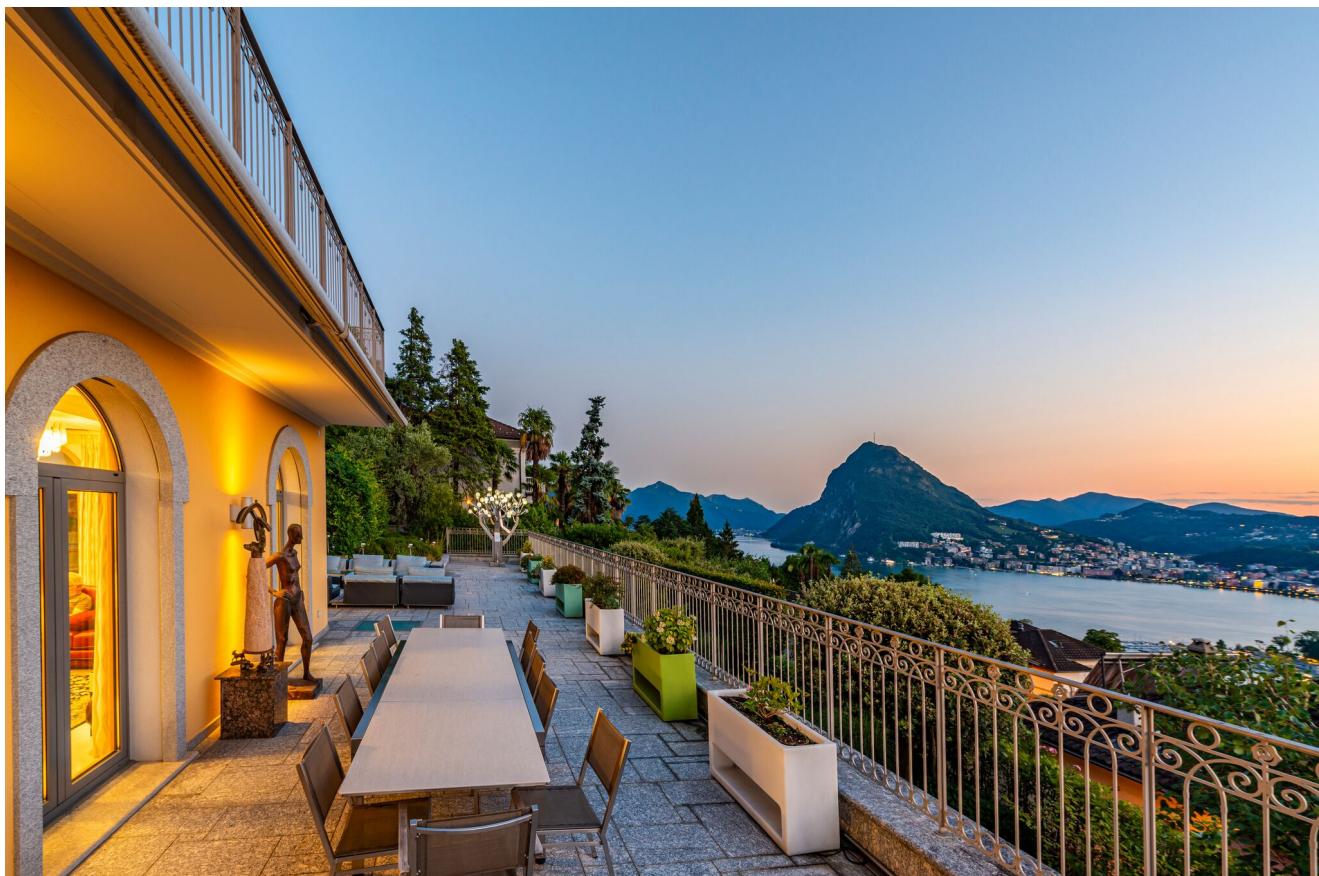


RUVIGLIANA



Villa Guarda - elegance and breathtaking views

Price upon request

Parking place(s) included



10.5



4

n° ref. #5416911



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

Benjamin Lamers
+41 21 781 01 34
benjamin.lamers@swsir.ch



SITUATION AND DESCRIPTION

In one of the most prestigious and sought-after areas of Ruvigliana, immersed in an enchanting, well-kept and richly planted garden of 1,290 m², stands Villa Guarda. Positioned in a south-westerly direction, the property enjoys exceptional sun exposure and offers an incomparable view of Lake Lugano and the surrounding mountains. The villa is only 5 minutes from the centre of Lugano, 15 mintues drive to TASIS and close to the bus stop and the funicular, thus ensuring a perfect balance between tranquillity, convenience and connections.

Renovated and extended in 2014, Villa Guarda is in impeccable condition. The careful selection of high-quality materials and finishes gives the house a refined, contemporary style. The large windows and high ceilings flood the spaces with natural light, enhancing the spaciousness of the rooms. Spread over five levels, the villa offers a total surface area of

approx. 1007 sqm. The interiors integrate harmoniously with the exteriors: a spacious panoramic terrace, ideal for convivial moments, is flanked by balconies and a magnificent garden. The garden, enriched by several thematic niches, guarantees private and relaxing corners in a context of absolute tranquillity.

The property, served by two lifts, is presented as follows:

