

# BRIONE SOPRA MINUSIO



Elegant newly built villa with breathtaking lake view

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**CHF 2'990'000.-**

Price of parking place(s) in addition



4.5



3

n° ref. **#5556157**



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## SITUATION AND DESCRIPTION

In the heart of the picturesque village of Brione s/ Minusio, we are pleased to offer a single-family villa under construction, combining luxury, contemporary design, and breathtaking views. This exclusive residence has been designed for discerning buyers seeking high-quality materials, state-of-the-art technologies, and a unique, comfortable living experience.

The villa occupies a privileged position with spectacular views over Lake Maggiore and the surrounding mountains, creating an atmosphere of serenity and harmony, perfect for enjoying the beauty of nature.

Spread over three levels, the property comprises two above-ground floors plus an attic, all connected by an elegant wooden staircase. On the entrance level, a spacious and bright living room seamlessly integrates

with a designer kitchen equipped with Miele and V-Zug appliances, creating a stylish and convivial setting. A practical guest bathroom completes this floor.

The first floor hosts the sleeping quarters, with a master bedroom featuring a walk-in closet and private balcony, a second spacious and luminous bedroom, and a refined full bathroom designed for maximum comfort. The attic level includes a third bedroom with en-suite bathroom and a useful storage room, ideal for guests or additional space.

The basement houses a large cellar, a functional laundry room, and the technical room. The villa also offers two external parking spaces and landscaped outdoor areas, perfect for enjoying the sun and the tranquility of the setting.

An exclusive residence combining elegance,



functionality, and an extraordinary location, with the possibility to be used as a secondary home.

## SURFACES

Garden surface	180 m <sup>2</sup>
Terrace surface	7 m <sup>2</sup>
Cellar surface	55 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	1
Gross living area	179 m <sup>2</sup>
Year of construction	2025
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Floor
	2
Outside parking place/s	CHF 160'000.- not included
Parking places	Yes, obligatory

## DISTANCES

Public transports	243 m
Primary school	1092 m
Stores	267 m

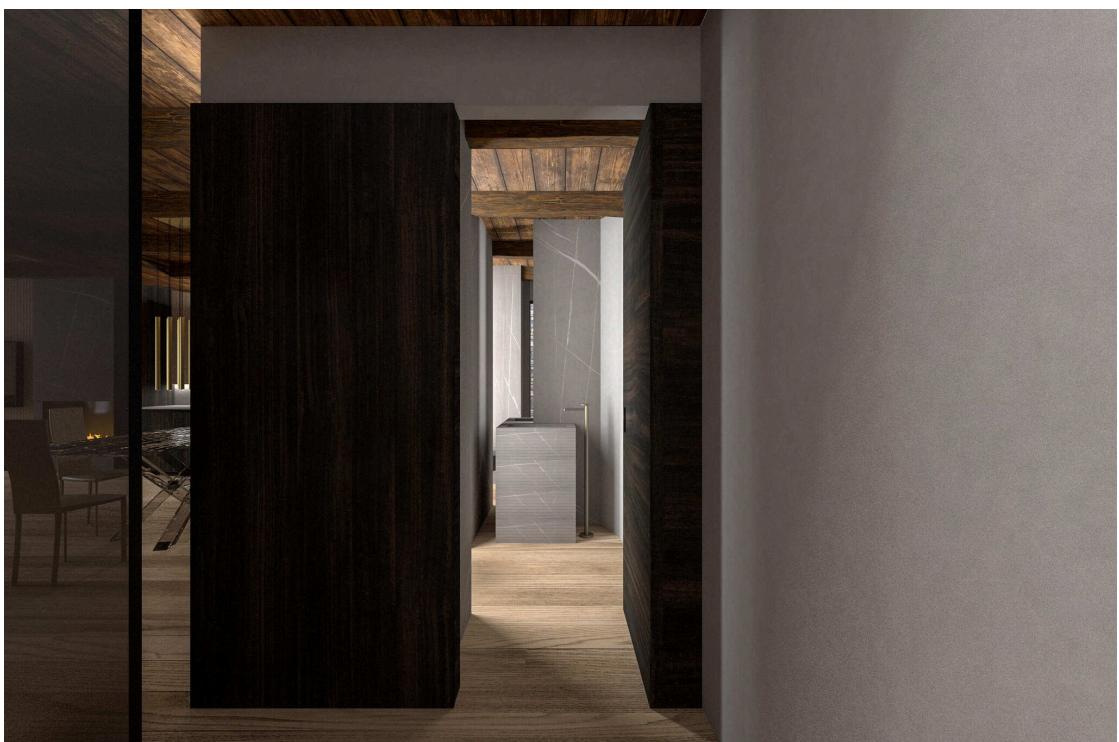
## FINANCIAL DATA

<b>Price</b>	CHF 2'990'000.-
<b>Price park.ext ②</b>	CHF 160'000.-
<b>Total price</b>	<b>CHF 3'150'000.-</b>
<b>Availability</b>	To be discussed

