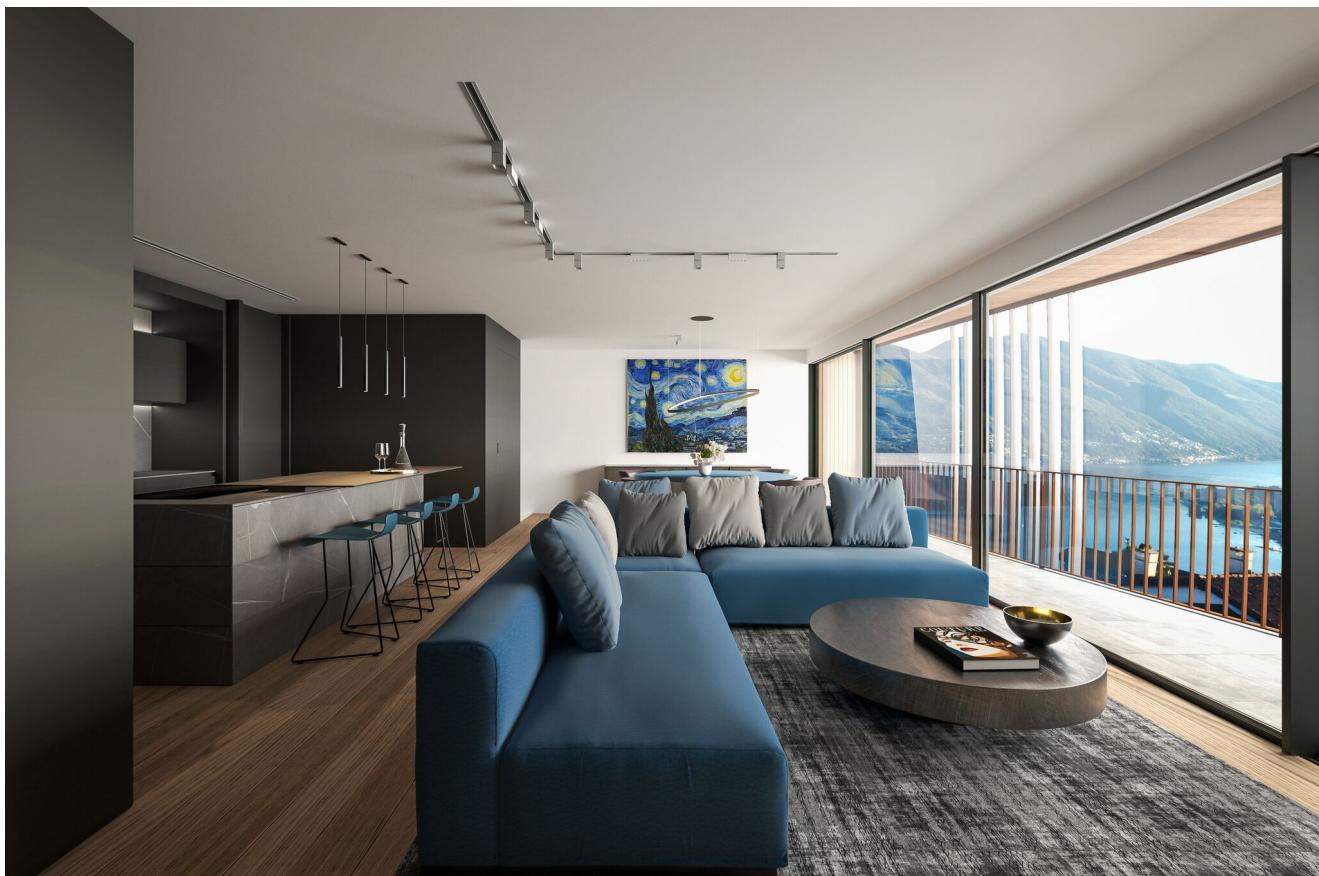


BRIONE SOPRA MINUSIO



Residenza Glicine: Elegant semi-detached villa
with private garden

Price upon request

Price of parking place(s) in addition

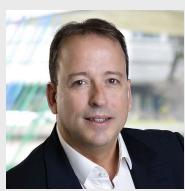


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Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausane

Benjamin Lamers
+41 21 781 01 34
benjamin.lamers@swsir.ch



SITUATION AND DESCRIPTION

Within the Residenza Glicine, an exclusive complex of only four residential units, we offer a newly built corner villa. The property has been crafted using high-quality materials and cutting-edge technologies, including a photovoltaic system, ensuring the highest standards of comfort, efficiency, and refinement throughout.

The villa occupies a privileged location with panoramic views over Lake Maggiore and the surrounding mountains, offering an atmosphere of serenity and harmony. The interiors are spread over three levels connected by a private elevator, designed with meticulous attention to detail and functionality, combining elegance and practicality.