entrance level: spacious and bright entrance hall, generous living room with dining room, very large super-equipped kitchen with an additional living room; a guest bedroom with en-suite bathroom, guest bathroom.

first floor: this level is completely dedicated to the master area with large bedroom with panoramic balcony, two bathrooms (His and Hers); two spacious walk-in wardrobes (His and Hers);

second floor: two large bedrooms (currently used as

two studies) both with access to panoramic balconies, a generous bathroom
garden floor: home-cinema, fitness room, a bathroom, two hobby rooms (easily convertible to another use), cellar, laundry, technical room, garage floor: a large garage for 7 cars (with washing area)

Villa Guarda is an exclusive residence, ideal for those seeking privacy, comfort and an exceptional landscape setting.

SURFACES

Surface of parcel	1290 m ²
Total surface	1007 m ²

CARACTERISTICS

Number of floors above ground	5
Number of rooms	10.5
Number of bedrooms	4
Number of bathrooms	6
Year of construction	2014
Heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	7 included
Parking places	Yes, obligatory

PROXIMITY

- Villa area
- Mountains
- Lake
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Playground
- Preschool
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Garden
- Bench
- Quiet
- Loggia
- Greenery
- Noise barrier
- Gardenhouse
- Covered parking space(s)
- Parking
- Garage
- Box
- Carport
- Sauna

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Box
- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Pantry
- Veranda
- Cellar
- Wine cellar
- CP-Shelter
- Storeroom
- Built-in closet
- Connected thermostat
- Air conditioning
- Heating Access

