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PROPERTY DEVELOPER ADVISORY





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LUXURIOUS 4.5-ROOM ATTIC APARTMENT

VIA CORTIVO, 6976 LUGANO



3 Bedrooms



2 Bathrooms



145.00 m²



The former Hotel Carlton Villa Moritz was completely rebuilt in 2012, creating 12 exclusive residences in 2 connected buildings. The luxurious attic apartment in the Villa Moritz boasts a prime location in the old center of the village Castagnola, surrounded by beautiful flora and fauna. The apartment offers a spectacular panoramic view over Lake Lugano and the surrounding mountains, with fabulous sunlight exposure all day long.

This exclusive attic apartment features 4.5 rooms and is furnished with fashionable designer furniture by Roberto Cavalli and Versace, elegant Persian carpets, chandeliers, and noble antiques. The living-/dining area has three large panoramic sliding doors leading to the terrace, offering breathtaking views. The custom-made ErnestoMeda kitchen is equipped with noble fittings and high-quality appliances. The master bedroom has a walk-in closet and an ensuite bathroom with a bathtub and double washbasin. Additionally, there are two more bedrooms with an additional bathroom, each with its own small balcony. The living area, kitchen, and hallway are adorned with a remarkable beige marble floor, while the bedrooms feature a cozy parquet floor.

The apartment includes air conditioning, floor heating, and ceiling-high doors, creating a unique and comfortable atmosphere. It also has its own washing room and a first-class wine cellar with excellent wine bottles. The apartment comes with various antiques that will be sold together.

The Villa Moritz offers a surrounding park area with a swimming pool for joint use, providing a perfect setting for festive evenings or gatherings with family and guests. The elevator leads directly from the garage to the residential floor, and the exclusive offer includes three parking spaces with additional storage room in the garage.

Additionally, there is an option to rent a private boat berth in Lugano. Facility breakdown:

Entrance

Master bedroom with walk-in closet

Ensuite bathroom (bathtub with shower/double sink/toilet)

Bedroom 2

Bedroom 3

Bathroom 2 (shower/toilet)

Living area with electric fireplace

Terrace

4 balconies on the side

Separate laundry room/cellar on the ground floor

Facilities for joint use:

Park area

Outdoor swimming pool

Parking:

3 parking spaces in the garage.



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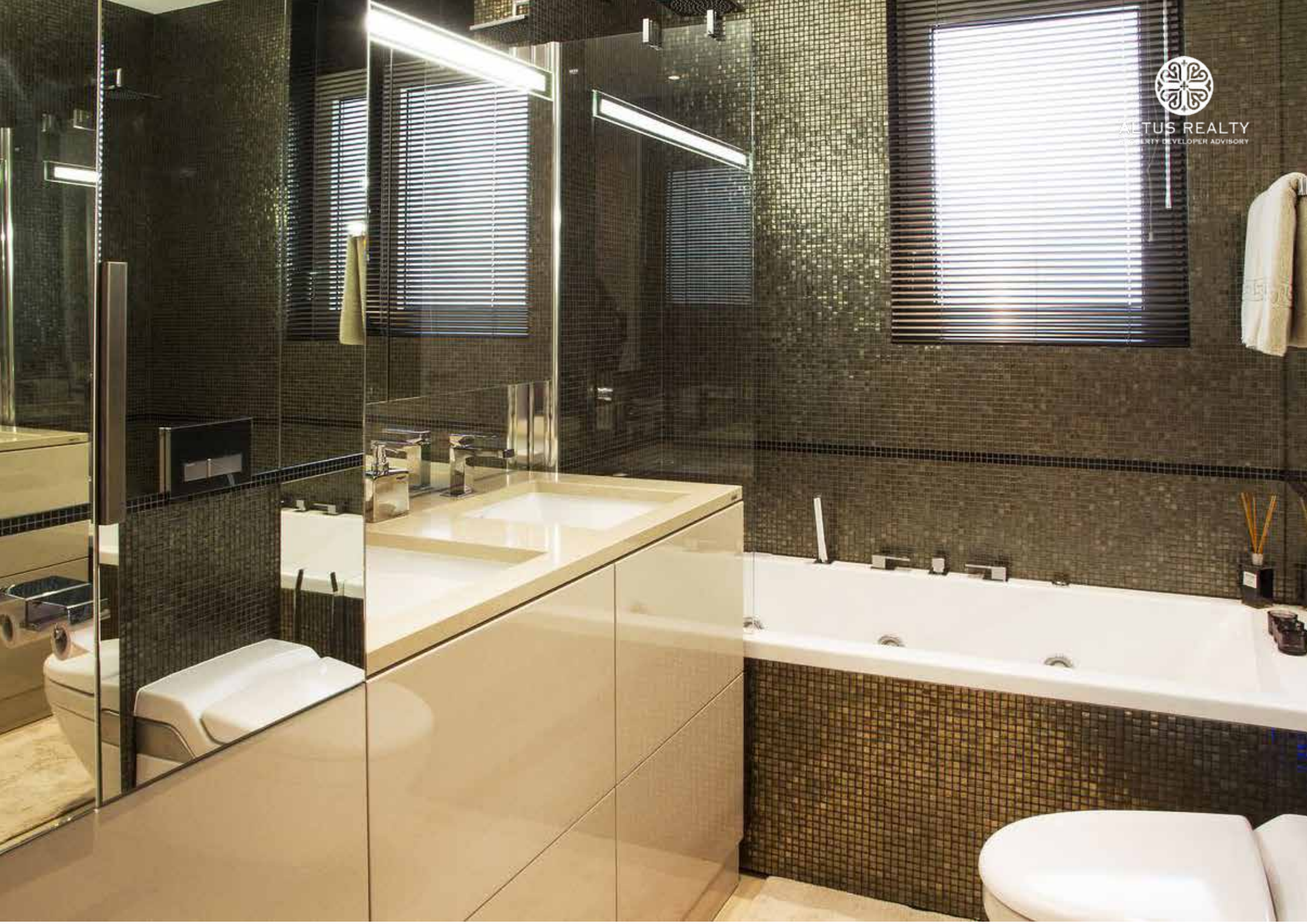


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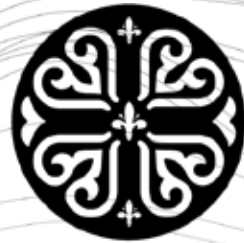




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Contact:

 +39 055 802 9533

 info@altusrealty.it

 Piazza della Repubblica, 6, 50123 Firenze FI

 www.altusrealty.it