

# MUZZANO



Twin Lake Residence - Modern Villa on Lake  
Lugano

**Price upon request**

Parking place(s) included



9



5



344 m<sup>2</sup>

n° ref. **#5604311**



**Switzerland | Sotheby's International Realty**  
Avenue Mon-Repos 22, 1005 Lausane

**Benjamin Lamers**

+41 21 781 01 34

benjamin.lamers@swsir.ch

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)



## SITUATION AND DESCRIPTION

Nestled in the tranquility and privacy of Muzzano, just a few minutes from the center of Lugano, Twin Lake Residence stands out for its contemporary design and spectacular views over Lake Lugano and the Ticino Prealps. The villa offers a harmonious balance of elegance, functionality, and comfort, in an exclusive and refined setting.

On the basement level, the entrance is accessed directly from the garage, which includes three parking spaces, a storage area, and space for bicycles. A small courtyard with garden leads to the main atrium, which houses a laundry room, a refuge room, a technical/storage room, and a study.

The intermediate level, at pool level, hosts the bright and spacious living area, comprising a living room, open-plan kitchen, and dining area. From the living room, one can access a panoramic terrace overlooking Agno and the lake, as well as a private 34

sqm Zen garden. This level also includes a bedroom with en suite bathroom and a guest bathroom. Outside, a modern 50 sqm swimming pool serves as a shared area between the two villas; at the same level, there is also the pool's technical room, likewise shared and discreetly integrated.

The upper floor accommodates the sleeping area, which includes two bedrooms with balconies, a study, and a versatile open space. The master bedroom features a walk-in closet and an en suite bathroom with bathtub and shower. The floor is completed by two additional bathrooms and a 13 sqm terrace.

Built with high-quality materials and equipped with modern systems, including a geothermal heat pump, the villa combines style, functionality, and sustainability.

Each villa in Twin Lake Residence is designed to ensure

maximum privacy and superior comfort. The spaces, defined with refined elegance and complemented by advanced technological solutions, make it an exclusive address for those seeking a contemporary, elegant, and well-connected home.

## **SURFACES**

Living area	344 m <sup>2</sup>
Garden surface	988 m <sup>2</sup>
Terrace surface	140 m <sup>2</sup>
Total surface	414 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	9
Number of bedrooms	5
Number of bathrooms	4
Year of construction	2004
Heating system	Heat pump, Geothermal sonde
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	3 included
Outside parking place/s	3 included
Parking places	Yes, obligatory

