

LUGANO



Villa Rovellina

CHF 11'900'000.-

Parking place(s) included



11.5



5



805 m²

n° ref. #**5630959**



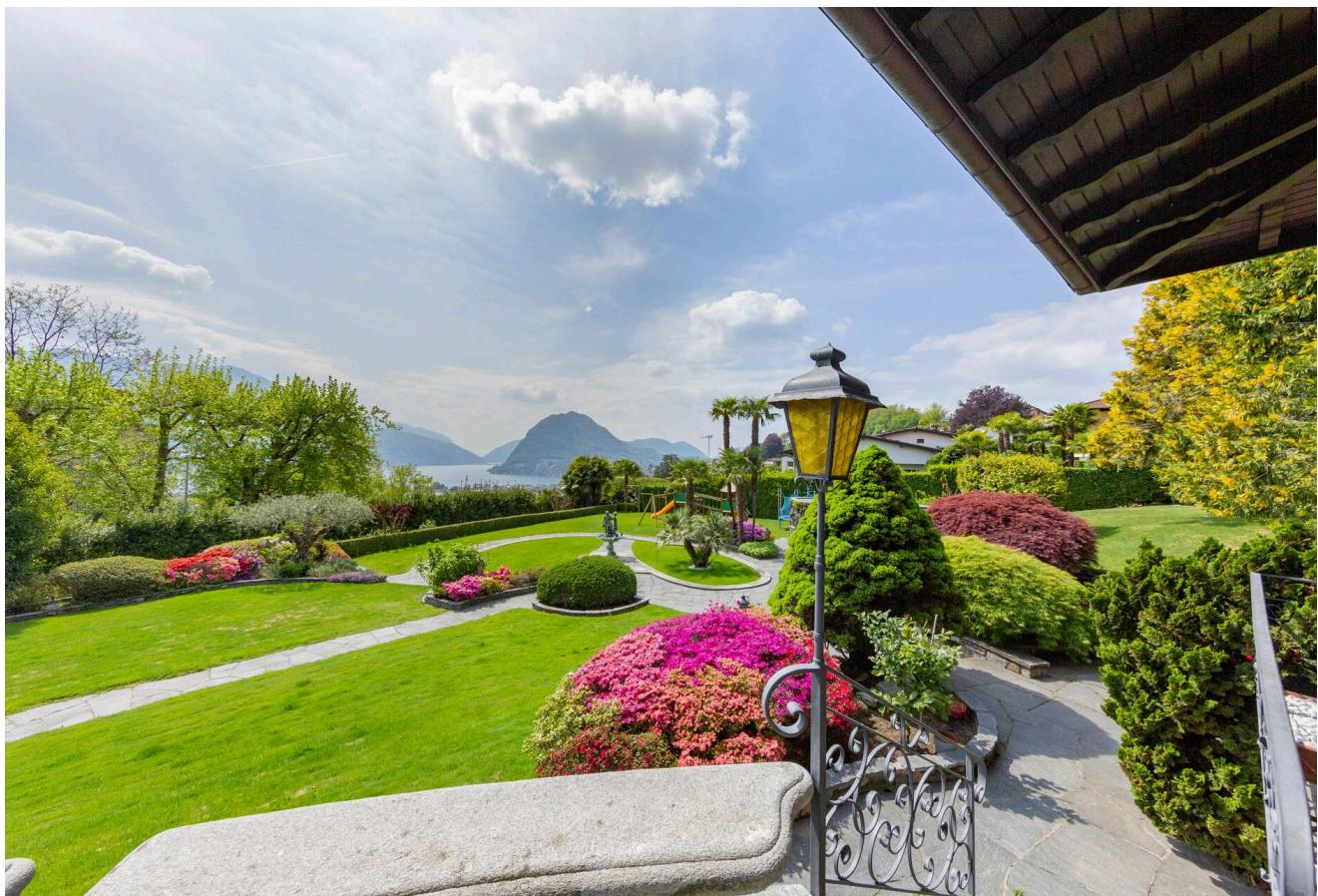
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SITUATION AND DESCRIPTION

Villa Rovellina represents a rare opportunity to live in an elegant, functional and private residence. Nestled in a privileged location, within a completely flat park with meticulous attention to detail, covering almost 3,300 sqm, the villa enjoys not only excellent sunshine but also breathtaking panoramic views of Lake Lugano and the surrounding mountains. The centre of Lugano is just a few minutes away.

