



FOR SALE

Montagnola

Ultra Modern Luxury Villa with Beautiful Lake & Mountain View

CHF 10,500,000.-

SEQUOIA
CONSULTING

Property description

In Montagnola (Collina d'Oro), in a prestigious very quiet and sunny residential area, 4 km from the center of Lugano and only 260 meters from the American school TASIS, we offer for sale this ultra modern luxury villa with beautiful panoramic view of lake Lugano and surrounding mountains.

Built in 2018 with high quality materials and luxury finishes, the villa features 6 bedrooms, 8 bathrooms, large covered terrace (summer lounge) with flat garden, SPA area with heated indoor pool, fitness room, sauna, hammam, Whirlpool and a large garage for 4 cars.

The villa with a total area of approx. 680 m² is arranged on 2 levels as follows:

UPPER FLOOR:

Graceful entrance hall, living room with large floor-to-ceiling windows and magnificent panoramic views of the surrounding mountains, dining room, exit to the covered terrace (summer lounge) and flat garden; kitchen with dining room, guest WC; 2 single bedrooms with en-suite bathrooms, hobby room; master bedroom with walk-in closet, en-suite bathroom and exit to the garden; office / bedroom, bathroom, 2 walk-in closets.

GROUND FLOOR:

Two-room apartment with independent entrance

(living room with kitchen, bedroom with en-suite bathroom); personnel / guest room, bathroom, rack room, laundry; home cinema; Wellness area with heated swimming pool, whirlpool, sauna, hammam, fitness room, shower, bathroom, changing room, technical room; 100 sqm garage for 4 cars, 2 outdoor parking spaces.

The villa uses alternative energy sources and is equipped with a latest generation home automation system, air conditioning and alarm system.

Heating: classic electric heat pump + geothermal heating as a help (about 12 degrees). There are 5 geothermal probes that go to the depth of 140 meters and which allow a circulation of warmer water in the floor coils.

There is an underground tank of 10'000 liters for the irrigation of the lawn, completely managed by home automation, therefore also remotely.

There is a heat pump for cooling, which in summer helps to lower the internal temperature of the house by 5/6 degrees, without the need to use air conditioning.

Characteristics

Availability	To agree	Heating type	Heat pump
Type	Villa	Heating installation	Floor
Reference	4331	Living area	~ 560 m²
rooms	9	Ground surface	~ 1500 m²
Bedrooms	6	Total surface	~ 680 m²
Bathrooms	8	Terrace surface	~ 90 m²
Year of construction	2018	Parking spaces	6

Object Price	CHF 10,500,000.-
Number of parkings	
Total	6x

Picture(s)





















































Contact

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Notes
