



---

**Lambertini & Partners**  
Gestioni Immobiliari S.A.

Real estate proposal

**LUXURIOUS 5.5-ROOM APARTMENT WITH ENCHANTING LAKE  
VIEW, PRIVATE GARDEN AND TERRACES**



**RUVIGLIANA**

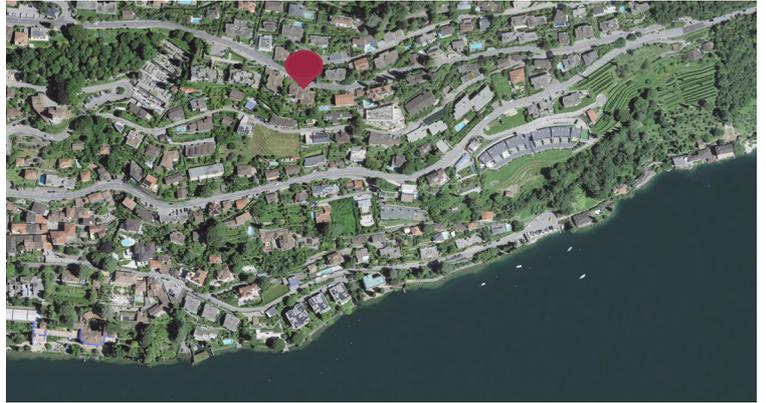
Strada di Fulmignano 19

---

[lambertini-partners.com](http://lambertini-partners.com)



# Location



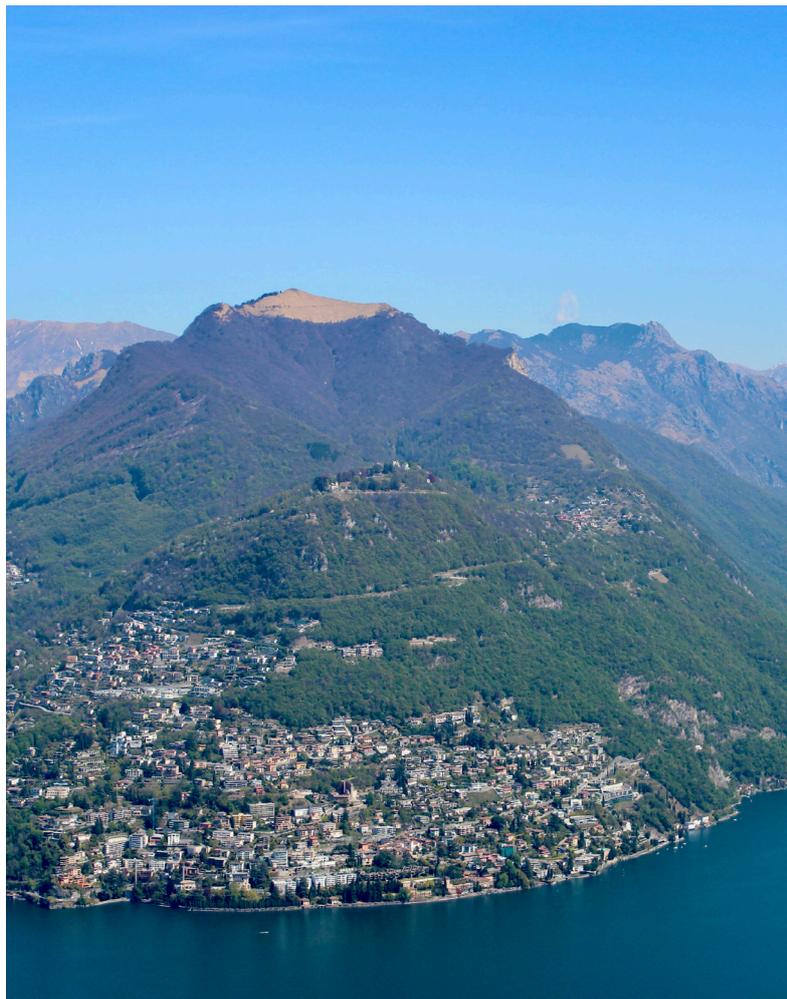
Cadastral map 608 RDF Lugano-Castagnola

## Strada di Fulmignano 19 | Ruvigliana

Located on the iconic Monte Brè, overlooking the enchanting Gulf of Lugano, Ruvigliana offers the perfect balance between residential tranquillity and proximity to city amenities. Its residents can enjoy the convenience of supermarkets, pharmacies, shops and restaurants in the immediate vicinity, as well as efficient public transport links that allow them to quickly reach the city centre and neighbouring districts.

The hillside village also offers numerous green areas, parks and scenic trails, ideal for walking, jogging or relaxing surrounded by nature. Trails such as the Sentiero dell'Ulivo (Olive Tree Trail) or excursions to Monte Brè offer breathtaking views of the lake and surrounding mountains, making Ruvigliana a popular destination for lovers of the countryside and outdoor activities.

