



FOR SALE

Lugano

Project- Luxury Villa with Lake View and 2 Pools: Indoor and Outdoor  
Price upon request

SEQUOIA  
CONSULTING

# Property description

In Ruvigliana, on the slopes of Monte Brè, in a prestigious residential area characterized by tranquility, sunshine and an exclusive panorama, only 3 km from the center of Lugano, we offer for sale this exclusive project of modern luxury villa with 2 swimming pools.

The project, realized with a contemporary design and materials of the highest level, offers a wide possibility of **customization** according to the needs and taste of the future owner.

The villa can accommodate 4 bedrooms 1 studio, providing ample living space and comfort at the highest level.

## Currently, the project includes:

### GROUND FLOOR:

- Spacious living room with dining area and access to a 58 m<sup>2</sup> terrace.
- Reading area.
- Spacious modern kitchen.
- Guest toilet.

### FLOOR -01:

- Master bedroom with en-suite bathroom with tub and wardrobe.
- 3 additional spacious bedrooms, each with en-suite bathroom.

- All rooms have access to the 65 m<sup>2</sup> terrace.
- Lounge/study area.
- WC.

### FLOOR -02: SPA area:

- Indoor swimming pool.
- Gymnasium.
- Sauna and steam room.
- Shower, toilet and dressing room.
- Storage room.
- Relaxation area of 222 m<sup>2</sup> with outdoor pool and pergola.

### FLOOR - 03:

- Garage for 6 cars.
- Technical rooms.
- Laundry room.

1 parking space outside (a waiting area).

This project represents an extraordinary opportunity to live in an oasis of luxury, surrounded by natural beauty and within easy reach of the heart of Lugano

# Characteristics

Availability	<b>To agree</b>	Living area	<b>725 m<sup>2</sup></b>
Type	<b>Villa</b>	Ground surface	<b>1,181 m<sup>2</sup></b>
Reference	<b>2871</b>	Total surface	<b>1,181 m<sup>2</sup></b>
Rooms	<b>7.5</b>	Terrace surface	<b>345 m<sup>2</sup></b>
Bedrooms	<b>5</b>	Parking spaces	<b>6</b>
Bathrooms	<b>7</b>		

Object Price	<b>Price upon request</b>
<b>Number of parkings</b>	
Total (incl.)	<b>6x</b>

# Conveniences

## Neighbourhood

> Mountains

> Lake

## Outside conveniences

> Parking

> Swimming pool

## Inside conveniences

> Garage

> Fitness room

> Sauna

> Swimming pool

## Condition

> To build

## View

> Lake

> Mountains

## Style

> Modern

# 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

# Notes

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