

Carona

Modern Villa with Panoramic View and Building Land of 1'000 m2 CHF 7,400,000.-



## Property description

Situated in a prime location in the hills of Carona, about 7 km from Lugano city center, this extraordinary design villa offers a perfect blend of contemporary architecture, exclusive comfort and breathtaking views of Lake Lugano and the surrounding mountains. Designed and built in 2011 by two renowned architects (Angelo Pozzoli e Marco Sangiorgio), the property is a unique example of the integration of minimalism and tradition.

The villa has a living area of approximately 742 m², complemented by 239 m² of panoramic terraces, a terraced garden of 1'925 m², a beautiful indoor swimming pool and a large building land of 1'000 m² in front of the villa. A garage of about 65 m² with capacity for 3-4 vehicles and additional outdoor parking spaces for guests.

The building is designed as a harmonious fusion of two distinct volumes:

- A minimalist body of exposed reinforced concrete, an expression of contemporary elegance.
- A second body in natural stone, conceived as a telescope that runs perpendicular to the first, enhancing the perspective and panorama.
- The central element is a dramatic internal staircase connecting the three levels of the residence, a true architectural masterpiece that enhances the verticality and interaction between spaces.

#### Second Floor (Entrance) - approx. 196 m<sup>2</sup>:

Spacious entrance hall with access to the main staircase, checkroom and hallway. The sleeping area includes:

- A master bedroom with panoramic terrace, private checkroom and en-suite bathroom.
- Two additional bedrooms with respective bathrooms.

#### First Floor - approx. 253 m<sup>2</sup>:

A spacious bright living area, divided by a central double-sided fireplace, separating the living room from the dining area. This floor includes:

- An eat-in kitchen with dining area and TV room.
- A guest toilet, storage room and a large rooftop terrace with roof garden.

### Ground Floor - approx. 292 m<sup>2</sup>:

Divided into two distinct areas:

- Wellness Area: Large indoor pool, sauna, bath, relaxation area with large covered terrace and technical room.
- Service Area: Includes a small independent apartment (living-room, kitchenette and bathroom), laundry and cellar.

### Finishes and Technology:

The villa is finished with the highest quality materials, with attention to the smallest details:

- Layered oak floors, treated with natural oils and

waxes.

- Handcrafted cementino staircase, an innovative material.
- Bathrooms and living walls finished with an exclusive "sandblasted patina" treatment with elegant tones.
- Outdoor terraces with natural stone slats.
- Home automation lighting with sophisticated solutions: recessed spotlights, linear cuts and LED diffused light.
- Interior "sail" doors with bidirectional opening.

The surrounding garden, designed down to the smallest detail, is home to a wide variety of trees, shrubs and flowers, creating striking scenery and providing absolute privacy and spaces dedicated to relaxation.

Floor-to-ceiling windows, panoramic terraces, and fine finishes make this villa a unique home that offers an extraordinary living experience.

A rare opportunity for those who wish to experience contemporary luxury in one of the most fascinating locations in Canton Ticino.

**Total price: CHF 7'400'000.-** (CHF 6'400'000.- for a villa + CHF 1'000'000.- for a building plot of 1'000 m2)



# Characteristics

Availability	To agree
Туре	Villa
Reference	5806
rooms	9
Bedrooms	5
Bathrooms	6

Year of construction	2011
Heating type	Heat pump
Living area	662 m²
Ground surface	2,925 m²
Terrace surface	239 m²

Object Price	CHF 7,400,000
Number of parkings	
Interior	3x
Exterior	2x



### Conveniences

Neighbourhood > Village > Lake > As new **Outside conveniences** View > Terrace/s > Quiet > Panoramic > Lake