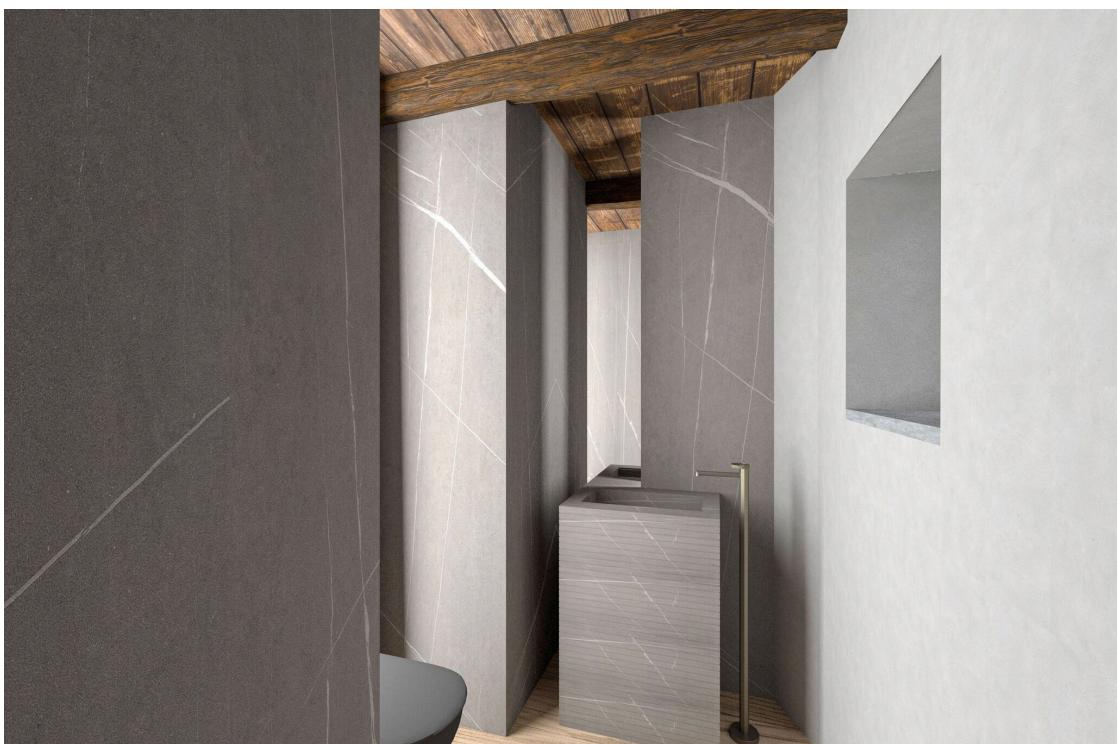
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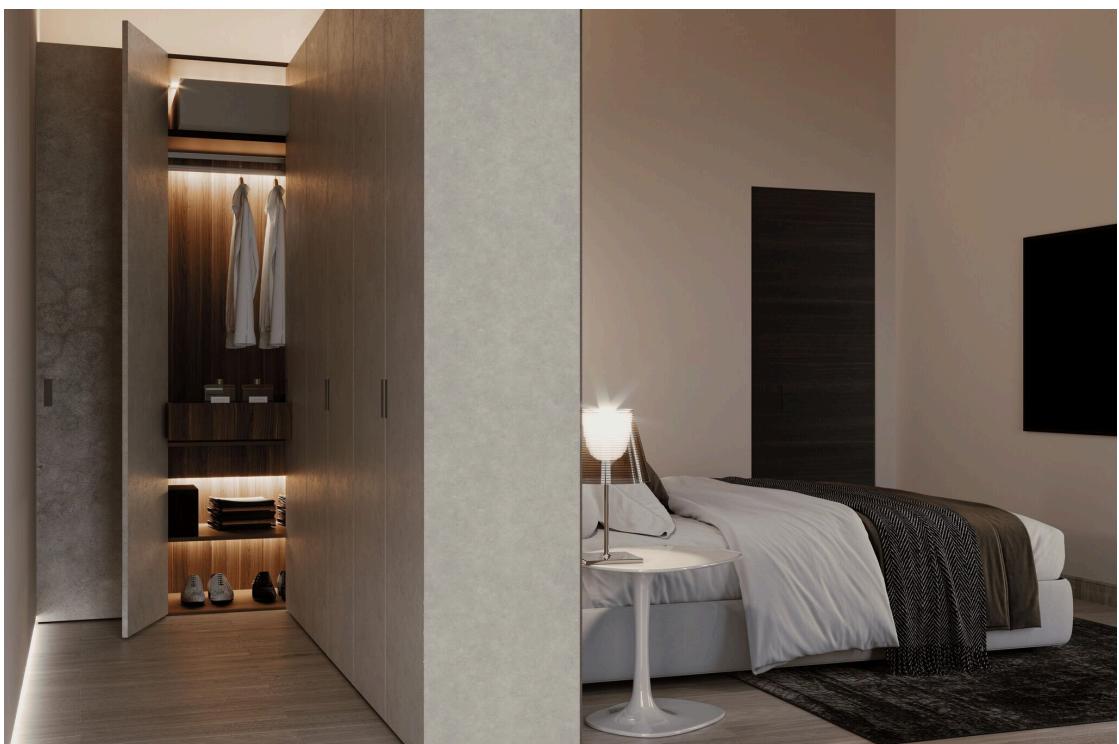