On the entrance level, a bright living area opens onto the lake view through large windows, featuring a welcoming lounge and a designer kitchen equipped with Miele and V-Zug appliances, ideal for sophisticated and convivial gatherings.

The upper floor is dedicated to the sleeping quarters, with a master bedroom featuring an en-suite bathroom that provides a private and intimate retreat. A second spacious and luminous bedroom, together with an additional bathroom, completes the floor. A panoramic terrace accessible from the sleeping area extends the living space outdoors, perfect for moments of relaxation immersed in nature.

On the garden level, a second master suite with walk-in closet and private bathroom is complemented by a living area with direct access to the terrace and private garden, creating an ideal setting for outdoor living in complete privacy. A spacious cellar and a functional technical room complete this level.

The villa also includes a private garage and an external parking space, providing convenient and secure



parking. An elegant residence designed for those who wish to live in an exclusive setting with breathtaking views of the lake and mountains. Available only as a primary residence.

SURFACES

Surface of parcel	286 m ²
Garden surface	110 m ²
Terrace surface	59 m ²
Cellar surface	35 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	2
Number of bathrooms	3
Gross living area	244 m ²
Year of construction	2025
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Floor
Inside parking place/s	1 not included
Outside parking place/s	1 not included

DISTANCES

Public transports	243 m
Primary school	1092 m
Stores	720 m

PROXIMITY

- Village
- Villa area
- Mountains
- Lake
- Beach
- Harbour
- Marina
- Vineyard
- River
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Tram stop
- Subway
- Highway entrance/exit

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Covered parking space(s)
- Parking
- Box

