



Carona

Modern Villa with Panoramic View and Building Land of 1'000 m<sup>2</sup>

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 m<sup>2</sup>, complemented by 239 m<sup>2</sup> of panoramic terraces, a terraced garden of 1'925 m<sup>2</sup>, a beautiful indoor swimming pool and a large building land of 1'000 m<sup>2</sup> in front of the villa. A garage of about 65 m<sup>2</sup> 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 m<sup>2</sup>)

# Characteristics

Availability	<b>To agree</b>	Year of construction	<b>2011</b>
Type	<b>Villa</b>	Heating type	<b>Heat pump</b>
Reference	<b>5806</b>	Living area	<b>662 m<sup>2</sup></b>
rooms	<b>9</b>	Ground surface	<b>2,925 m<sup>2</sup></b>
Bedrooms	<b>5</b>	Terrace surface	<b>239 m<sup>2</sup></b>
Bathrooms	<b>6</b>		

<b>Object Price</b>	<b>CHF 7,400,000.-</b>
<b>Number of parkings</b>	
Interior	<b>3x</b>
Exterior	<b>2x</b>

# Conveniences

## Neighbourhood

- > Village
- > Lake

## Outside conveniences

- > Terrace/s
- > Garden
- > Quiet
- > Parking

## Inside conveniences

- > Garage
- > Sauna
- > Hammam
- > Swimming pool

## Condition

- > As new

## View

- > Panoramic
- > Lake

## Style

- > Modern

# Exterior view





# Picture(s)











































# Contact

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