The villa, which is spread over three floors for a total of 805 sqm, stands out for its spacious, refined and bright interiors, all designed with attention to detail and enriched with high-quality finishes.

The entrance hall leads to large rooms dedicated to reception, conversation and conviviality: the spacious living room with a beautiful fireplace, the capacious dining room and the well-equipped and functional kitchen. All these spaces have access to two beautiful

porticos, one of which has a fireplace, and to the generous garden, enriching the property with additional areas that convey an atmosphere of serenity and privacy, ideal for moments of relaxation in the open air. Also on the ground floor is a large study, perfect for those who work from home, and a first suite with a wardrobe and a magnificent en-suite bathroom.

An imposing curved staircase leads to the upper floor, cleverly designed on two different levels, where there is a prestigious master suite with en-suite bathroom, walk-in wardrobe and a private terrace offering enchanting views of the lake and Mount San Salvatore. The other three suites, all with private bathrooms, enjoy the same spectacular panoramic views.

On the garden level, an area dedicated to wellness and relaxation houses a beautifully crafted sauna and

a spacious entertainment room with home cinema and a large bar. In addition to the various technical rooms, the garden level also features a separate flat, ideal for any service staff.

The property is completed by an outdoor swimming pool, currently hidden by greenery, water features in the garden that add a further touch of intimacy, two generous garages and a large entrance courtyard with space for several cars.

Villa Rovellina is an authentic oasis of luxury, tranquillity and privacy, designed for those who want an unparalleled living experience in one of the most exclusive locations in Lugano.

SURFACES

Living area	805 m ²
Surface of parcel	3292 m ²

CARACTERISTICS

Number of floors above ground	3
Number of rooms	11.5
Number of bedrooms	5
Number of bathrooms	7
Year of restoration	2012
Heating system	Gas
Heating installation	Radiator, Floor
Inside parking place/s	4 included
Outside parking place/s	4 included
Parking places	Yes, obligatory