## FINANCIAL DATA

**Price**

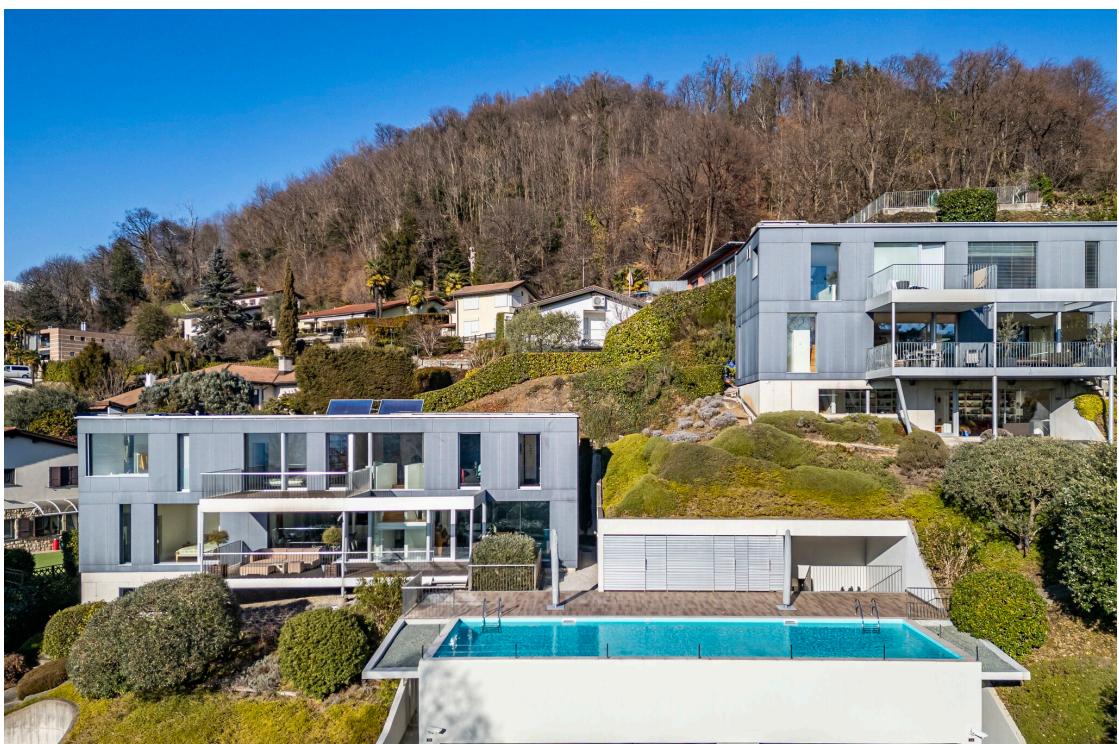
**Price upon request**

**Availability**

To be discussed

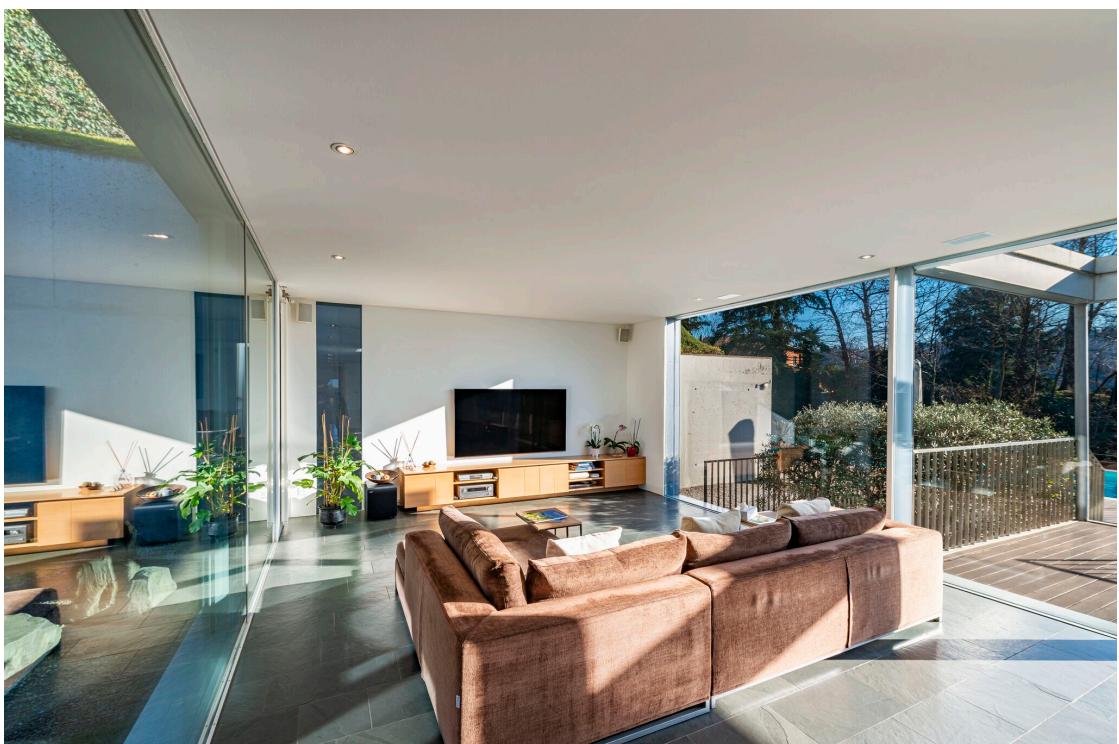
This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

