

BRIONE SOPRA MINUSIO



Residenza Glicine: Modern semi-detached villa with private garden

Price upon request

Price of parking place(s) in addition



4.5



2

n° ref. **#5556025**



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

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 are pleased to offer a newly built corner villa for sale. Constructed with high-quality materials and state-of-the-art technologies, including a photovoltaic system, this property offers a luxurious primary residence designed for those seeking the highest levels of comfort and refinement.

The villa occupies a privileged location with panoramic views over Lake Maggiore and the surrounding mountains, creating an atmosphere of serenity and harmony and providing the perfect setting for daily relaxation. Spread over three levels connected by a private elevator, the villa combines elegance and functionality throughout.

On the entrance level, a spacious and bright living area opens to the outdoors through large windows, featuring a welcoming lounge and a designer kitchen equipped with Miele and V-Zug appliances, ideal for

convivial gatherings in a refined setting.

The intermediate floor is dedicated to the sleeping quarters, featuring a master bedroom with en-suite bathroom, offering privacy and intimacy, a second spacious and luminous bedroom, and an additional full bathroom. A panoramic terrace accessible from the sleeping area extends the living space outdoors.

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 a second terrace and the large private garden, creating an ideal space 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, offering convenient and secure parking. A luxurious primary residence in an exclusive

setting with breathtaking views of the lake and surrounding mountains.

SURFACES

Surface of parcel	436 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
Parking places	Yes, obligatory

DISTANCES

Public transports	243 m
Primary school	1092 m
Stores	267 m

FINANCIAL DATA

Price

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Availability

To be discussed

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