

MONTAGNOLA



Two Luxury Villas in Phase of Construction
with Lake View and Pool

Price upon request



6



4

n° ref. **#5829520**



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SITUATION AND DESCRIPTION

THE ART OF LIVING

Two Iconic Residences with Lake Views

In one of the most exclusive and private locations of the Collina d'Oro, just minutes from the center of Lugano, rise two contemporary villas that redefine the very concept of prestigious living.

Not mere properties, but authentic architectural statements.

A place where absolute privacy, breathtaking views and signature design come together in perfect balance.

Here the city remains close but does not encroach. Nature embraces, protects, inspires.

An Architecture that Dialogues with the Landscape

Facing southwest on a dominant lot, the villas are designed to capture light from dawn to dusk, offering open views of the lake and a constant feeling of space

and freedom.

Volumes, rotated with geometric precision, generate movement and visual separation, ensuring total privacy.

Powerful, textured fair-faced concrete meets full-height glazed surfaces that dissolve the boundaries between interior and exterior.

Natural wood, Palladian and metal details complement a sophisticated, essential, timeless architectural language.

Every line is thought out.

Every perspective is studied.

Every room is designed to excite.

Spaces that Tell a New Concept of Luxury

The living area opens into a dramatic double-height volume flooded with natural light.

Large windows flow out to panoramic terraces and private gardens, creating a fluid continuum between

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architecture and nature.

Pools, perfectly integrated into the landscape, become reserved pools of water, places of absolute quiet where time seems suspended.

The sleeping area, conceived as a private retreat, guarantees silence and intimacy. Master suites, with wardrobes and designer en-suite bathrooms, evoke the atmosphere of a five-star hotel suite, but with the intimacy of home.

Private elevators, large garages, technical rooms and service spaces complete a level of comfort designed for a demanding, international clientele.

Villa A Grandeur and Representation

A residence with a strong personality, ideal for those who desire generous spaces and a distinctive architectural presence.

- Private garage with 6 parking spaces
- Interior elevator on all levels
- Scenic living with double height
- 4 total bedrooms
- Master suite with panoramic terrace
- Spacious garden and private pool
- Dominant lake view

A residence designed to welcome, represent, live without compromise.

Villa B Contemporary Elegance and Harmony

Pure lines, balanced proportions, bright and perfectly distributed rooms.

- Private garage with 5 parking spaces
- Interior elevator
- Living area open space with double height
- 3 bedrooms
- Master suite with wardrobe and terrace
- Exclusive garden and private pool
- Open and private lake view

A sophisticated, discreet, deeply contemporary residence.

Living here means choosing silence, light and beauty. It means having Lugano just minutes away and the world outside your door.

It means owning not just a villa, but a lifestyle.

CARACTERISTICS

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	4
Year of construction	2027

FINANCIAL DATA

Price

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Availability

31.07.2027

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