Switzerland | **Sotheby's**  
INTERNATIONAL REALTY

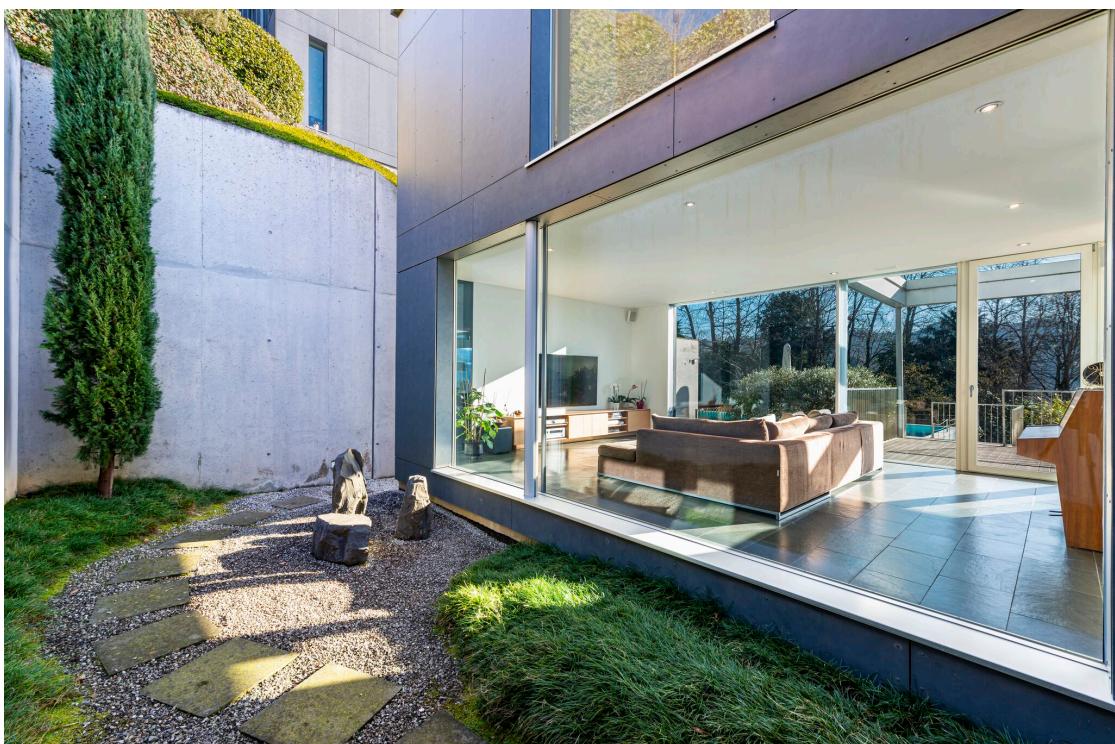


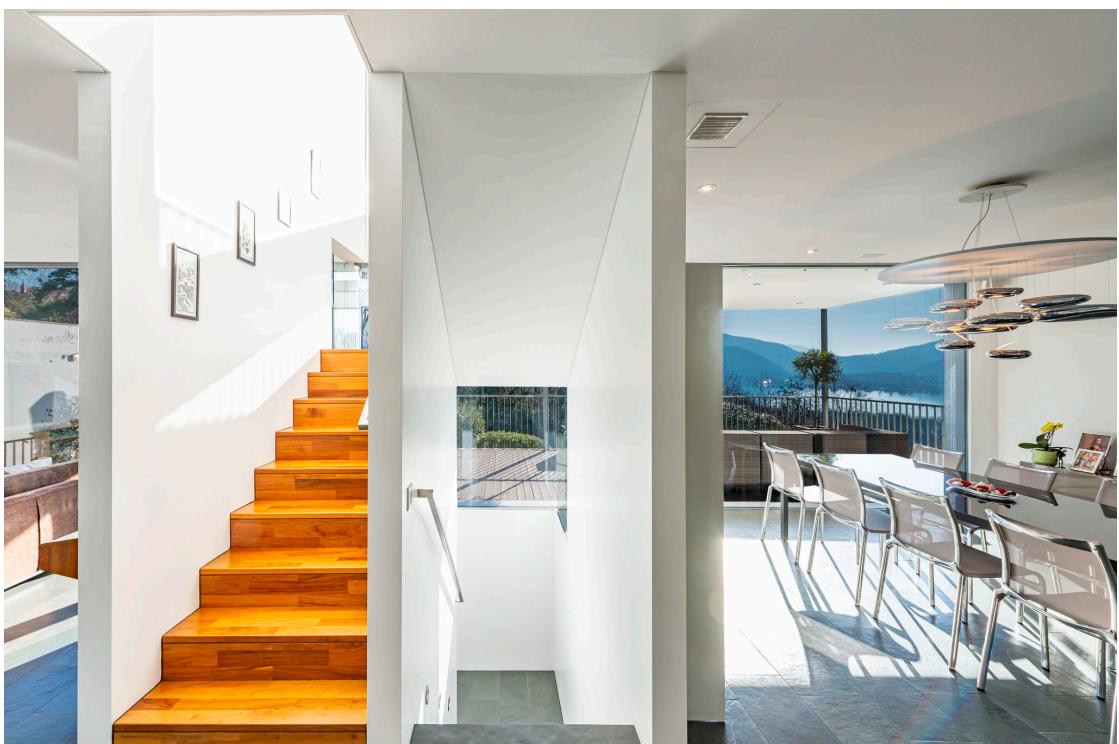
[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)