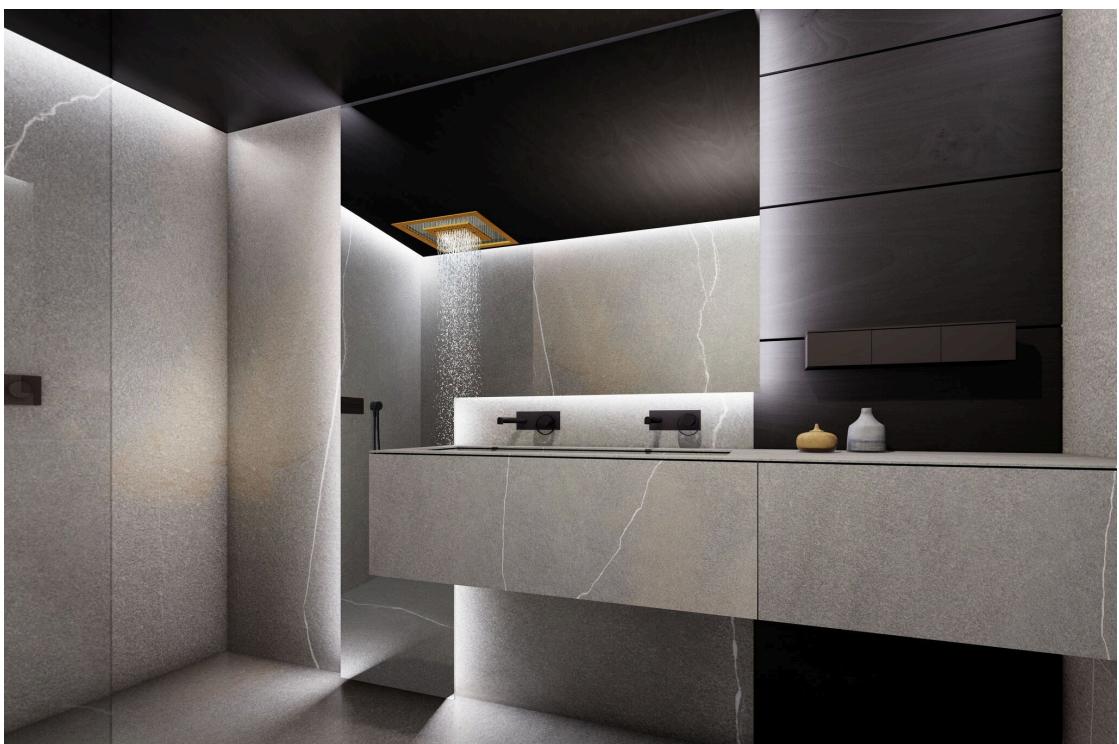


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