DISTANCES

Public transports	166 m
Primary school	294 m
Stores	509 m

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Exclusive use of garden

INSIDE CONVENIENCES

- Jacuzzi
- Fireplace

EQUIPMENT

- Shower
- Bath

FLOOR

- Parquet floor
- Marble

VIEW

- Lake
- Alps

FINANCIAL DATA

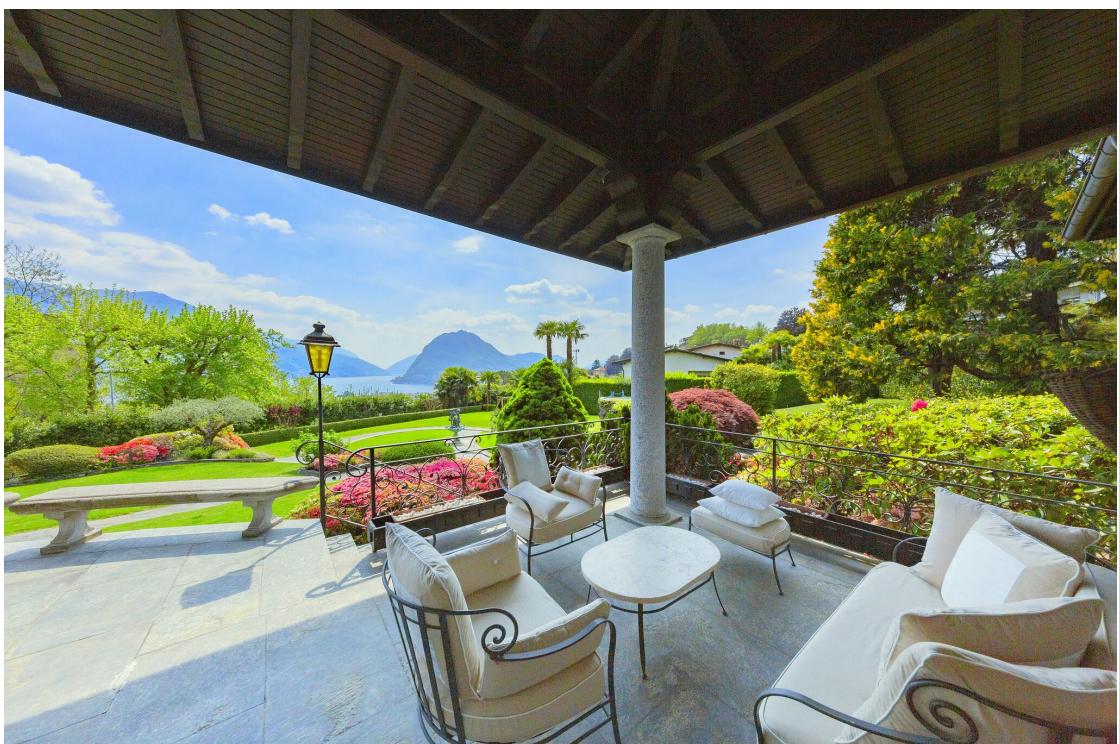
Price

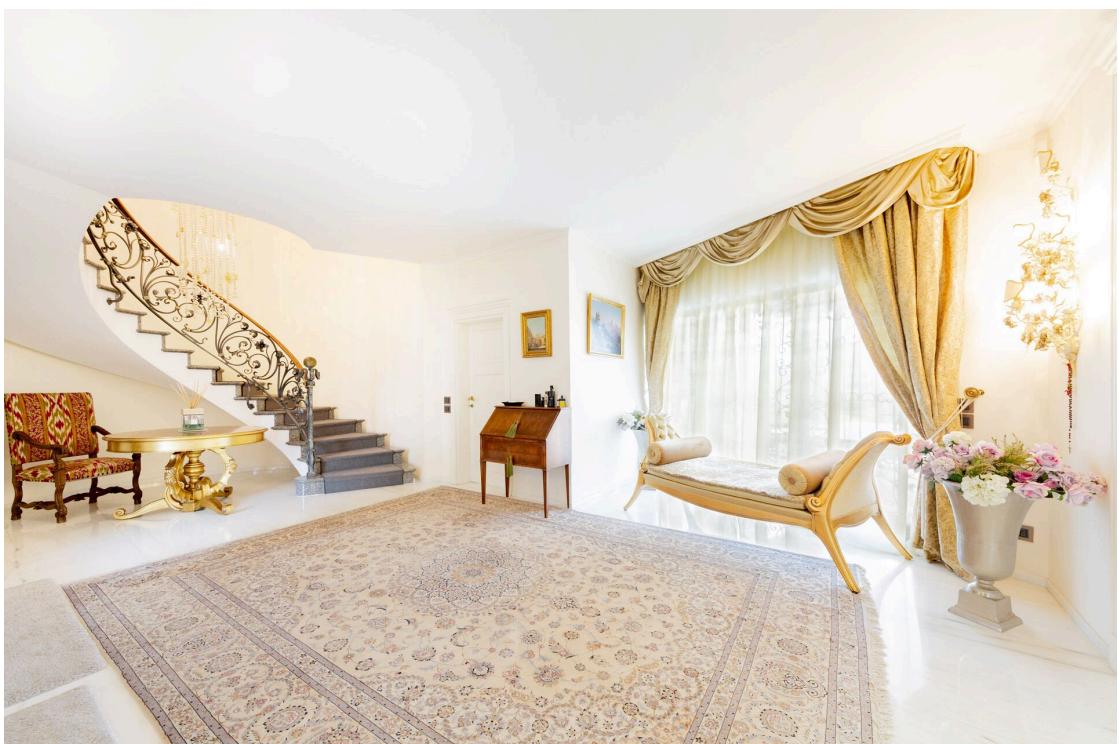
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Availability

