

MONTAGNOLA



Elegant villa with lake view in Montagnola

Price upon request



5



350 m²

n° ref. **#5389847**



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SITUATION AND DESCRIPTION

Located in Montagnola, in one of the most exclusive and private areas on Lake Lugano, this refined villa offers spectacular panoramic views of the lake and surrounding mountains. Spread over five levels connected by a convenient internal elevator, it provides generous living spaces and an ideal home solution for large families.

With 350 m² of living space plus 200 m² of additional areas, the villa features an infinity pool overlooking the lake and spacious panoramic terraces on multiple levels. The living area includes a fireplace, a dining space, and a large kitchen with direct access to the terrace and the expansive panoramic porch.

The master sleeping area consists of a master bedroom with walk-in closet and en suite bathroom, along with two spacious bedrooms and a second bathroom. The guest or multi-purpose area, with an

independent entrance, offers two large bedrooms and a bathroom.

The property is completed by a private gym, a wine cellar, a garage for four cars, and two outdoor parking spaces.

Main features:

- 350 m² living area + 200 m² additional spaces
- Infinity pool with lake view
- Spacious panoramic terraces on multiple levels
- Living area with fireplace, dining space, and large kitchen with direct access to the terrace and large panoramic porch
- Master sleeping area with master bedroom, walk-in closet, and en suite bathroom, plus two spacious bedrooms and a second bathroom
- Guest/multi-purpose area with independent

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- entrance, two large bedrooms, and a bathroom
- Private gym and wine cellar
- Garage for 4 cars + 2 outdoor parking spaces

Designed with particular attention to comfort and well-being, the villa features bright interiors, high-quality finishes, and architectural solutions carefully studied to ensure privacy and functionality. An exclusive oasis of tranquility just minutes from the city center and all amenities.

SURFACES

Living area	350 m ²
Surface of parcel	735 m ²

CHARACTERISTICS

Number of bedrooms	5
Number of bathrooms	3
Year of construction	2010

PROXIMITY

- Villa area
- Green
- Mountains
- Lake
- Beach
- Marina
- River
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Sports centre
- Public swimming pool
- Horse riding area
- Near a golf course
- Tennis centre
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Rooftop terrace
- Terrace/s
- Garden
- Bench
- Quiet
- Loggia
- Greenery
- Waterfront
- Fence
- Swimming pool

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Garage
- Visitor parking space(s)
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Dressing
- Pantry
- Cellar
- Wine cellar
- Carnotzet
- Bicycle storage
- Ski storage
- Storeroom
- Fitness room
- Recreationroom
- Fireplace

FINANCIAL DATA**Price****Availability****Price upon request**

To be discussed

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EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Secomat
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- West

EXPOSURE

- Favourable
- All day
- Morning

VIEW

- Nice view
- Clear
- Panoramic
- Lake

STYLE

- Classic
- Modern















