

LUGANO



Elegant Mediterranean villa with breath-taking
lake view

CHF 6'800'000.-

Parking place(s) included



14



7



690 m²

n° ref. #4267703



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Set within a private garden of over 2,600 sqm, this Mediterranean-style villa enjoys a sunny and peaceful location with partial lake views. It is just a 10-minute drive from Lugano city center and TASIS (American School), in a quiet residential neighborhood surrounded by greenery.

The villa offers approximately 700 sqm of living space across two levels, built with high-quality materials and refined finishes. The entrance leads into a spacious, light-filled living room with a fireplace and bar area, opening onto the portico and garden. The dining room and study complete the main floor, while the separate kitchen, with pantry, is served by a wardrobe and guest bathroom. The ground floor includes five bedrooms and four bathrooms, all generous in size and naturally bright. The portico with fireplace provides a comfortable outdoor area for meals or relaxation.

The lower level features a living room with fireplace, a large hobby or party room, three bedrooms, a bathroom, and all essential utility spaces, including laundry, storage, and cellar. This level also provides access to the pool area, with a covered terrace and outdoor pool, and clearly defined, orderly outdoor spaces.

The property includes a double garage and several additional parking spaces. The thoughtful layout, quality finishes, and abundant natural light define the villa's character. Spacious and functional interiors complement the organized outdoor areas, making this residence a sophisticated, well-constructed, and carefully designed home.

SURFACES

Living area	690 m ²
Surface of parcel	2632 m ²
Total surface	730 m ²
Volume	2500 cbm

CARACTERISTICS

Number of rooms	14
Number of bedrooms	7
Number of bathrooms	5
Loggia surface	39 m ²
Year of construction	1968
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	4 included
Construction zone	R2a

PROXIMITY

- City centre
- Villa area
- Green
- Mountains
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Sports centre
- Museum
- Theatre
- Religious monuments
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Loggia
- Garage
- Visitor parking space(s)
- Swimming pool
- Built on a sloping hillside

INSIDE CONVENIENCES

- Wheelchair-friendly
- Guests lavatory
- Dressing

- Veranda
- Cellar
- Wine cellar
- Carnotzet
- Ski storage
- Swimming pool
- Bright/sunny

EQUIPMENT

- Washing machine
- Dryer

FLOOR

- Tiles
- Antique parquet floor
- Carpet
- Stone

CONDITION

- To be refurbished

ORIENTATION

- South
- East

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Panoramic
- Lake

FINANCIAL DATA

Price

CHF 6'800'000.-

Availability

To be discussed

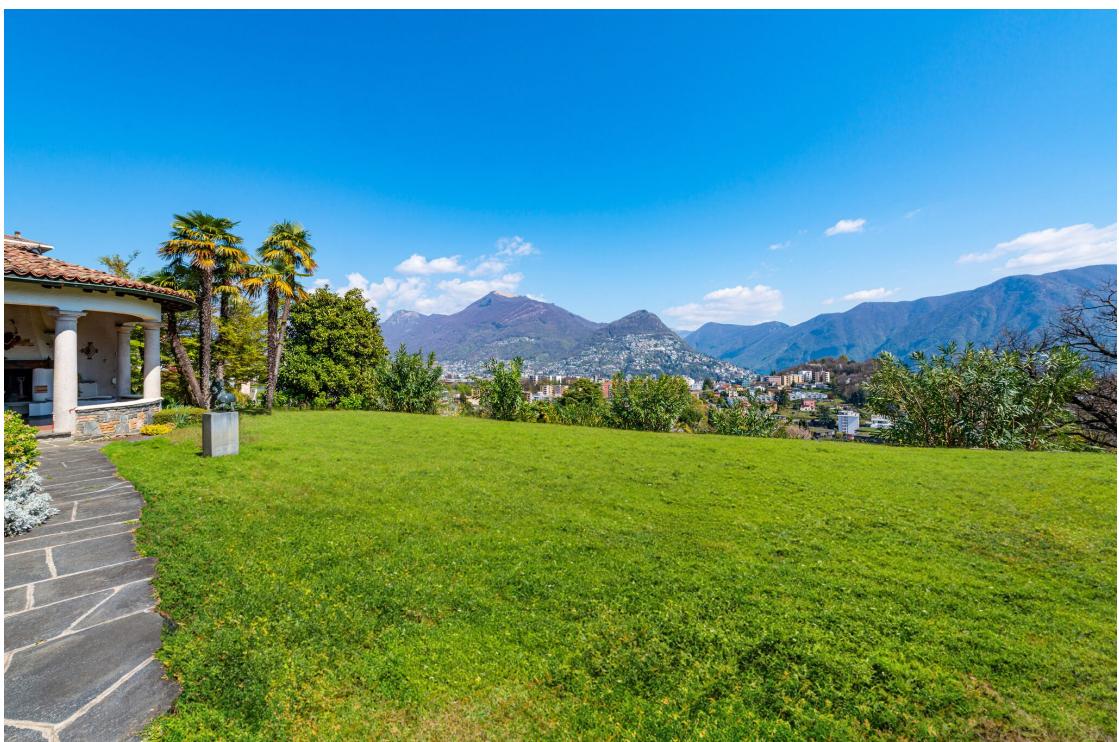
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- Park
- Mountains

STYLE

- Mediterranean





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