

MAGLIASO



Villa Magnolia: Gorgeous Lakefront Villa in Magliaso

Price upon request

Parking place(s) included



15



8



450 m²

n° ref. **#5539019**



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SITUATION AND DESCRIPTION

Set directly along the lakeshore in Magliaso, within a discreet and residential enclave, this villa occupies a true waterfront position, with an uninterrupted relationship to Lake Lugano.

The property extends across approximately 3,000 sqm of land, where the outdoor spaces reveal both scale and structure. The garden, level and carefully composed, unfolds around the villa through a sequence of open lawns, selected planting and mature trees, ensuring privacy and a composed setting. The outdoor swimming pool, accompanied by a covered portico, is integrated with measured coherence and conceived for extended use during the milder seasons.

The main floor is arranged around a generous entrance hall, also accessible directly from the garage. The living areas are articulated around a double-

height reception room, enhanced by roof skylights that provide consistent natural light throughout the day. The kitchen is separate and of substantial proportions, positioned in dialogue with the principal spaces. This level is completed by a study, a bedroom with en suite bathroom and dressing area, a guest WC, laundry room, shower room, technical room and storage.

The upper floor accommodates the sleeping quarters, comprising two bedrooms with en suite bathrooms – including the principal suite with dressing – as well as an additional bedroom. A terrace connects part of the floor, while the outlook opens onto the garden and the lake.

The lower ground floor hosts cellars, technical areas and further service spaces, completing a layout that is both rational and well-resolved.

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Distributed across multiple levels, the villa offers a clear and well-balanced internal organisation. At ground level, a secondary residential unit is fully integrated within the main structure and currently arranged as an independent apartment, with its own entrance, comprising entrance hall, living room, kitchen, three bedrooms and three bathrooms (one en suite), as well as a laundry; suitable for guests, staff or as an extension of the main residence.

By virtue of its position, the breadth of its grounds and its direct relationship with the lake, the property stands as a singular residential offering within the Lugano area. An additional building potential of approximately 300 sqm is available. Offered exclusively as a primary residence.

SURFACES

Living area	450 m ²
Surface of parcel	2966 m ²
Terrace surface	30 m ²
Total surface	550 m ²

CARACTERISTICS

Number of floors above ground	2
Number of rooms	15
Number of bedrooms	8
Number of bathrooms	7
Number of toilets	1
Loggia surface	70 m ²
Year of construction	1993
Year of restoration	2016
Inside parking place/s	2 included
Outside parking place/s	6 included

FINANCIAL DATA

Price

Price upon request

Availability

To be discussed

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