Switzerland | **Sotheby's**  
INTERNATIONAL REALTY

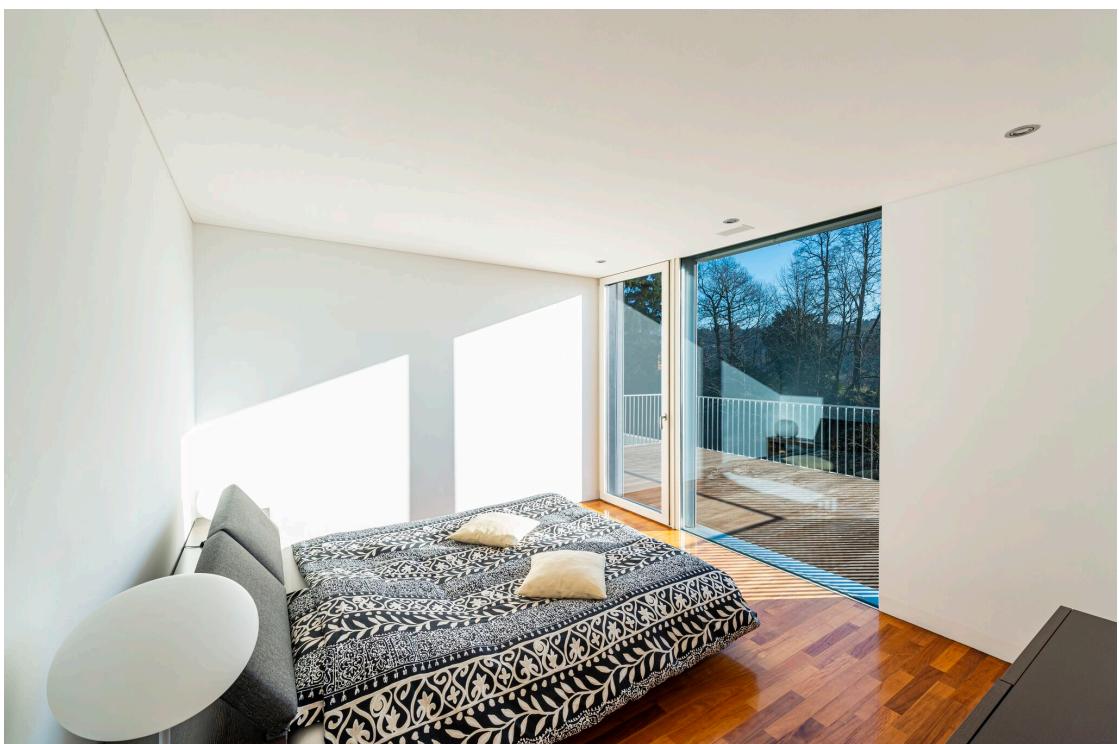
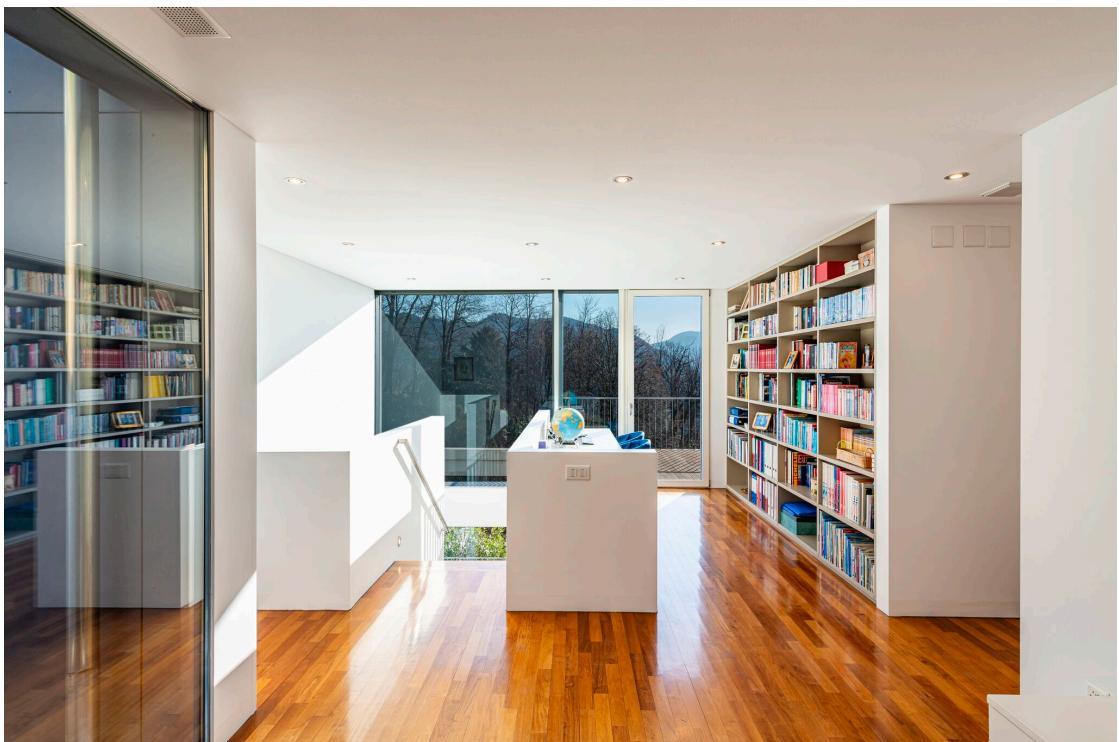


