



URSERA IMMO GMBH
EST. 2023

Bright apartment near lake shores of Lake Maggiore

3-bedroom apartment with open views of lake and mountains



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An ideal place, for the soul to regenerate, to enjoy holidays and perfect for those in search of tranquility and an authentic mediterranean lifestyle.



Bright apartment near lake shores of Lake Maggiore

Imagine waking up to the glittering surface of the lake, with mountains in the background – and enjoy the sun for the rest of the day: this and more is possible at Residenza Cimetta, on the lake shores of Tenero.

OUTSIDE



As owner you have the privilege to enjoy the well-maintained outdoor areas and the surrounding facilities of Residenza Cimetta.

INSIDE



Inside, you will find a well-kept apartment with light-filled rooms, modern fittings, and a clear, timeless design that immediately conveys a sense of well-being.

FINISHING



From built-in cupboards to high-quality materials: discover the unbeatable feeling of timeless comfort in each room.

HIGHLIGHTS



This apartment is ideally oriented towards south, is located on a high floor, to enjoy the views on the lake and the mountains even more, the building is well-kept too and you'll find plenty of activities for your free time on your doorstep.



Tenero-Contra

Tenero, a municipality in the district of Locarno, lies at the entrance to the Verzasca Valley on the right bank of the river, stretching from the shores of Lake Maggiore to the majestic hills in the background.

Here you can enjoy not only first-class outdoor activities such as hiking, water sports, and cycling, but also a paradise of relaxation and Ticinese Dolce Vita: tastings of local wines, the charming restaurants and cafés of Ascona and Locarno just a few minutes away by car, and three exquisite golf courses set amidst the lush greenery of the Maggia Delta.

The location is particularly family-friendly, making it an attractive choice for families with children.

Tenero is more than just a destination – it is a place where you can experience the beauty of nature in all its facets.



Inside area



This well-maintained **4.5-room apartment** offers comfortable living with a total floor area of approximately **115 m²**. The two balconies, with a combined area of **15 m²**, provide breathtaking views of the lake and the surrounding mountains.

With **three spacious bedrooms** and **two bathrooms**, the property is ideal for families or couples who need extra space.



The **kitchen is fully equipped**, and the electrical appliances have been replaced in recent years. A **washing machine built into a wall cabinet** adds extra convenience.













Outdoor area



In warm summer nights, the south-oriented balcony is perfect for an aperitif and dinner with views. Privacy is here guaranteed.

Discover how seasons unfold their beauty before your eyes, all this while enjoying stunning views of the Lake Maggiore.



The location is quiet and the neighbourhood is pleasant. Nearby you'll find plenty of opportunities for your free time and your daily routine: supermarket, train station, lido, sport center, boat dock, and much more.



Facts & Highlights

- Living area 115 sqm
- Area panoramic terraces ca. 15 sqm
- Bedrooms 3
- Bathrooms 2
- Storage own storage compartment included in the price (ca. 6 sqm)
- Parking 1 x Garage + 2 outdoor parking spots included in the price
- Orientation South
- Floor nr. 4th
- Laundry Washing machine in the apartment + common laundry room
- Furniture included

- Highlights holiday use authorization, open lake and mountain views, spacious living room, south orientation, high floor, partially renovated apartment, building in great conditions.



Floorplan apartment



Financial Overview

CHF 1'290'000

Financing details

Price is based on current market valuations in Andermatt. Ursera Immo GmbH works closely with various financial partners to provide you with flexible financing options tailored to your individual needs.

Payment Structure:

The payment structure has been designed to ensure maximum flexibility and convenience for our customers. It is divided as follows:

- Reservation fee CHF 50,000
- The buyer is obliged to present an irrevocable promise of payment from a Swiss credit institution upon notarization.

Additional Information

Real Estate Gains Tax

This is borne by the seller

Notary fees

The agreement includes a halving of the notary's fees

General Information

I will be happy to inform you about the ancillary costs and potential rental income in a personal conversation.

The information on the financing of this property is for general guidance only and does not constitute legal or financial advice. Interested parties are advised to seek independent expert advice from qualified financial experts in order to make a comprehensive assessment of their individual financial situation and possibilities.



Your alpine dream awaits. Seize the opportunity.

Experience living at the highest level in the heart of the Alps. Let's discover your new home in Andermatt together.



Tiziana Macconi

As your trustworthy real estate consultant in the Ursern region, I always strive to offer you only the best. It is my passion to help you find the perfect place to live. Let's discover your dream home in Andermatt together.



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If this property does not exactly meet your expectations, we cordially invite you to visit our website. Ursera Immo GmbH offers a variety of exclusive properties that meet a wide variety of requirements. Discover your next dream home with us.



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We at Ursera Immo GmbH would like to thank you for your trust and commitment. Our mission is to ensure transparency, trust and the highest level of professionalism in every aspect of the real estate business. This document reflects our commitment to providing you with comprehensive and clear information about the details of your real estate transaction. We look forward to accompanying you on your real estate journey.



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This document does not constitute legal, financial or other professional advice. It is recommended to always consult a qualified professional before making any transaction or decision.



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