EQUIPMENT

- Fitted kitchen

FINANCIAL DATA

Price

Availability

Price upon request

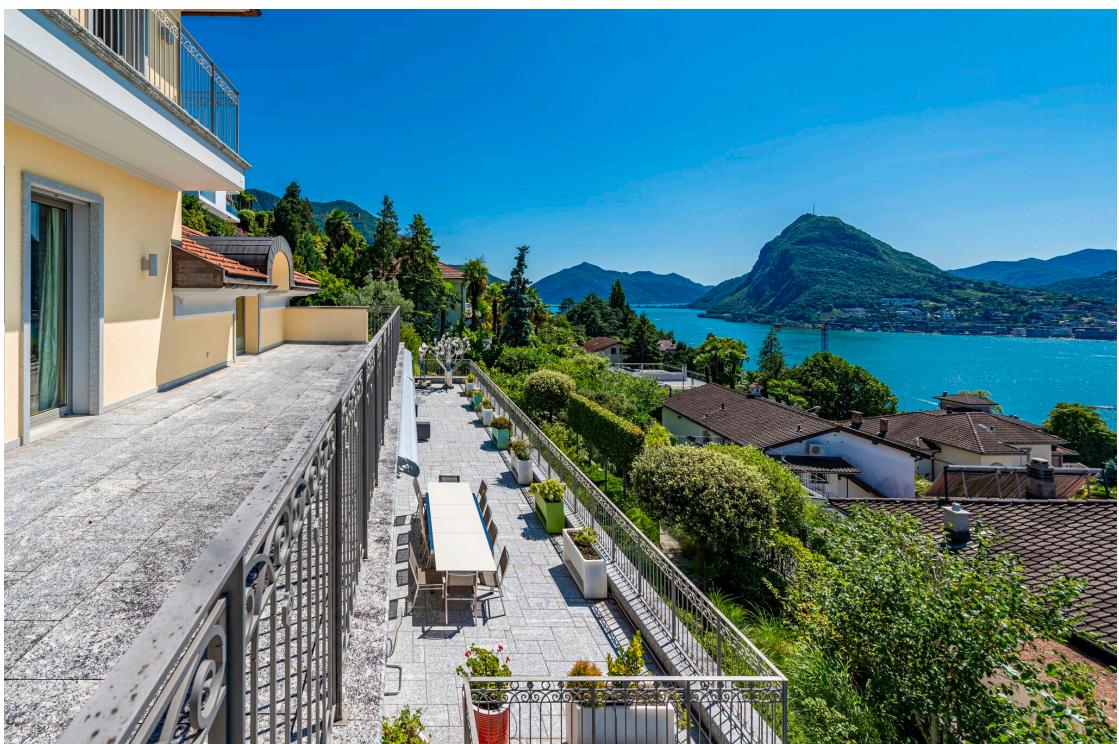
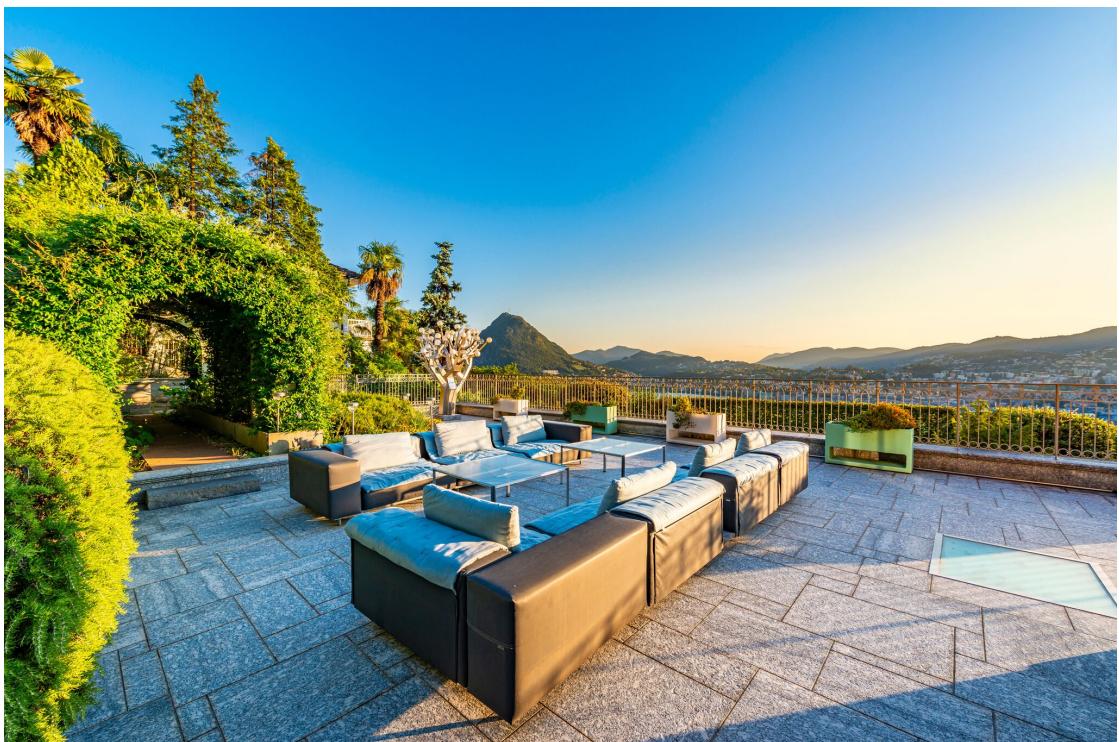
To be discussed