[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)

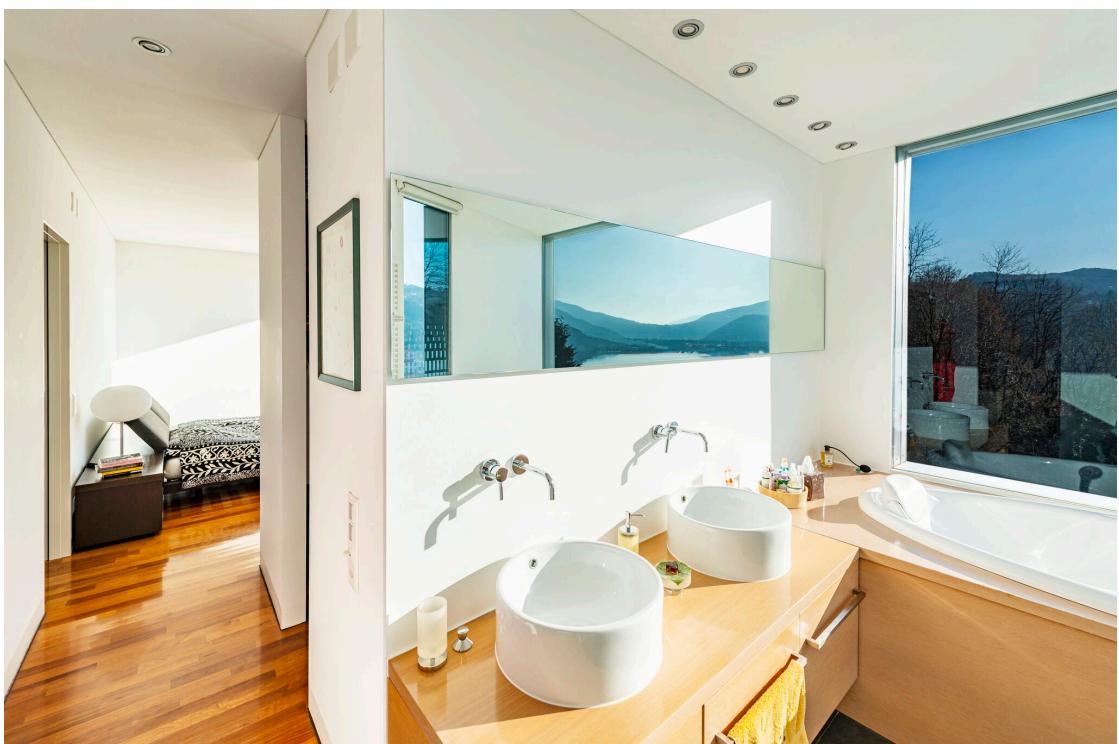




