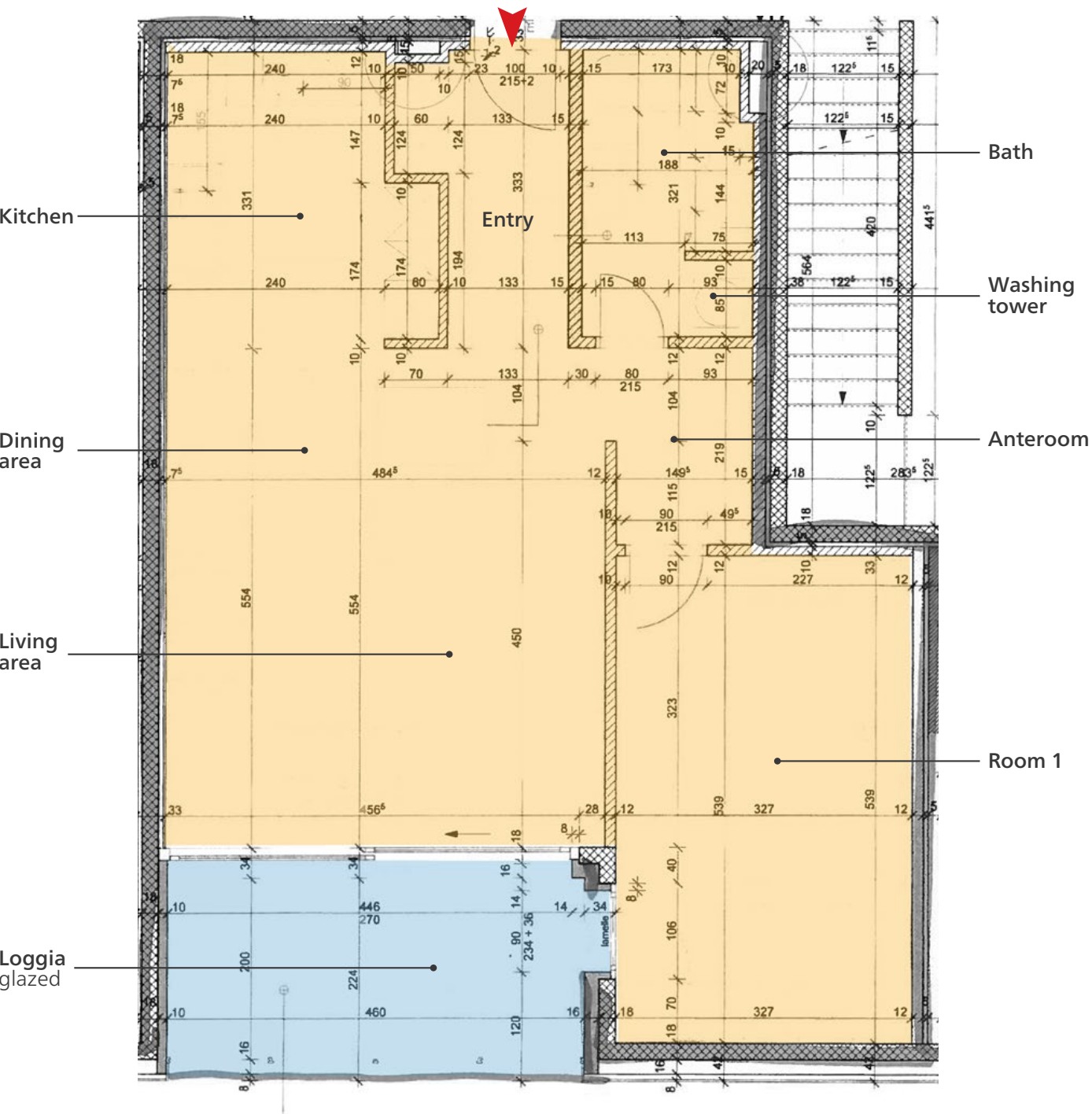


Visitor parking spaces for joint use



LAYOUT

3rd floor



- Living area
- Ancillary spaces

LAYOUT

3rd underground level



Parking space no. 79

Lift

Drying room



- Ancillary spaces
- Joint use

Piazza Molino Nuova bus stop (toward the city centre)



Lugano train station



Shopping in Milan



Malpensa airport – reachable by train from Lugano in 1 h 35 m





LAC LUGANO
ARTE & CULTURA

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LIFESTYLE IN LUGANO



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