

LUGANO



Generous renovated villa in quiet residential
setting

CHF 4'500'000.-

Parking place(s) included



6.5



4



386 m²

n° ref. #5732200

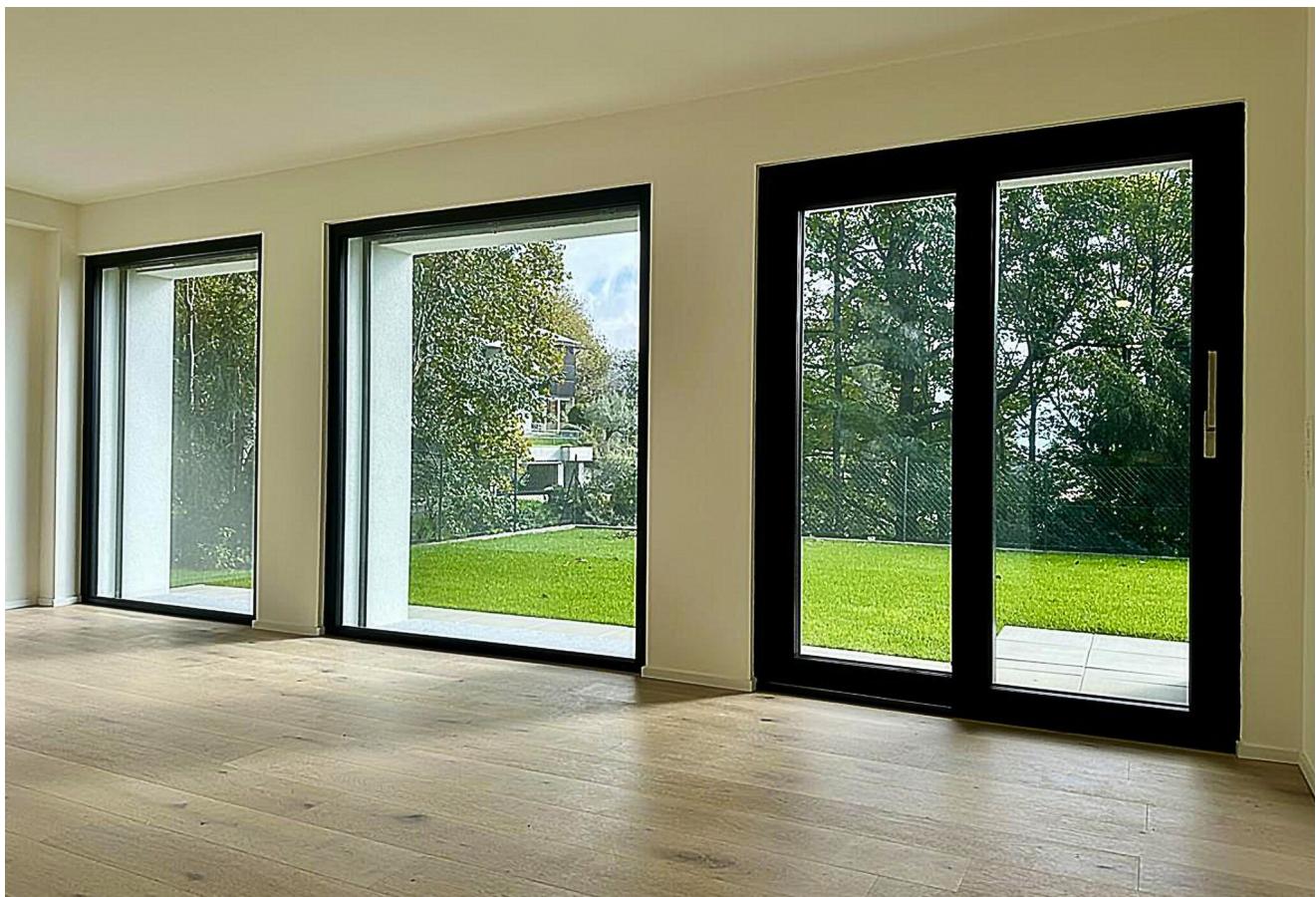


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SITUATION AND DESCRIPTION

Located in a quiet residential neighbourhood surrounded by nature in Breganzona, this contemporary villa stands on a flat plot of 1,449 sqm. Thanks to its south-east exposure, the property enjoys excellent sunshine and offers partial lake views. All major amenities, including schools and public transport, are within easy reach, while the centre of Lugano is just a few minutes away.

Completely renovated in 2025, with a focus on modern design and space optimisation, the villa is spread over three levels, totalling 386sqm. The spacious and bright interior spaces are designed to ensure maximum comfort. The well-kept garden surrounding the villa adds further value to the property, offering a perfect space for relaxation. The property is completed by a garage for two cars and three outdoor parking spaces.

