

MINUSIO



Iconic design villa with lake views

CHF 6'850'000.-

Parking place(s) included



3



360 m²

n° ref. #5632089



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SITUATION AND DESCRIPTION

This exceptional property, boasting magnificent views over Lake Maggiore and the surrounding mountain landscape, is located in a quiet position with absolute privacy above Minusio.

The house extends over two levels, both surrounded by a minimalist glass façade.

The upper floor features a generous open space of approximately 180 m², with an island kitchen harmoniously integrated into the bright living area.

The lower floor, also measuring around 180 m², is dedicated to the sleeping area and offers two sleeping zones positioned at opposite ends of the house.

The bathrooms on each floor – one with a shower and the other with a bathtub – are integrated into two pyramid-shaped, mirrored load-bearing pillars that form part of the building's structural system.

Two spacious, covered terraces on the north and

south sides create exclusive outdoor areas for relaxation, leisure and sunny moments.

The name "Casa Ai Pozzi" recalls the watercourses and natural basins that flow from Monte Cardada down to the lake. In this project, part of this water is not only collected but also artistically staged: it is guided into an upper and a lower basin, creating fascinating reflections and plays of light within the house.

Thanks to its extraordinary architecture, the property has been featured in numerous articles in specialised magazines.

A separate dépendance hosts the guest apartment as well as service and technical rooms.

The property is completed by the surrounding garden and several private parking spaces.

Secondary residence possible

A unique residence for buyers with an appreciation



for architecture and for those seeking a living solution
far beyond the ordinary.

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SURFACES

Living area	360 m ²
Surface of parcel	1400 m ²
Terrace surface	240 m ²

CARACTERISTICS

Number of bedrooms	3
Number of bathrooms	3
Year of construction	2013
Year of restoration	2023
Second home	Authorized
Outside parking place/s	3 included