> Parking

Condition

Style

> Modern

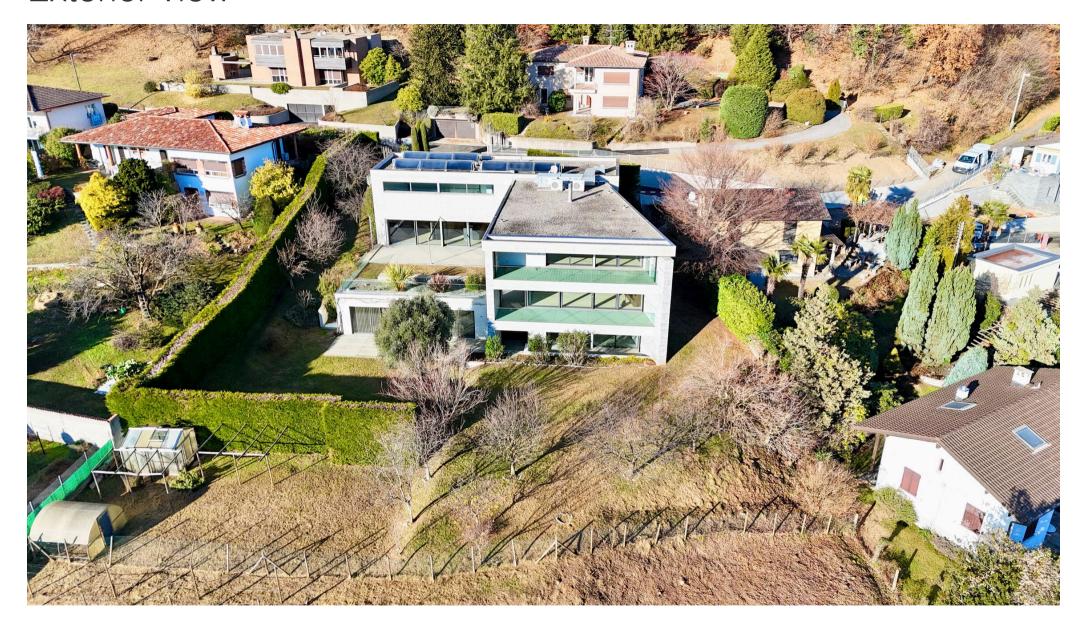
Inside conveniences

> Garden

> Garage > Hammam

> Swimming pool > Sauna

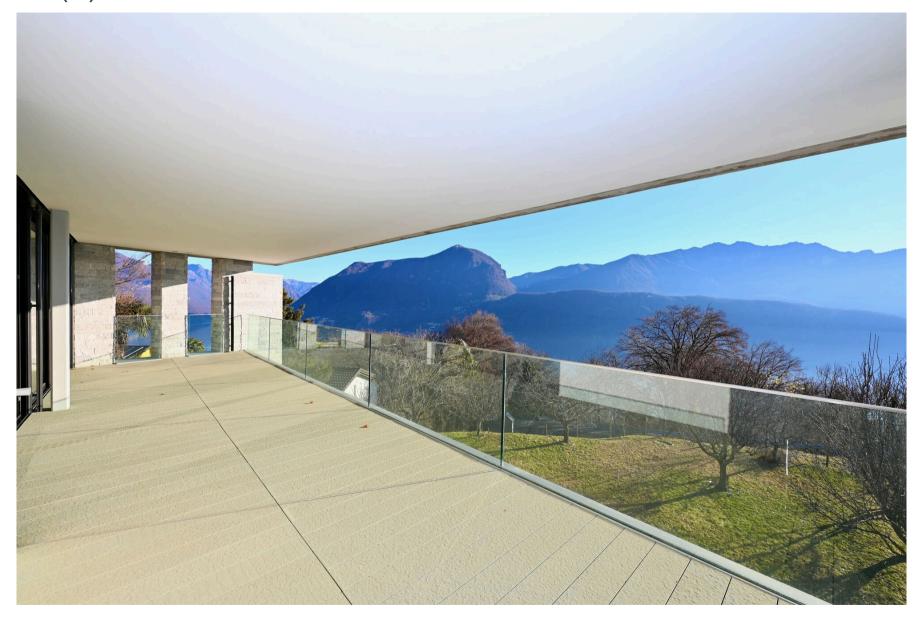
# Exterior view







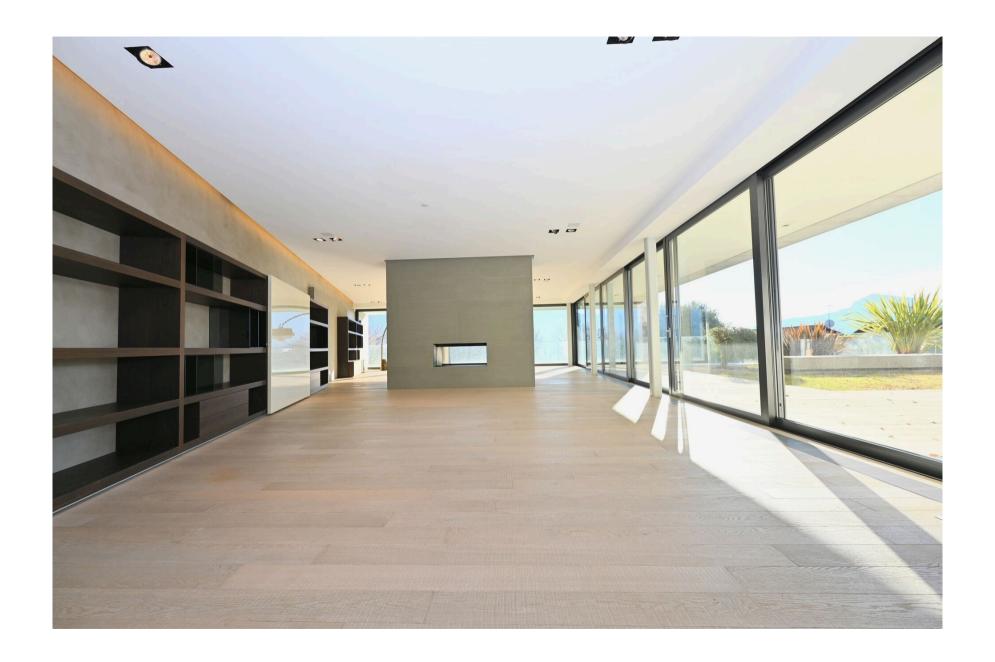
# Picture(s)