The villa is divided as follows:

ground floor: spacious entrance hall with cloakroom and guest bathroom, large bright living room with dining room, living room and open kitchen, access to panoramic terraces

garden floor: master bedroom with walk-in wardrobe and en-suite bathroom, three bedrooms each with walk-in wardrobing, two bathrooms; access from each bedroom to the garden

lower floor: laundry room, utility room, hobby room

This villa is the perfect solution for a family who wants to live in a natural and peaceful setting, yet close to all the main amenities and the centre of Lugano. Secondary residence possible.

SURFACES

Living area	386 m ²
Surface of parcel	1449 m ²
Terrace surface	33 m ²

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	4
Year of restoration	2025
Heating system	Heat pump
Heating installation	Floor
Inside parking place/s	3 included
Outside parking place/s	2 included
Parking places	Yes, obligatory

PROXIMITY

- Village
- Villa area
- Green

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Exclusive use of garden
- Greenery
- Parking
- Garage

EQUIPMENT

- Bath

CONDITION

- New

ORIENTATION

- South
- East

VIEW

- Unobstructed
- Far view
- Panoramic
- Sea

FINANCIAL DATA

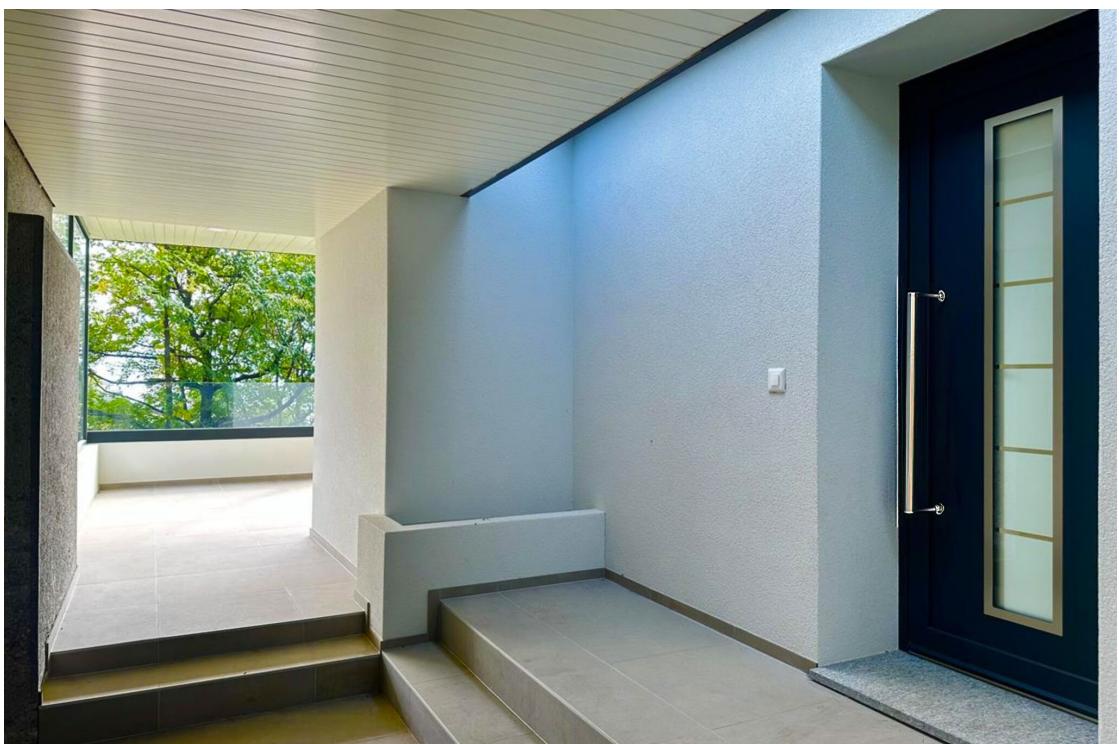
Price

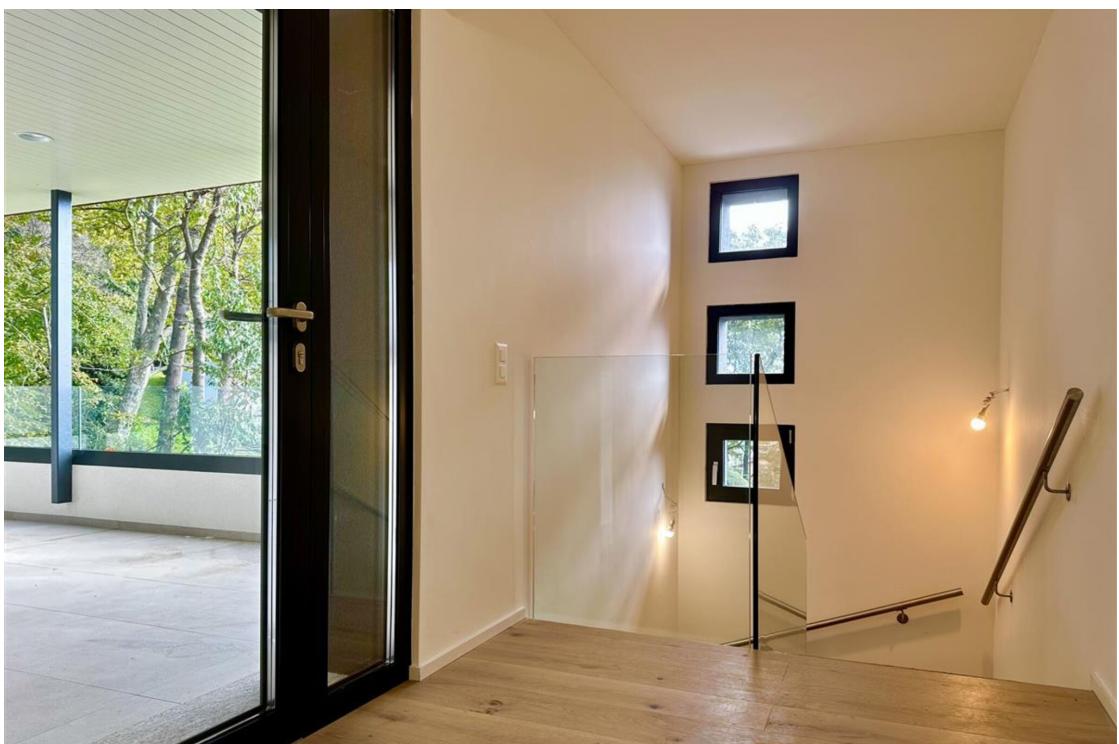
CHF 4'500'000.-

Availability

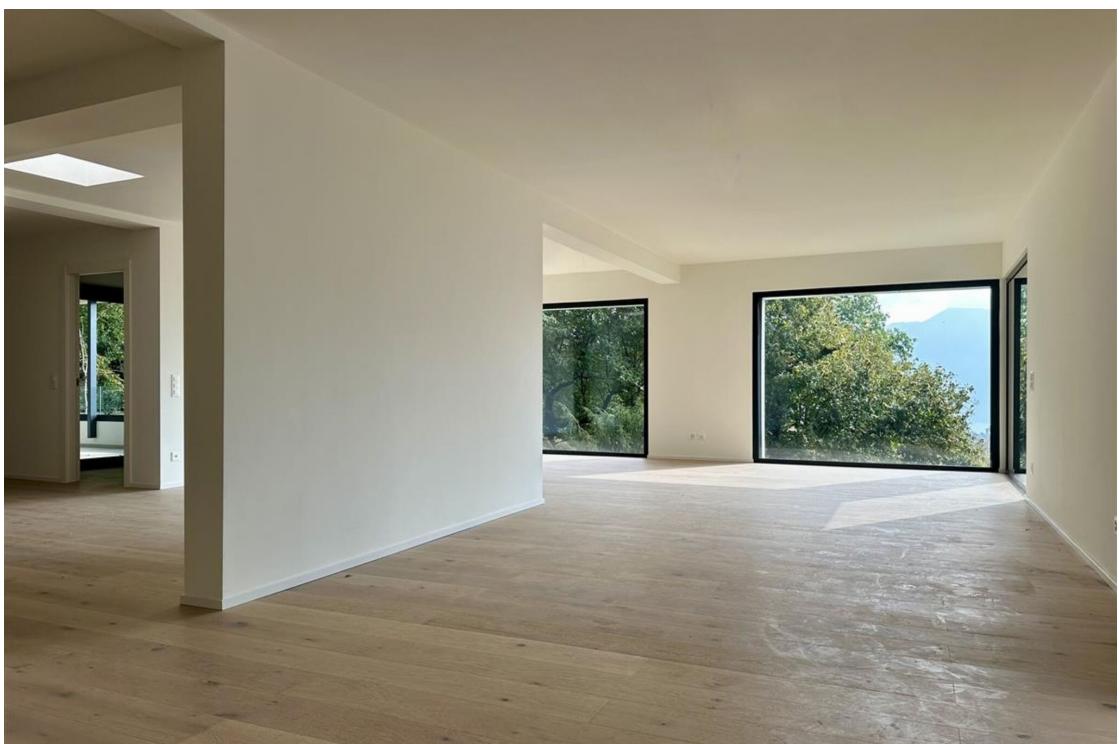
immediately

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