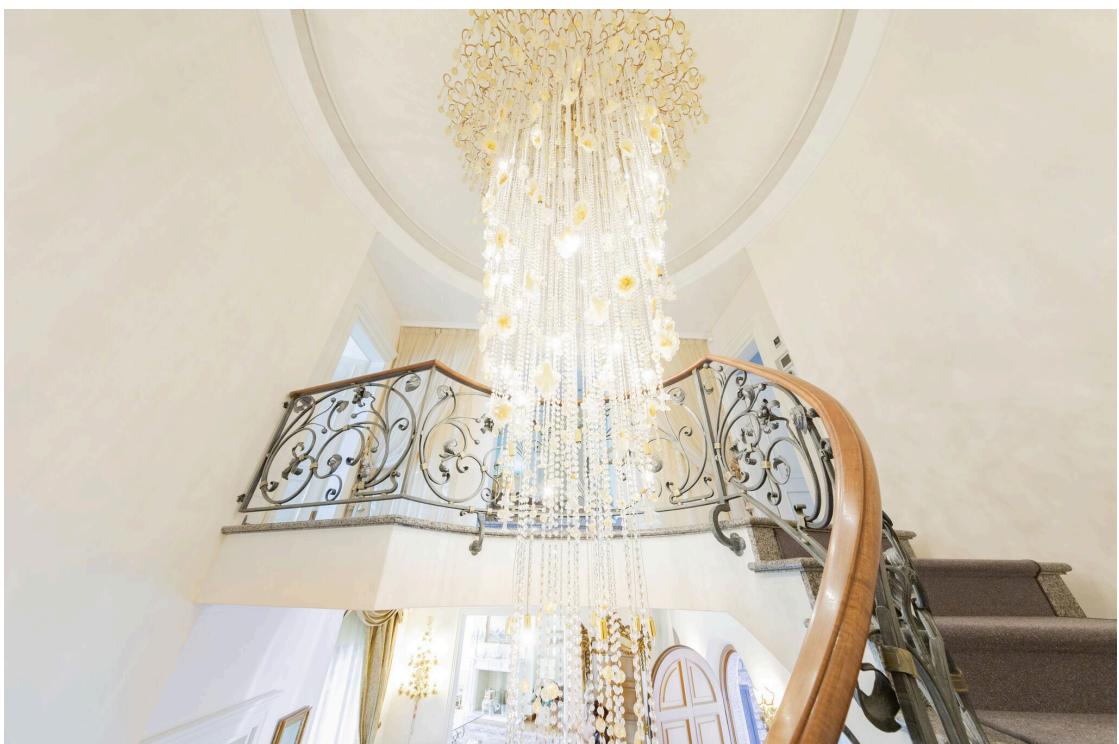
To be discussed

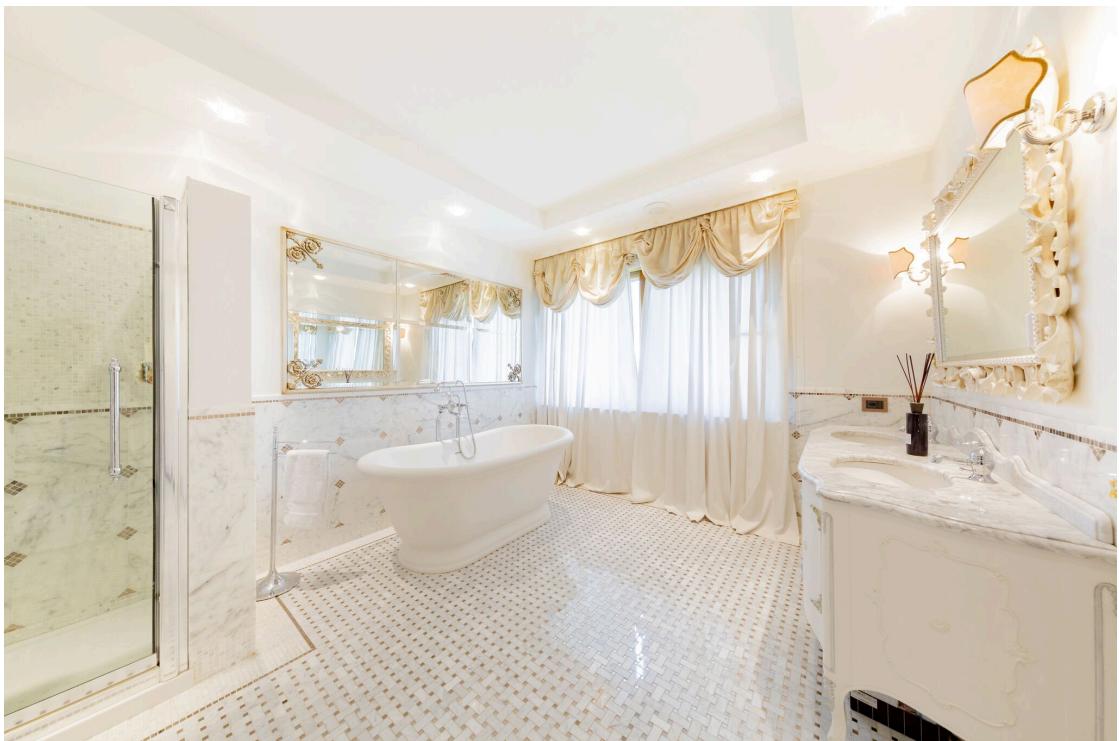
