



FOR SALE

Porza

Exclusive Luxury Property with Dependence, Surrounded by Nature

Price upon request

SEQUOIA  
CONSULTING



# Property description

Located in one of the most sought-after and quiet residential areas of Porza, this stunning property represents a perfect blend of elegance, comfort and privacy. Its privileged location offers panoramic views of Lake Lugano and the surrounding mountains, making it an exclusive residence of rare beauty.

Only a few minutes from the center of Lugano, the train station, the highway and the Agno airport, this property enjoys a strategic location, combining comfort and exclusivity.

With a plot of approximately 10,855 m<sup>2</sup> surrounded by lush vegetation with a swimming pool, the property consists of a stately main villa and an annex, ideal for guests or staff.

In addition, a further 608 m<sup>2</sup> of gross building area is possible, offering a unique opportunity to extend or customise this exceptional residence.

## MAIN VILLA:

The main villa is distinguished by its spacious and bright spaces, designed to offer maximum living comfort and embellished with fine finishes.

### Ground floor - Living area:

- Elegant entrance hall

- Bright and spacious living room with dining area
- Separate fully equipped kitchen
- Bedroom with en suite bathroom
- Guest WC
- Study
- TV room
- Laundry room

### First floor - Sleeping area:

- Master bedroom with en suite bathroom and dressing room
- Second bedroom
- Two additional bedrooms
- Bathroom
- Separate toilet

### DEPENDANCE:

The annex is designed to provide convenience and functionality, making an ideal solution for staff or guests.

#### Interior Spaces:

- Entrance lobby
- Living room with kitchen and dining area
- Bedroom with en suite bathroom and wardrobe
- Utility room
- Technical rooms
- Laundry room

- Shelter with capacity for 15 people
- Garage for 4 cars

The property is enriched by a magnificent landscaped garden, which includes a beautiful swimming pool with panoramic views of Lake Lugano. The combination of nature, tranquility and exclusive design makes this residence an ideal place to experience moments of relaxation and privacy.

This property represents a rare opportunity for those looking for a luxury residence surrounded by greenery, in one of the most desirable areas of Ticino.

Contact us for more information or to arrange a private viewing

# Characteristics

Availability	To agree	Number of toilets	2
Type	Villa	Heating installation	Floor
Reference	8462	Living area	657 m²
rooms	10	Ground surface	10,835 m²
Bedrooms	6	Parking spaces	4
Bathrooms	4		

Object Price	Price upon request
Number of parkings	
Total (incl.)	4x

# Conveniences

## Neighbourhood

> Green

## Outside conveniences

> Terrace/s

> Garden

> Greenery

> Annex

> Swimming pool

## View

> Unobstructed

> Panoramic

> Mountains



# Picture(s)









# Exterior view













# Contact

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## Your consultant

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