



FOR RENT

Porza

Luxury Duplex for rent at Elegant Art Nouveau Villa in Porza

CHF 20,000.-/month + ch.

SEQUOIA  
CONSULTING

# Property description

In Porza, in a quiet and sunny position with lots of privacy, just 5 km from the center of Lugano and 6 km from the American school TASIS, we offer for rent duplex apartment in the luxury historic villa in Art Nouveau style - Villa Floridiana. Villa Floridiana is a beautiful and rare property, the one among the other very few historic villas still remaining in Lugano area.

The villa with a living area of approx. 1'400 sqm on 4 floors is set in a beautiful park of approx. 4'390 sqm with 2 beautiful fountains with sculptures, a pergola and a small chapel. The property is south-east oriented and enjoys a panoramic view of Lake Lugano, the city and the surrounding mountains.

Designed in 1890, the villa is in excellent condition thanks to restoration and renovation work with quality materials and luxury finishes. The villa features high 3.5 m ceilings, restored original interiors, indoor pool, elevator, alarm system with video surveillance, automatic irrigation and lighting systems, several covered and uncovered parking spaces.

The villa is divided into two apartments. We offer for rent duplex that occupies the ground floor and 1st floor:

## GROUND FLOOR:

large main entrance, living room with fireplace, living/TV room with fireplace, exclusive panoramic terrace

with lake view, dining room with fireplace, kitchen with service exit, studio room with fireplace, library, guest bathroom;

## FIRST FLOOR:

4 very large bedrooms, 3 bathrooms (2 of which en suite), dressing room, large atrium, 3 terraces and 1 small balcony.

## BASEMENT FLOOR:

SPA area with sauna, gym, bathroom and indoor swimming pool 5 m x 10 m; kitchen with fireplace, storage room, boiler room, laundry, ironing room, several storage rooms, 2 bedrooms; cellar, large wine cellar.

2 parking spaces covered by a roof.

Monthly fee:

CHF 18'000.- (furnished)

CHF 16'000.- (unfurnished)

+ utility costs: approx. CHF 3'000.- / 4'000.- per month.

# Characteristics

|                |                            |                      |                             |
|----------------|----------------------------|----------------------|-----------------------------|
| Availability   | <b>To agree</b>            | Year of construction | <b>1890</b>                 |
| Type           | <b>Triplex/Three-level</b> | Heating type         | <b>Heat pump</b>            |
| Reference      | <b>9741</b>                | Heating installation | <b>Radiator</b>             |
| rooms          | <b>10</b>                  | Living area          | <b>~ 717 m<sup>2</sup></b>  |
| Bedrooms       | <b>7</b>                   | Ground surface       | <b>~ 4390 m<sup>2</sup></b> |
| Bathrooms      | <b>5</b>                   | Parking spaces       | <b>2</b>                    |
| Location floor | <b>Ground floor</b>        |                      |                             |

|                           |                                         |
|---------------------------|-----------------------------------------|
| <b>Object Price</b>       | <b>CHF 20,000.-/month + ch.</b>         |
| <b>Number of parkings</b> |                                         |
| Total                     | <b>2x</b>                               |
| Charges                   | <b>CHF 3,000.-/month (Not included)</b> |

# Picture(s)



























# Contact

## Sequoia Consulting Sagl

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## Your consultant

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