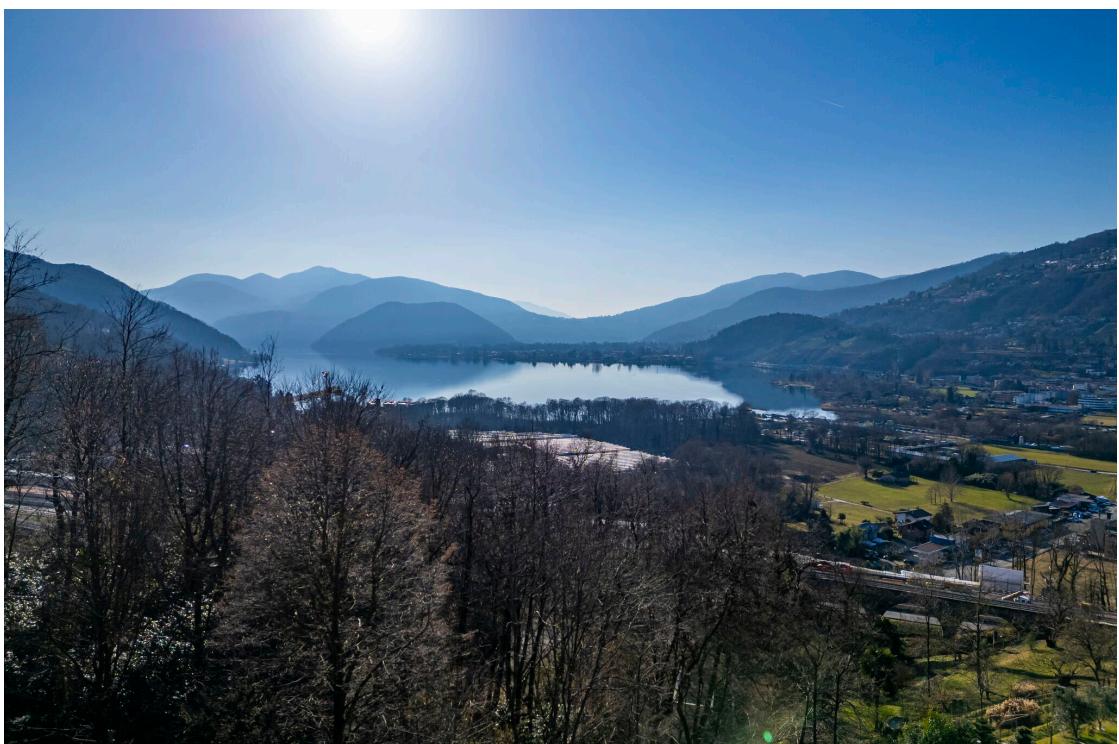
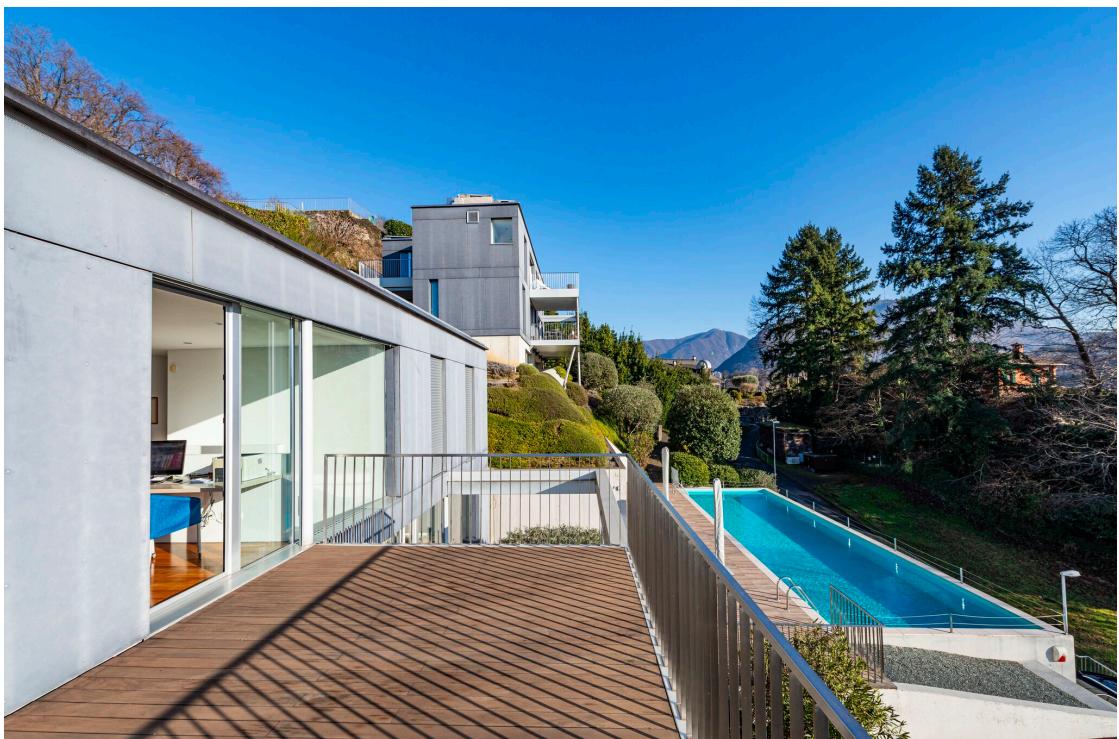
Switzerland | **Sotheby's**  
INTERNATIONAL REALTY



