

# CASTAGNOLA



Villa Olga Residence - Penthouse with  
unparalleled views

**Price upon request**



4.5



3

n° ref. **#5287961**



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## SITUATION AND DESCRIPTION

In Lugano-Castagnola, in an exclusive and highly sought-after residential area, we offer for sale this elegant 170 sqm penthouse located on the top floor of Residenza Villa Olga, a newly built building consisting of only two residential units. The property enjoys a privileged position with an unrivaled panoramic view of Lake Lugano, the city, and the surrounding mountains. A private and tranquil setting, just five minutes by car from the city center, with all essential services easily accessible.

Access to the penthouse is via a private staircase or a convenient funicular elevator that connects the parking area directly to the residence entrance. A small foyer welcomes guests and leads, via an internal elevator or staircase, to the apartment floor. Upon arrival, attention is immediately drawn to the spacious 50 sqm terrace, which extends along almost the entire perimeter of the penthouse, offering a breathtaking

view of the surrounding landscape. The entire terrace surface is clad in fine travertine marble, giving it an elegant and refined appearance.

The interiors are bright and well-distributed, featuring high-quality finishes and exquisite olive wood parquet flooring that adds warmth and sophistication to the space. The modern and functional kitchen is equipped with the latest Siemens appliances, including an oven, microwave, and built-in coffee machine. A direct passage connects the kitchen to the dining area and living room, creating a seamless flow between the spaces. The living room, characterized by large windows and a modern wood-burning fireplace, opens onto the terrace, providing a cozy and relaxing atmosphere. The terrace is designed for year-round enjoyment, featuring an infinity jacuzzi overlooking the lake and a barbecue area integrated into the marble-clad balconies.

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The sleeping area, facing the Monte Brè side, ensures a private and intimate atmosphere. The property includes three bedrooms: the master bedroom with a walk-in closet and an en-suite bathroom, entirely clad in fine travertine marble; a second bedroom, also with an en-suite bathroom; and a third bedroom. Completing the sleeping area is a convenient guest bathroom.

A distinctive feature of this property is the private internal courtyard, an exclusive and secluded space onto which all the bedrooms overlook. This outdoor area features a stunning heated swimming pool, ideal for relaxation in total privacy.

The property also includes a cellar, a private laundry room, a heating room, and two garage parking spaces. The underfloor heating system is powered by an independent heat pump.

A home that perfectly combines elegance, functionality, and an unparalleled location—ideal for those seeking an exclusive residence just steps from the heart of Lugano, without compromising on tranquility and the beauty of the surrounding landscape. The property can be purchased as secondary residence.

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## **SURFACES**

Terrace surface	50 m <sup>2</sup>
Useful surface	145 m <sup>2</sup>
Total surface	170 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Location floor	Attic

## INFORMATION

Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Jacuzzi

## INSIDE CONVENIENCES

- Jacuzzi
- Swimming pool

## EQUIPMENT

- Bath

## FLOOR

- Parquet floor

## VIEW

- Alps

## FINANCIAL DATA

**Price**

**Price upon request**

**Availability**

To be discussed

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