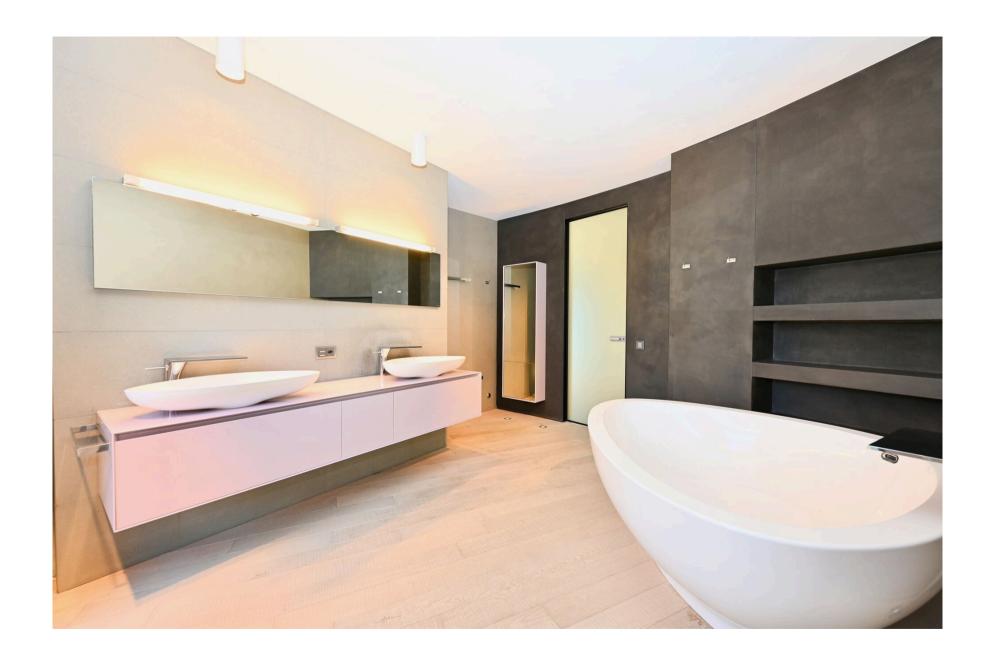


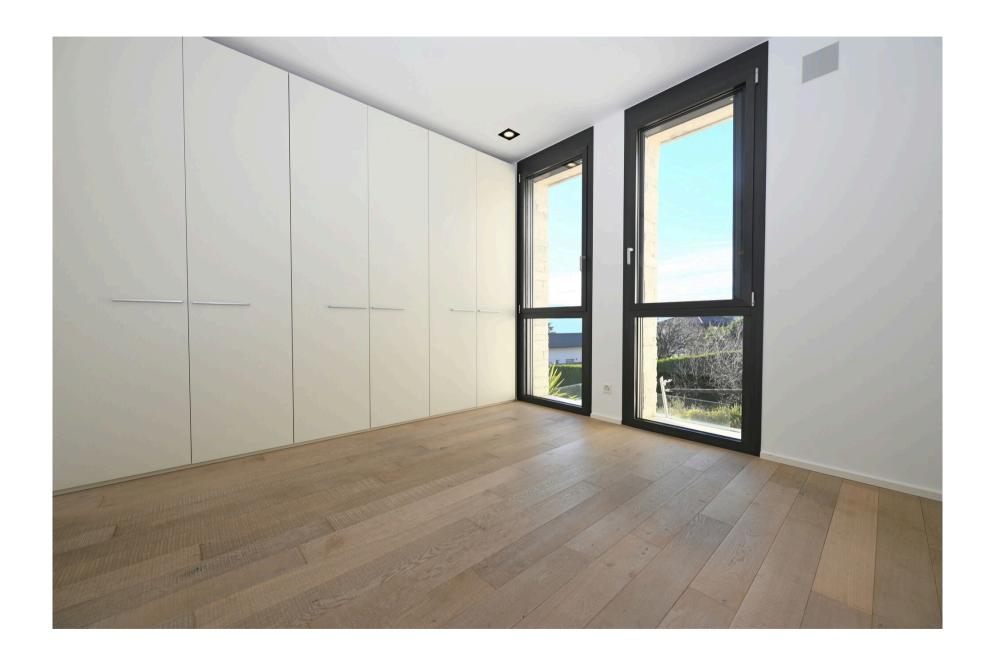




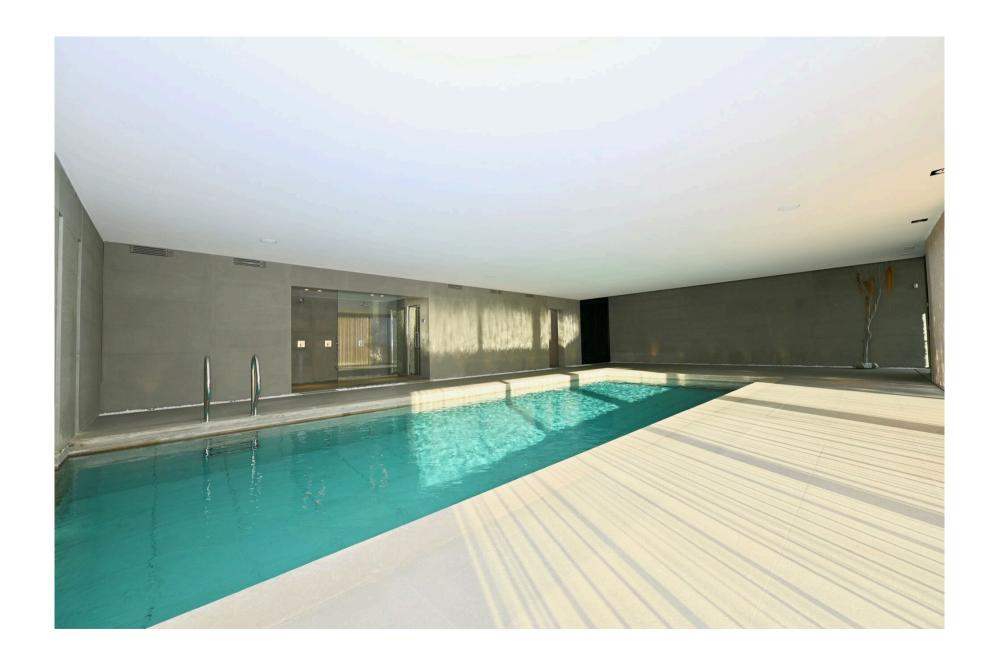


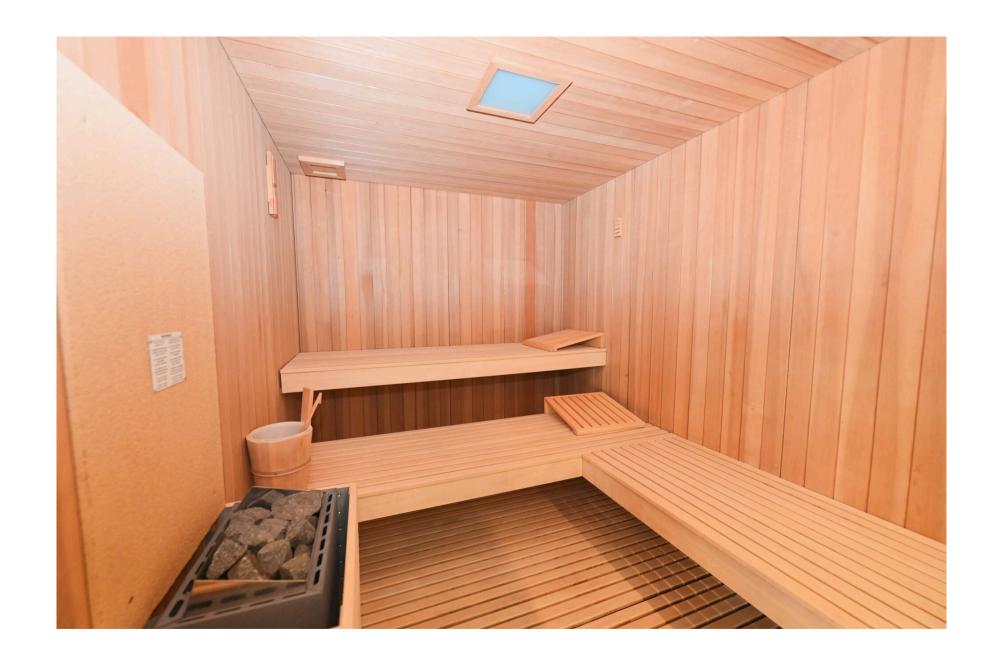


















### Contact

### **Sequoia Consulting Sagl**

Via Vedeggi 66b 6983 Magliaso

Phone: +41 78 637 66 15 fabio@sequoiaconsulting.ch http://sequoiaconsulting.ch

### Your consultant

Mr. Fabio Ferrari

fabio@sequoiaconsulting.ch

Mob.: +41 78 637 66 15

)

SEQUO