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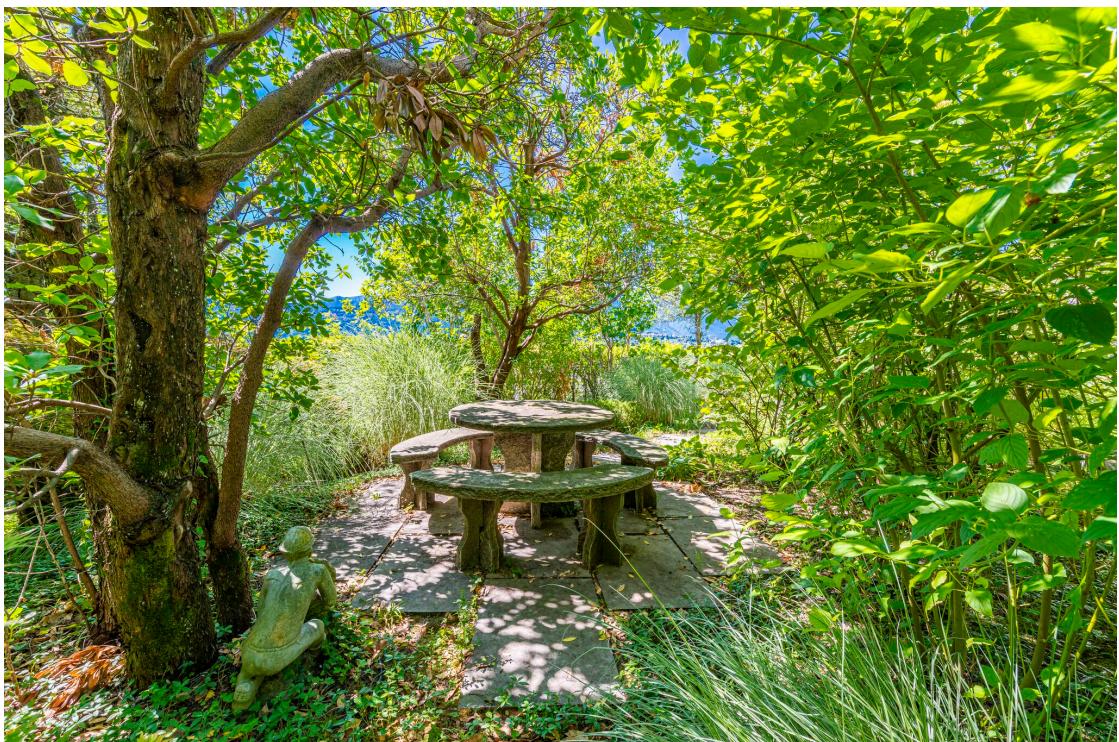
