

BELLINZONA



Designer villa in quiet residential setting

CHF 1'780'000.-

Parking place(s) included



6.5



4



250 m²

n° ref. **#5654710**



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SITUATION AND DESCRIPTION

This exclusive villa, designed by Engadine architect Renato Maurizio, is located in one of the quietest and sunniest residential areas of Bellinzona-Giubiasco. Characterised by a contemporary and refined design, the house blends elegantly into the surrounding landscape, enhancing its natural beauty. Its south-east exposure ensures optimal sunlight throughout the day and offers magnificent panoramic views of the surrounding mountains. Its strategic location allows you to reach the centre of Bellinzona in just a few minutes, where all the main services and amenities are available.

Built in 2004, the property is in impeccable condition. The interiors, finished with high-quality natural materials such as granite and wood, offer airy and bright rooms thanks to the large windows and high ceilings, which give a pleasant feeling of space and freedom. Spread over three levels, the house has a

living area of approximately 250 square metres. Outside, a garden with a pergola and hot tub offer further opportunities for relaxation and tranquillity. Three outdoor parking spaces, one of which is covered, complete the property.

The house is divided as follows:
entrance floor: large hall, grotto with fireplace, original stone cellar, utility room, bathroom;
main floor: large open space with double height ceiling divided into living room with fireplace, dining room and generous open kitchen, back kitchen for use as pantry/laundry room, master bedroom with en-suite bathroom including sauna and whirlpool tub, bedroom with en-suite bathroom. The floor provides access to both the garden and the panoramic terrace.
gallery floor: mezzanine with office area, two large bedrooms.

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This villa is the perfect solution for those who want to experience the essence of modern architecture with comfort, privacy and quality of life, in a well-connected residential area.

Secondary residence possible.

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SURFACES

Living area	250 m ²
Surface of parcel	1629 m ²

CHARACTERISTICS

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	3
Year of construction	2004
Heating system	Heat pump
Heating installation	Floor
Inside parking place/s	2 included
Outside parking place/s	2 included

FINANCIAL DATA

Price	CHF 1'780'000.-
Availability	immediately

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