

MUZZANO



Twin Lake Residence - Modern villa with pool
and lake view

Price upon request

Parking place(s) included



7



4



355 m²

n° ref. **#5604375**



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SITUATION AND DESCRIPTION

In the heart of Muzzano, just a few minutes from Lugano, Residenza Twin Lake offers an exclusive and secluded residential setting, immersed in nature and enjoying open views over Lake Lugano and the Ticino Pre-Alps. The villa strikes a measured balance between elegance, functionality and comfort, within a refined and discreet environment.

At basement level, a double garage with storage room opens onto an internal courtyard, providing access to the staircase and the private lift serving all floors of the villa.

The first level comprises the entrance hall, a study and an atelier, a bedroom, a bathroom and a laundry room.

The upper floor is dedicated to the living area, conceived as a bright and welcoming open plan space with living room, open kitchen and dining area. The internal courtyard is enhanced by a landscaped

garden with a decorative water feature, while two external terraces offer well proportioned spaces for outdoor living. A 27 square metre panoramic terrace adjoins the living room, while a 10 square metre terrace is located next to the kitchen. A guest bathroom completes this level. Outside, a contemporary swimming pool of 50 square metres forms a shared amenity between the two villas, together with the pool technical room, discreetly integrated and jointly managed, ensuring optimal functionality without compromising privacy.

The night floor features a master bedroom with walk in wardrobe and en suite bathroom, two additional bedrooms and a further full bathroom. Outdoor spaces include two terraces and an 18 square metre balcony overlooking the pool area.

Built with high quality materials and equipped with a

geothermal heat pump system, the villa combines comfort, architectural refinement and excellent energy efficiency.

Each villa within Residenza Twin Lake is designed to ensure a high degree of privacy and superior living comfort. Carefully articulated spaces and advanced technological solutions define an exclusive address for those seeking a contemporary residence with efficient connections to Lugano.

SURFACES

Living area	355 m ²
Garden surface	800 m ²
Terrace surface	104 m ²
Total surface	407 m ²

CARACTERISTICS

Number of rooms	7
Number of bedrooms	4
Number of bathrooms	4
Year of construction	2004
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	2 included
Parking places	Yes, obligatory

DISTANCES

Public transports	332 m
Primary school	1188 m
Stores	1014 m
Restaurants	310 m

FINANCIAL DATA

Price

Price upon request

Availability

To be discussed

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