Ruvigliana thus combines the serenity of a residential area in contact with nature with proximity to cultural and historical attractions, such as the parish church of San Giorgio and the village of Castagnola with its picturesque lakeside promenade. It is a setting that allows you to live in a relaxing environment without sacrificing urban convenience and comfort, ideal for those seeking spacious surroundings, unique views and a balanced, high-quality lifestyle.



Municipal multiplier: 77%



**Lambertini & Partners**  
**Gestioni Immobiliari S.A.**

## Features



**CHF 2'100'000**

Type  
**Penthouse apartment**

Zona  
**Residential**

SUL m2  
**180**

Year of construction  
**1985**

Year of renovation  
**2024**

Rooms  
**5.5**

Bedrooms  
**3**

Bathrooms  
**3**

Parking spaces  
**3**

In the exclusive and prestigious setting of Ruvigliana, a district in the municipality of Lugano located on the panoramic Monte Brè, a short walk from the picturesque Gandria Trail, we are offering for sale a prestigious 5.5-room apartment of considerable size, equipped with a separate room with bathroom, and enhanced by generous terraces with breathtaking views of Lake Lugano, as well as a comfortable garden for private use.

The property is located on the top floor of an elegant building from the 1980s consisting of only 4 flats, situated in a dominant and privileged position along the renowned Strada di Fulmignano 19, a short distance from all the main amenities such as a pharmacy, several restaurants, a supermarket and a bus stop. This highly prestigious location is ideal for those who want to live just a few minutes from the centre, enjoying all the comforts and amenities of the city without sacrificing tranquillity, privacy and spectacular views of the lake and surrounding mountains.

With a gross floor area of approximately 180 sqm (plus 46 sqm of terraces), the flat stands out for its perfect division between living and sleeping areas, spacious and bright interiors, high-quality finishes and panoramic terraces that make the environment unique.

- ✓ Second floor
- ✓ Equipped separate kitchen
- ✓ Terrace
- ✓ View
- ✓ Cellar
- ✓ Private laundry
- ✓ Private garden
- ✓ Lift
- ✓ Underfloor heating system
- ✓ Oil heating



## Descriptive



Renovated almost entirely between 1999 and 2024, the interior is organised as follows:

Living area: The living area consists of a large entrance hall complete with guest bathroom with washer-dryer, a luxurious separate kitchen, well equipped, which enjoys direct access to the comfortable private garden of the house, and a dining room with spacious built-in wardrobes. The spacious and impressive living room features elegant parquet flooring, refined Venetian stucco walls, a marble fireplace and large panoramic windows overlooking the spacious terrace with unobstructed views of Lake Ceresio and the Gulf of Lugano;

- Sleeping area: The bright corridor (with skylight) leads to the master bedroom, which has an en-suite bathroom with bathtub, and a second bedroom, both of which open directly onto the second panoramic terrace. The sleeping area is completed by a bedroom/study with a small balcony and

built-in shelving, and an additional bathroom with shower.

For the exclusive use of the flat, there is also a comfortable 18 m<sup>2</sup> room, independent from the main living area, located on the ground floor of the condominium and equipped with a bathroom with shower, ideal as a study, office, hobby room or guest room.

Completing the rich offer are a cellar, two comfortable indoor parking spaces in the garage available for CHF 60'000.- each (CHF 120'000.- for both) and a covered outdoor parking space available for CHF 30'000.-.

The property can also be sold as a secondary residence (holiday home).



---

**Lambertini & Partners**  
**Gestioni Immobiliari S.A.**

---





**Lambertini & Partners**  
**Gestioni Immobiliari S.A.**





**Lambertini & Partners**  
Gestioni Immobiliari S.A.





**Lambertini & Partners**  
**Gestioni Immobiliari S.A.**





**Lambertini & Partners**  
**Gestioni Immobiliari S.A.**





**Lambertini & Partners**  
Gestioni Immobiliari S.A.





**Lambertini & Partners**  
Gestioni Immobiliari S.A.





**Lambertini & Partners**  
**Gestioni Immobiliari S.A.**





**Lambertini & Partners**  
Gestioni Immobiliari S.A.

# Contacts

FOLLOW US



Valentino Alain Rulli  
Real Estate Sales Manager

rulli.valentino@lepartners.com  
tel. +41 91 910 40 90

## Sede Lugano

Via S. Balestra 18 T +41 91 910 40 30  
casella postale 1572 F +41 91 923 36 06  
CH - 6901 Lugano

## Succursali

6828 Balerna - Via Passeggiata 1 T +41 91 910 40 85  
6512 Giubiasco - Viale C. Olgiati 5d T +41 91 910 40 91

immo@lepartners.com  
lambertini-partners.com  
CHE-105.272.061 IVA