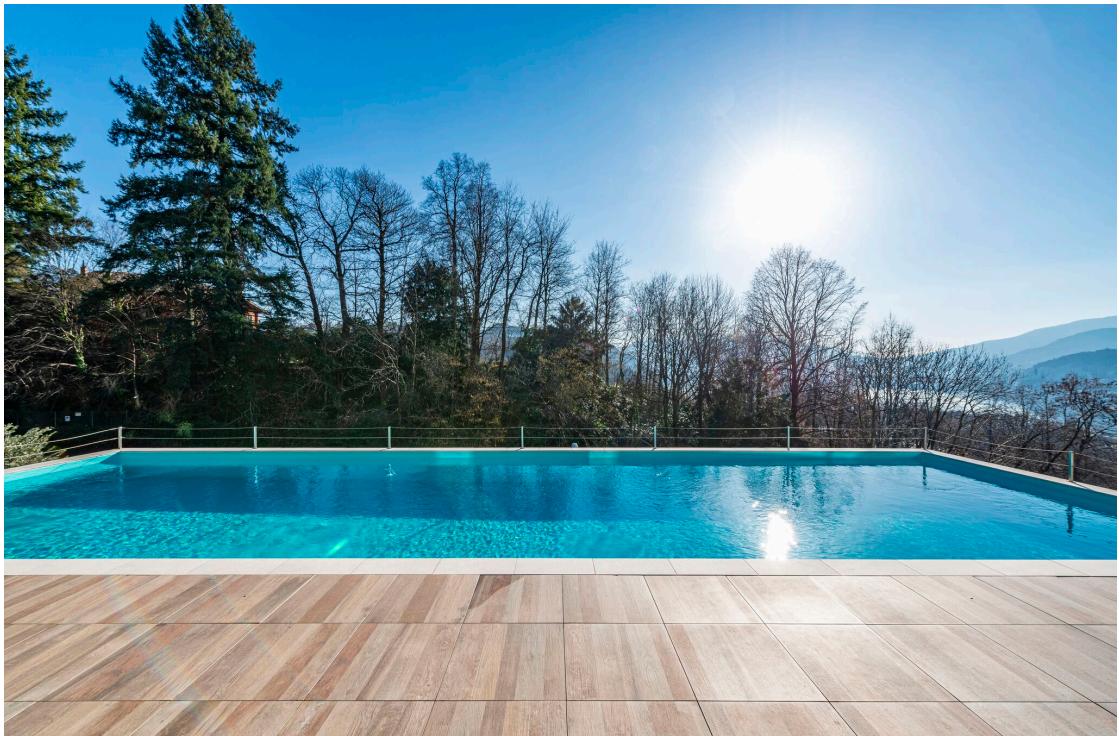
[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)