FINANCIAL DATA

Price

CHF 6'850'000.-

Availability

To be discussed

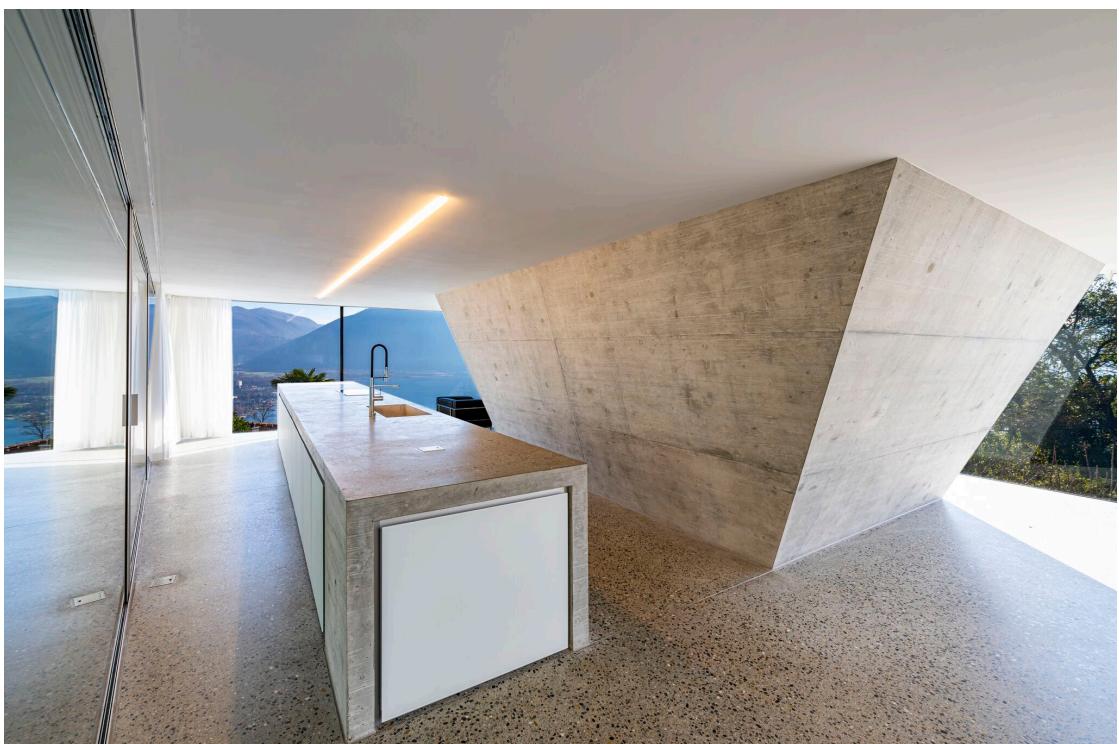
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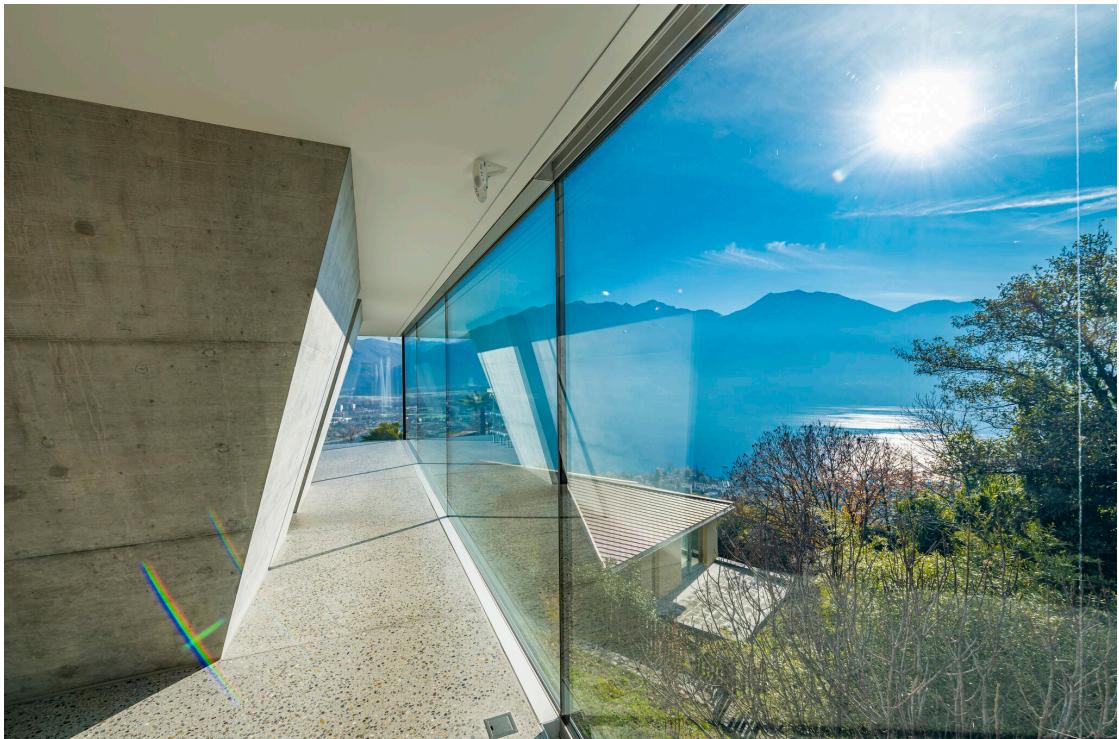