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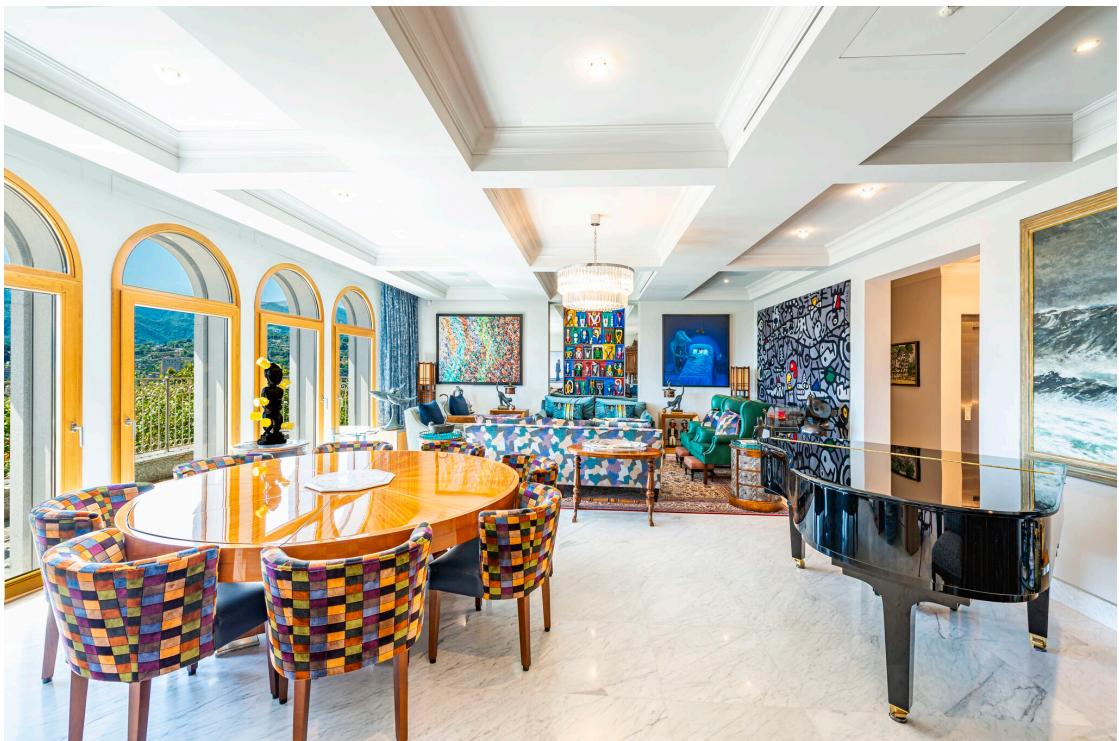
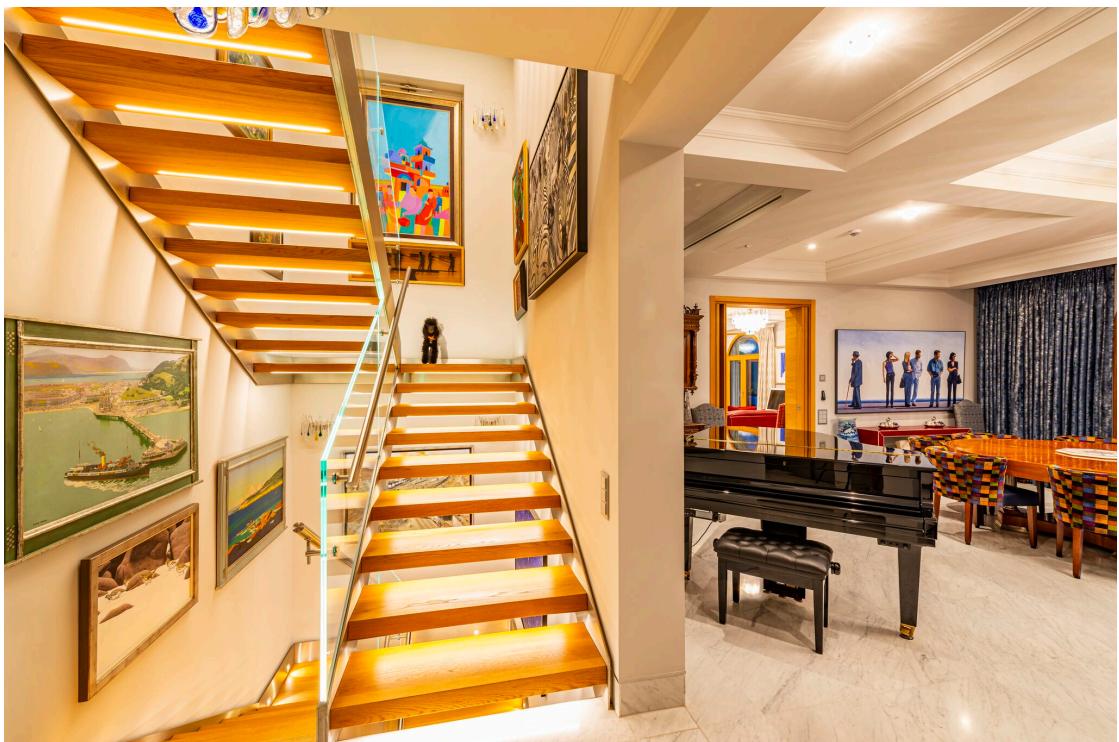