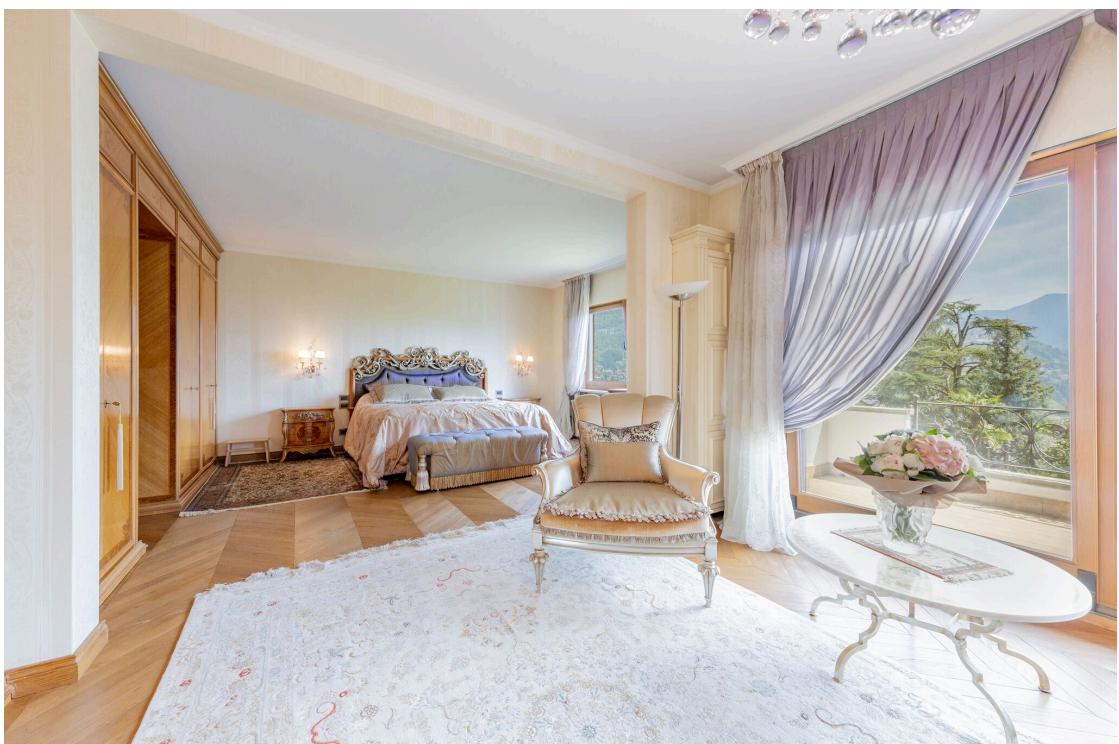
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