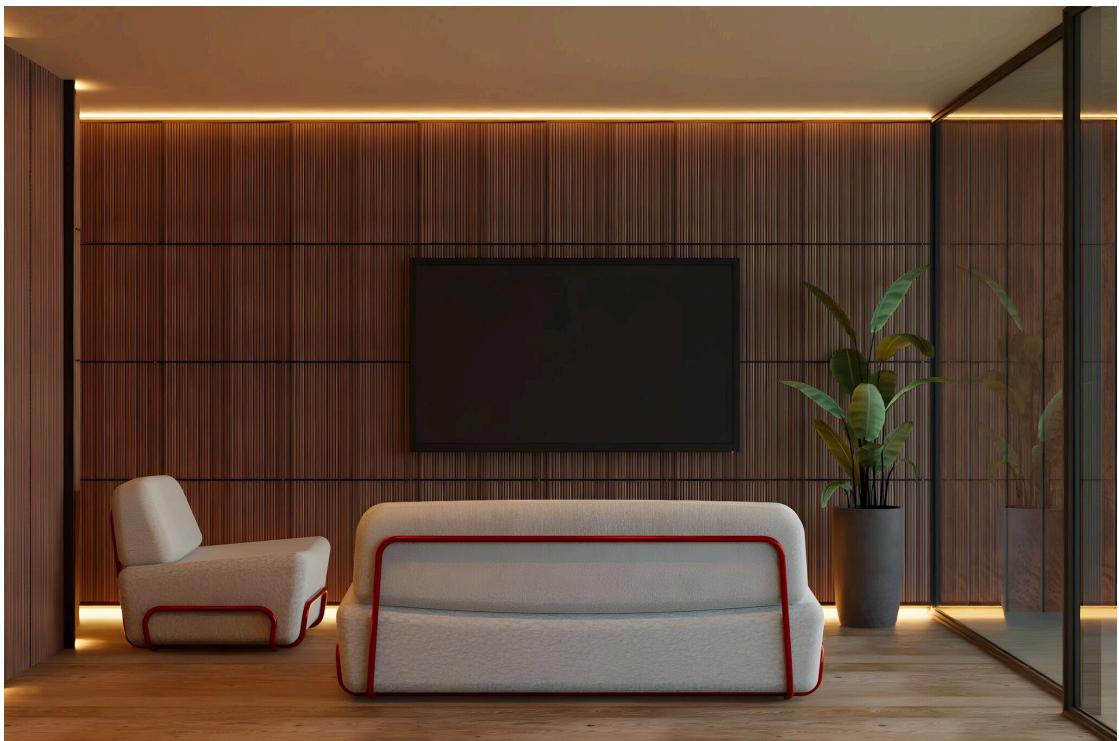
FINANCIAL DATA

Price
Availability

Price upon request
To be discussed

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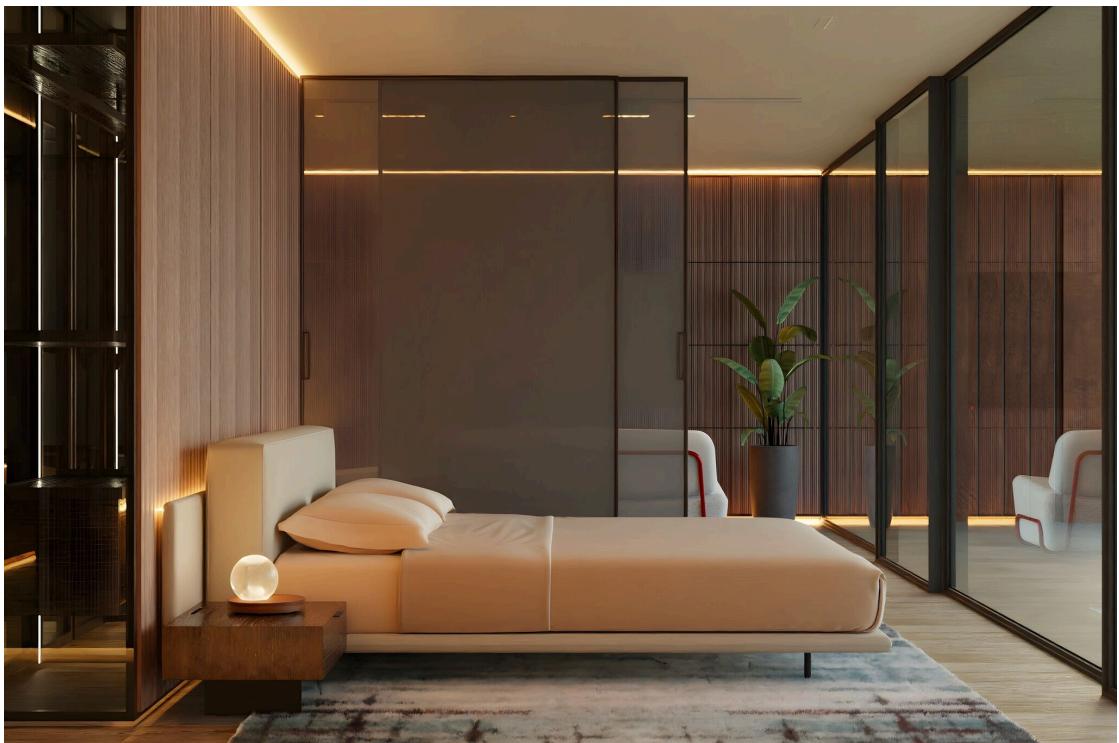
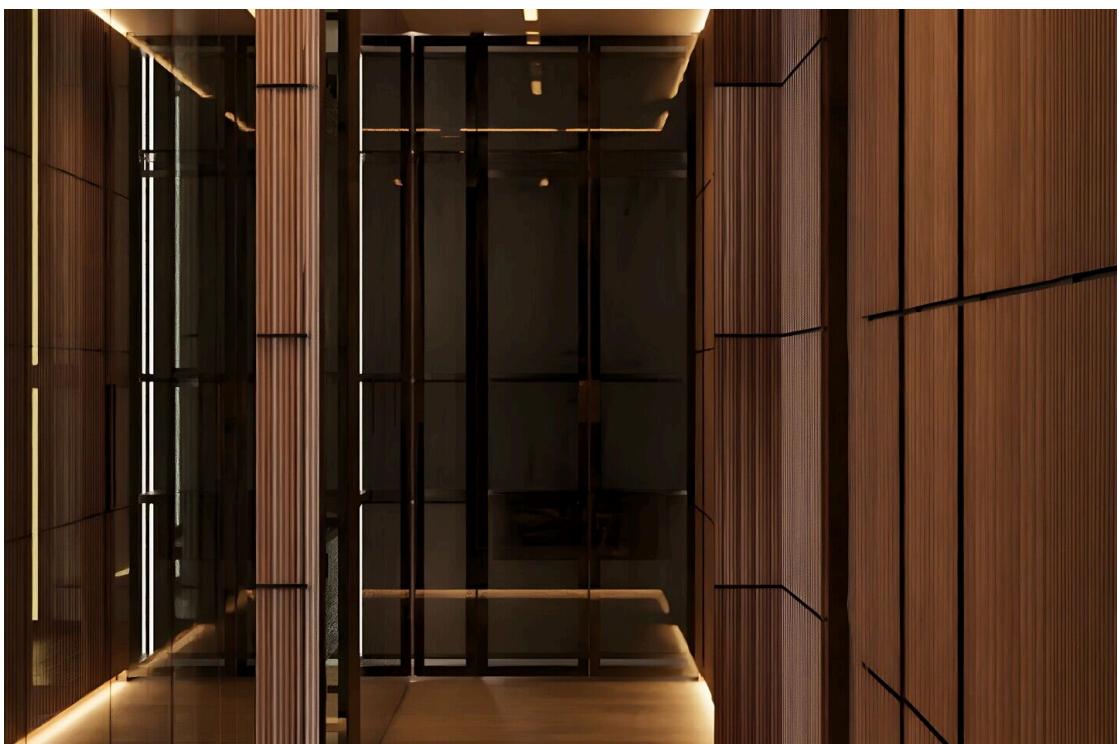
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