

# PORZA



Villa Sissi - A charming retreat on Lake Lugano

**Price upon request**

Parking place(s) included



17



11



~990 m<sup>2</sup>

n° ref. **#4273913**



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## SITUATION AND DESCRIPTION

Set in an elevated and exceptionally discreet residential enclave of Porza, Villa Sissi enjoys a position defined by privacy, openness and long views stretching across the Capriasca hills towards Monte San Salvatore. The proximity to the centre of Lugano and its cultural and commercial life is immediate, yet remains entirely unobtrusive.

The property was comprehensively renovated and extended in 2013 and is arranged over three levels, all served by an internal lift. The villa offers approximately 659 sqm of living space, complemented by a further 90 sqm of terraces and covered outdoor areas. The interiors reflect a measured and coherent design language, with parquet flooring in the private quarters, bespoke wood panelling, natural marble surfaces, full climate control throughout and an integrated security system.

Access is via a private, illuminated driveway leading to a fully enclosed plot of over 3,000 sqm. The landscaped garden, partly terraced and equipped with automated irrigation and architectural lighting, accommodates both the main residence and a fully independent guesthouse, each enjoying its own sense of privacy within the estate.

The principal living level opens with a marble entrance hall leading to a generously proportioned reception room, defined by floor-to-ceiling glazing and a sculptural stone fireplace. The living areas are completed by a dining room, a high-specification kitchen in solid wood and natural stone, a study and a guest bathroom. These spaces extend naturally onto a covered portico overlooking the garden, with an outdoor dining area, ornamental pond and carefully composed green spaces.

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The upper floor is dedicated to the private quarters and comprises a principal suite with en-suite bathroom featuring a whirlpool bath and walk-in shower, alongside three further bedrooms, each with its own bathroom. All rooms enjoy direct access to a panoramic terrace with open views across the lake and surrounding landscape.

The lower level is conceived as a dedicated wellness and service area, featuring an indoor Biodesign swimming pool with full-height glazing, a spa with steam bath, experience shower and fitness area, as well as laundry facilities, technical rooms and a bedroom with en-suite bathroom, suitable for independent use.

The estate is completed by a covered garage for three vehicles, additional outdoor parking, a dedicated vegetable garden and significant development potential, including the possibility to create further living volumes or an outdoor swimming pool.

The guesthouse, also completed in 2013, extends over three levels and offers approximately 331 sqm of space, complemented by terraces and balconies totalling around 60 sqm. It is arranged as two separate residential units, each with independent access and private outdoor areas.

Villa Sissi represents a discreet yet substantial residential proposition, conceived for those who value space, privacy and a direct relationship with the landscape, in one of the most established residential settings overlooking Lugano.

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## **SURFACES**

Living area	~ 990 m <sup>2</sup>
Surface of parcel	~ 3096 m <sup>2</sup>
Terrace surface	~ 105 m <sup>2</sup>
Veranda / winter garden surface	~ 45 m <sup>2</sup>
Volume	~ 4024 cbm

## **CARACTERISTICS**

Number of flats	2
Number of rooms	17
Number of bedrooms	11
Number of bathrooms	12
Year of construction	2013
Second home	Non authorized
Inside parking place/s	3 included
Outside parking place/s	10 included



**PROXIMITY**

- Villa area
- Shops/Stores
- Bus stop
- Nursery
- Preschool
- Primary school
- Sports centre
- Museum

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Garden
- Quiet
- Loggia
- Greenery
- Annex
- Garage

**INSIDE CONVENIENCES**

- Lift/elevator
- Garage
- Eat-in-kitchen
- Separated lavatory
- Guests lavatory
- Hammam
- Fitness room
- Swimming pool
- Built-in closet
- Air conditioning
- Fireplace
- Bright/sunny
- With character

**EQUIPMENT**

- Fitted kitchen
- Washing machine
- Dryer
- Shower
- Alarm
- Oversee camera

**CONDITION**

- As new

**ORIENTATION**

- South
- East

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Unobstructed
- Lake
- Mountains

**STYLE**

- Classic

**FINANCIAL DATA****Price****Availability****Price upon request**

To be discussed

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