

MORCOTE



Villa Aurea

CHF 6'500'000.-



6.5

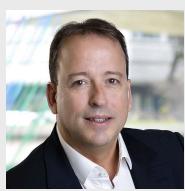


4



380 m²

n° ref. **#5124258**



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SITUATION AND DESCRIPTION

Located in one of the most exclusive hillside areas of Morcote, Villa Aurea offers a rare balance of privacy, comfort and scenic beauty. Its privileged position guarantees ideal sun exposure until sunset, providing exceptional brightness to the interior rooms and breathtaking panoramic views. The lake can be reached in a few minutes, while the centre of Lugano is just a 15-minute drive away, making the villa perfect for those who want to live in tranquillity without sacrificing the convenience of urban connections.

Built in 2016, this modern house with its linear and essential design stands out for its use of high-quality materials and fine finishes, which give it a discreet yet sophisticated elegance. With a living area of approximately 380 square metres spread over four levels, Villa Aurea has been designed to offer maximum functionality and total living comfort, thanks to a perfect continuity between indoor and

outdoor spaces: large panoramic terraces, a well-kept garden with swimming pool, a jacuzzi, and a splendid spa area are just some of its special features.

The villa is divided as follows:

entrance floor: refined entrance hall with a large cloakroom, guest bathroom, spacious living room with fireplace, dining area and kitchen. The living area overlooks a big panoramic terrace which, thanks to the large sliding glass doors, can be enjoyed all year round.

Garden floor: master bedroom with en-suite bathroom, wardrobe and direct access to a covered terrace with Jacuzzi and swimming pool, a bedroom with en-suite bathroom, two further bedrooms, one with wardrobe, a bathroom, large laundry room with closets, technical room.

Lower floor: a study, a large spa area complete with sauna, hammam, Jacuzzi, relaxation area and a

bathroom; wine cellar, technical room.

The property also includes a double garage and two outdoor parking spaces.

Villa Aurea is the ideal solution for a family who loves modern style and exclusive atmospheres, who wants to live in a private setting, surrounded by nature and just a few steps from the shores of Lake Lugano.

SURFACES

Living area	380 m ²
Surface of parcel	879 m ²

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	4
Year of construction	2016
Second home	Non authorized

FINANCIAL DATA

Price

CHF 6'500'000.-

Availability

To be discussed

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