



### **3.5-ROOM APARTMENT ON THE GROUND FLOOR OF A NEWLY BUILT BUILDING IN VERSCIO**

**Bosc'ètt 1 | 6653 Verscio | Reference : 5836528**

**CHF 1,800.-/month + ch.**

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### 3.5-ROOM APARTMENT ON THE GROUND FLOOR OF A NEWLY BUILT BUILDING IN VERSCIO

CH-6653 Verscio | Bosc'ètt 1 | CHF 1,800.-/month + ch.



**Beautiful 3.5 room apartment on the ground floor in an elegant new building in Verscio. With 73 sqm living space, 20 sqm covered terrace and Minergie certification, it represents the perfect balance between modern comfort and environmental sustainability.**

**The apartment offers:**

- Open-plan living room with fully equipped modern kitchen with high-end appliances
- Two spacious and bright bedrooms
- Two contemporary, modern and functional bathrooms with walk-in shower and washing machine-dryer column
- Covered terrace 20 sqm outdoor space perfect for relaxation with stunning views

**Pets are not allowed.**

**Comfort and amenities:** The property is equipped with a lift, garage and bicycle storage, outdoor parking spaces, and a large garden for common use, with pergola area. It guarantees the highest standards of energy efficiency thanks to the Minergie certification.

**Garage parking with the possibility of charging electric cars for CHF 140.00**

#### CHARACTERISTICS

**Reference:** 5836528

**Type:** New apartment

**Availability:** 01.06.2026

**Rooms:** 3.5

**Bedrooms:** 2

**Bathrooms:** 2

**Location floor:** Ground floor

**Living area:** 73 m<sup>2</sup>

**Charges:** CHF 200.-/month (Not included)

**Year of construction:** 2026

**Parking spaces:** Yes, optional



per month.

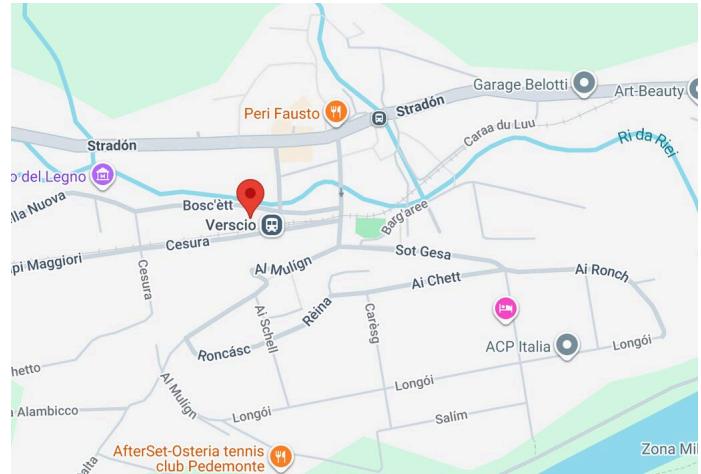
Outdoor parking for CHF 70.00 per month.

**Strategic location:** Located in a sunny area, with the Verscio station in the immediate vicinity. Essential services are within easy reach.

**Available from June 2026, the apartment represents a unique opportunity for those looking for a modern and well-connected living solution in an elegant setting, in the heart of Ticino.**

## LOCATION

CH-6653 Verscio | Bosc'ètt 1 | CHF 1,800.-/month + ch.



Station	34 m	4 min.	4 min.	1 min.
Primary school	1.03 km	17 min.	7 min.	3 min.
Stores	355 m	6 min.	6 min.	1 min.
Post office	240 m	4 min.	4 min.	2 min.
Bank	102 m	2 min.	2 min.	1 min.

## CHARACTERISTICS

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### CHARACTERISTICS

<b>Availability</b>	<b>01.06.2026</b>	<b>Year of construction</b>	<b>2026</b>
<b>Type</b>	<b>New apartment</b>	<b>Living area</b>	<b>73 m<sup>2</sup></b>
<b>Reference</b>	<b>5836528</b>	<b>Balcony surface</b>	<b>20 m<sup>2</sup></b>
<b>Rooms</b>	<b>3.5</b>	<b>Cellar surface</b>	<b>7 m<sup>2</sup></b>
<b>Bedrooms</b>	<b>2</b>	<b>Parking spaces</b>	<b>Yes, optional</b>
<b>Bathrooms</b>	<b>2</b>	<b>Interior parking</b>	<b>1   CHF 140.-</b>
<b>Location floor</b>	<b>Ground floor</b>	<b>Exterior parking</b>	<b>1   CHF 70.-</b>
<b>Charges</b>	<b>CHF 200.-/month (Not included)</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

- River
- Shops/Stores
- Bank
- Post office
- Railway station

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Garden in co-ownership
- Parking
- Garage

#### INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Open kitchen
- Cellar
- Bicycle storage
- Animals not allowed

#### EQUIPMENT

- Fitted kitchen

#### STANDARD

- Minergie®
- Minergie® certified

## INTERIOR VIEW



## EXTERIOR VIEW