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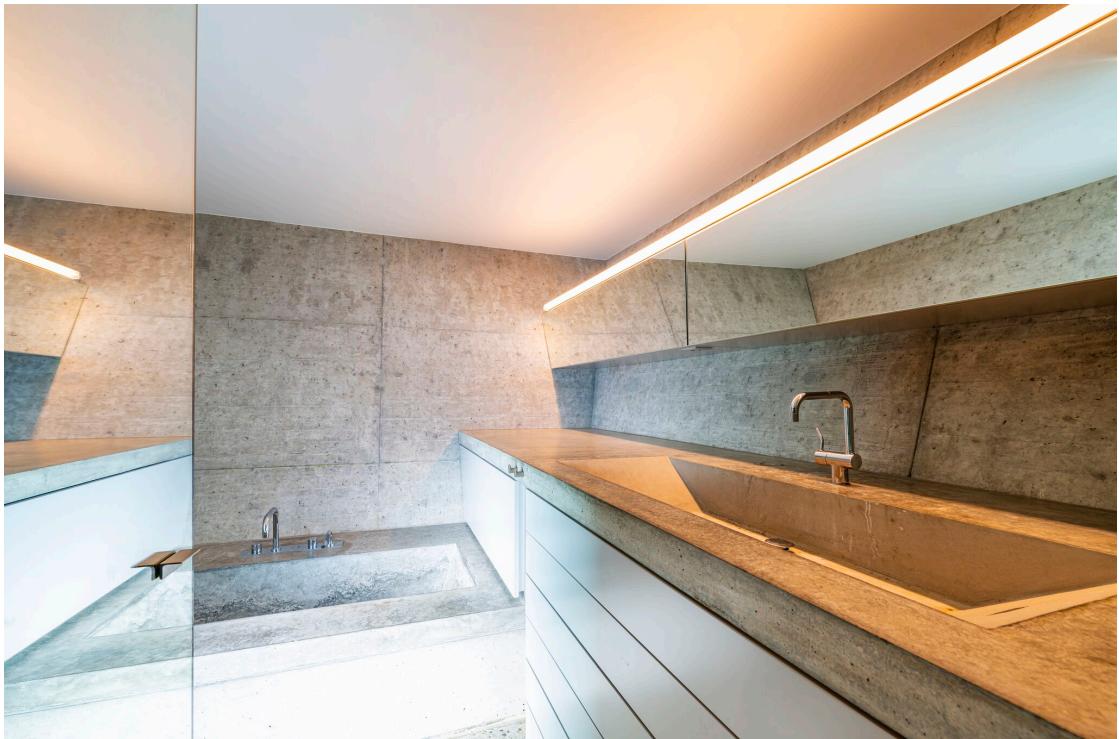
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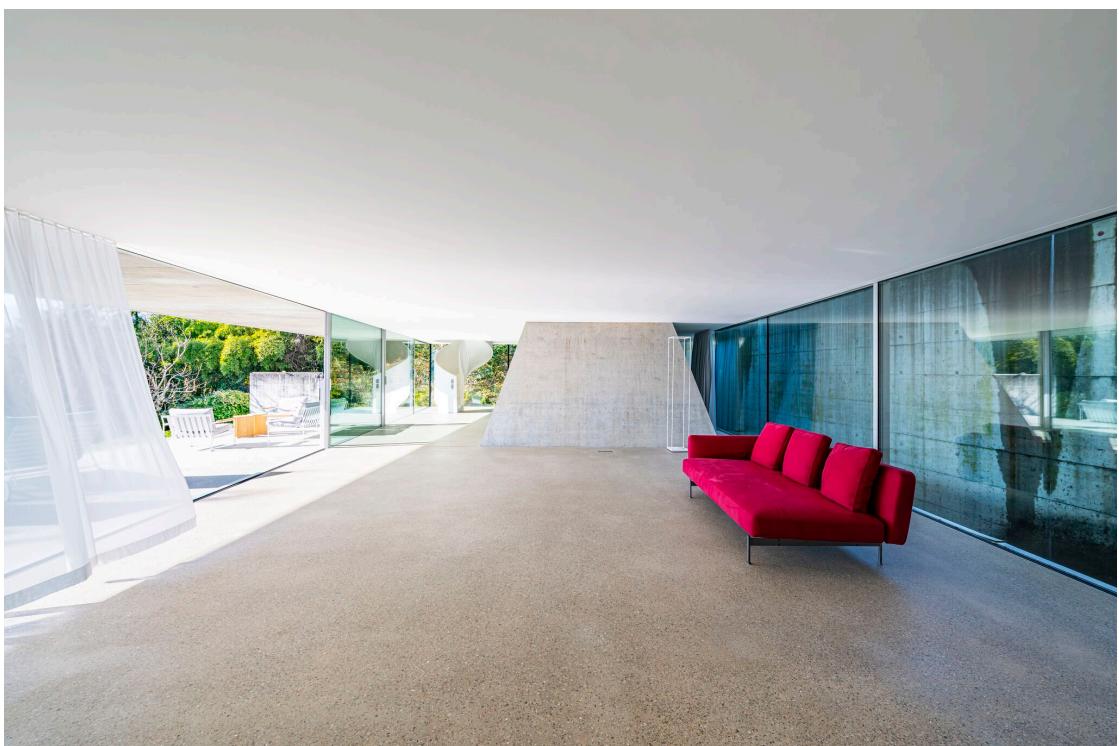
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