

MORCOTE



Villa La Romitella

CHF 5'500'000.-

Parking place(s) included



9.5



4

n° ref. **#5785742**



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SITUATION AND DESCRIPTION

Villa La Romitella is located in a prestigious and exclusive residential area of Morcote, characterised by high-end villas and absolute privacy. Its south-west exposure guarantees extraordinary brightness until sunset, offering unparalleled panoramic views of Lake Lugano and the surrounding mountains. The property is located just a few minutes from the lake, while the centre of Lugano is easily reachable in about 15 minutes by car.

The villa, built in 1969 in an elegant Mediterranean style, has been constantly renovated and maintained over the years with high-quality materials and finishes. It offers a living area of approximately 560 m², spread over two levels. Among its highlights are the splendid panoramic porch with fireplace, a magnificent heated indoor swimming pool with direct access to a very private area of the garden, a wellness area with sauna, a wine cellar and a well-kept garden on two levels.

The spaces are laid out as follows:

entrance floor: large entrance hall, bright living room with dining area and direct access to the panoramic porch with fireplace, separate TV area with fireplace. The floor is completed by a kitchen, laundry room, guest bathroom and sleeping area consisting of a spacious master bedroom with walk-in wardrobe and en-suite bathroom, a second bedroom with en-suite bathroom and built-in wardrobes, and an additional bedroom (also with independent access from the outside), equipped with a wardrobe, en-suite bathroom and access to a private porch. Each room has direct access to the garden.

garden floor: spectacular spa area with large mosaic-lined indoor swimming pool, relaxation area, wellness area with sauna and shower. The floor also houses a bedroom with wardrobe and en-suite bathroom, a large multi-purpose room, a wine cellar, storage room,

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technical room and additional ancillary spaces with a bathroom and direct access to the outside.

The property is completed by a garage for two cars and an outdoor parking space.

Villa La Romitella is a prestigious villa in one of the most exclusive locations on Lake Lugano, combining privacy, comfort and elegance. Secondary residence (Swiss or B permit) possible.

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SURFACES

Surface of parcel	1412 m ²
Veranda / winter garden surface	42 m ²
Total surface	560 m ²

CHARACTERISTICS

Number of rooms	9.5
Number of bedrooms	4
Number of bathrooms	6
Year of construction	1969
Heating system	Fuel oil
Heating installation	Radiator
Inside parking place/s	2 included
Outside parking place/s	1 included
Parking places	Yes, obligatory

PROXIMITY

- Village
- Villa area
- Green
- Mountains
- Lake

OUTSIDE CONVENIENCES

- Garden
- Quiet
- Loggia
- Greenery
- Parking
- Garage

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- Favourable
- All day

VIEW

- Clear
- Unobstructed

STYLE

- Mediterranean

FINANCIAL DATA

Price

CHF 5'500'000.-

Availability

To be discussed

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