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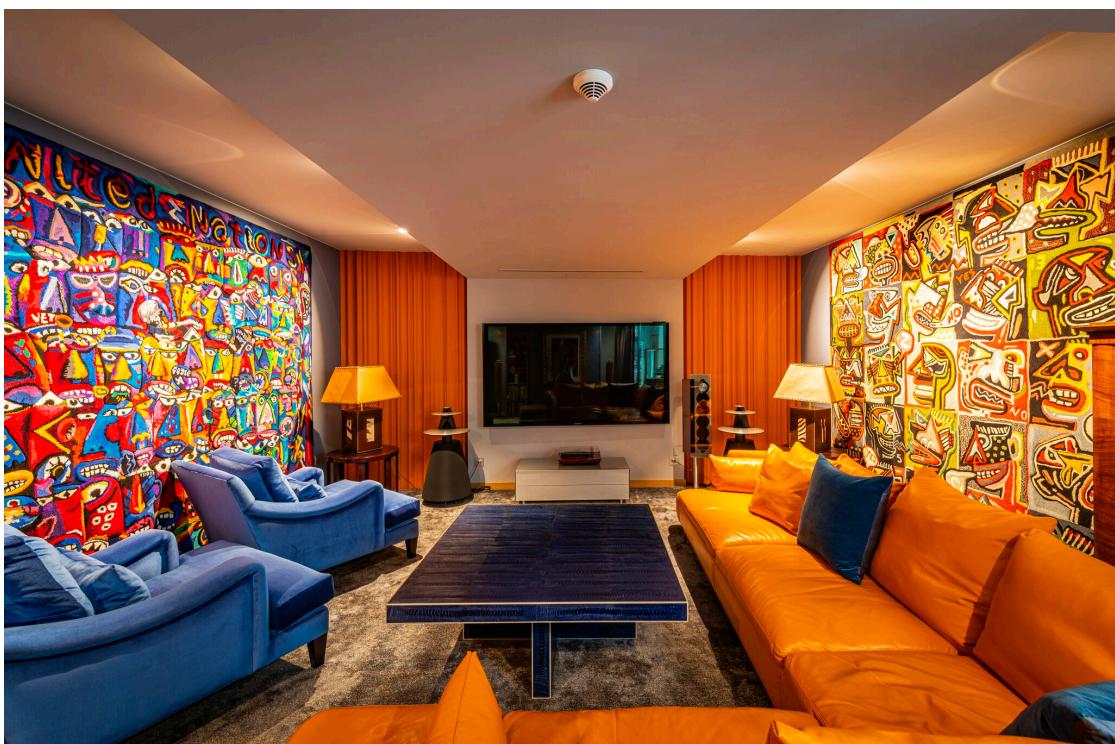












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