

ORIGLIO



Elegant villa with pool surrounded by nature

Price upon request

Parking place(s) included

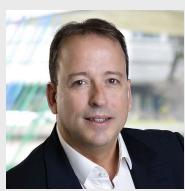


8.5



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n° ref. #5368487



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SITUATION AND DESCRIPTION

In Origlio, nestled in a secluded, green residential area, we offer for sale this spacious detached villa of exceptional quality, combining generous living spaces, absolute privacy, and refined finishes. The privileged location ensures utmost tranquility, just 10 minutes from Lugano's center and about 15 minutes from the TASIS American School, conveniently reachable by a dedicated shuttle bus service.

The property extends over a flat plot of approximately 2,466 m². The living area of around 500 m² is all on one level, featuring bright and spacious rooms finished with premium materials. The garden, enriched with carefully selected ornamental plants, offers multiple relaxation areas, enjoying optimal sunlight exposure and complete privacy.

The entrance leads to an impressive double living room with a central fireplace that creates a warm and

elegant atmosphere, with direct access to the private garden. The large and functional kitchen has a separate entrance and an equipped pantry. The sleeping area includes a master suite with a custom walk-in wardrobe and en-suite bathroom, two double bedrooms with built-in wardrobes, and a guest bathroom with high-quality finishes. The guest wing comprises two additional bedrooms, one with a private en-suite bathroom.

Completing the living spaces, a large hobby room or study opens directly onto the solarium and the expansive heated outdoor pool. Interiors are enhanced by natural stone floors and herringbone parquet, while custom wardrobes add a touch of elegance and functionality throughout.

The villa also includes a fully equipped service area, with a staff bedroom and private bathroom, spacious

laundry and ironing rooms, a climate-controlled wine cellar, walk-in closets, and technical rooms.

The property is available exclusively as a primary residence.

SURFACES

Surface of parcel 2470 m²

CARACTERISTICS

Number of rooms	8.5
Number of bedrooms	5
Number of bathrooms	4
Gross living area	500 m ²
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Floor
Outside parking place/s	4 included

FINANCIAL DATA

Price

Price upon request

Availability

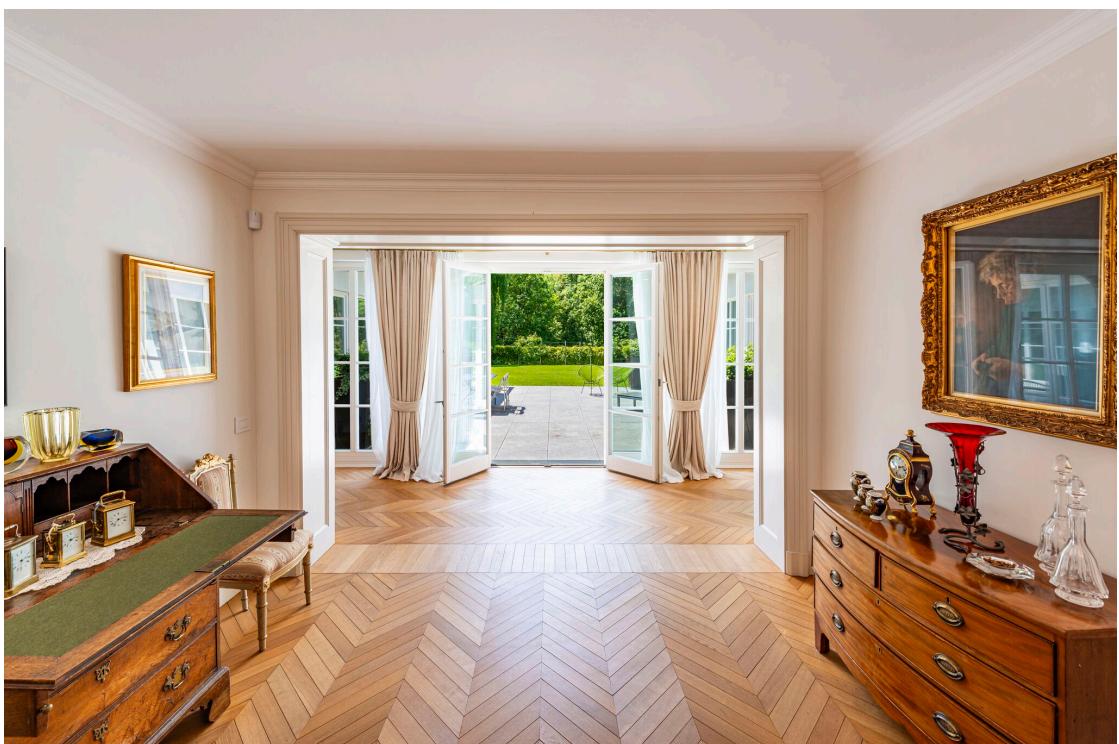
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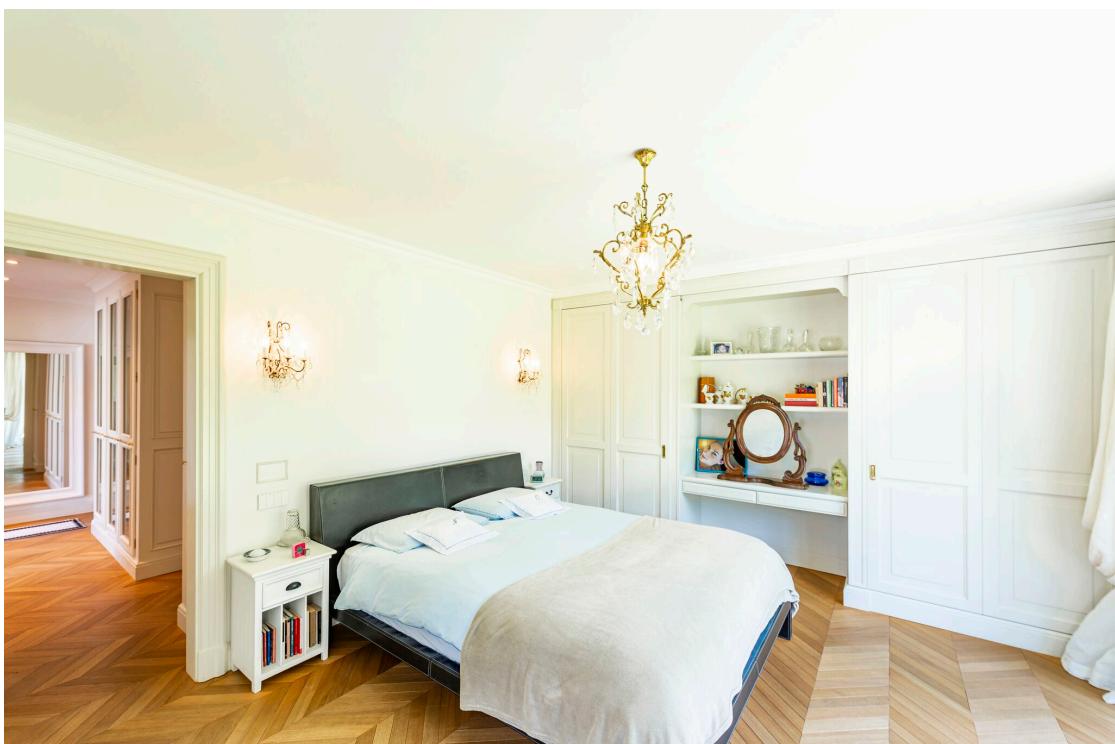
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