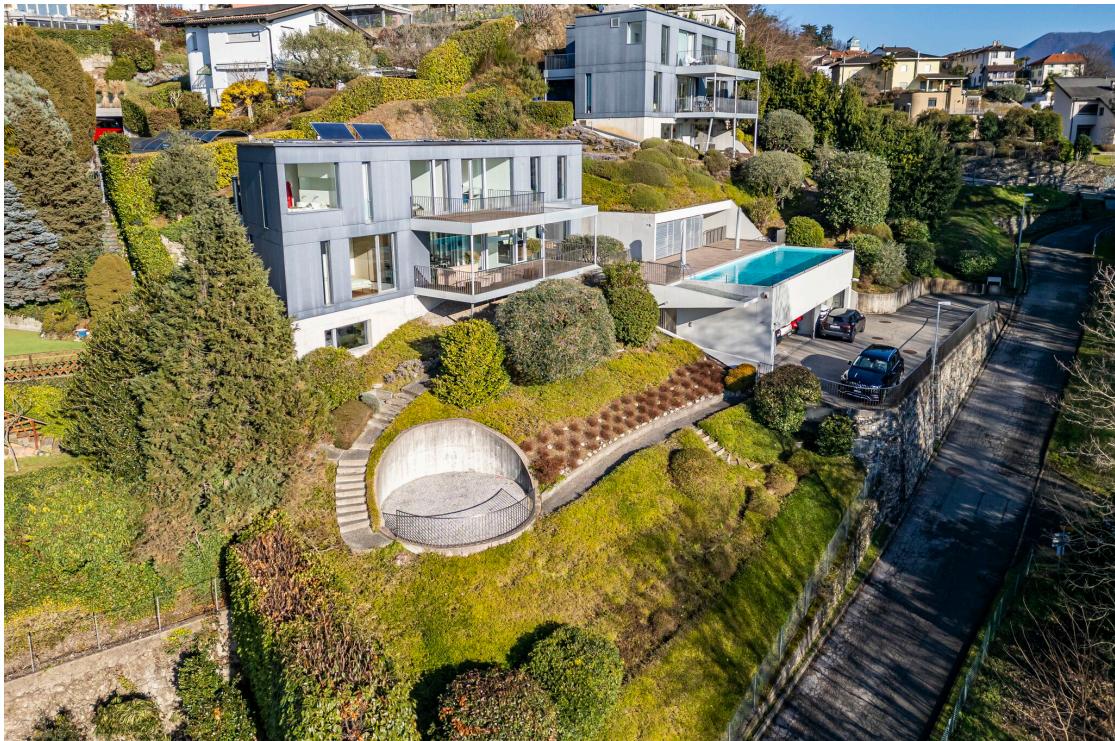
Switzerland | **Sotheby's**  
INTERNATIONAL REALTY



[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)



Switzerland | **Sotheby's**  
INTERNATIONAL REALTY



**[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)**