



FOR RENT

CH-6922 Morcote, Via Prof. Teucro Isella 9

Mediterranean Style Luxury Villa with View of Lake Lugano

CHF 25,000.-/month

SEQUOIA
CONSULTING

Property description

In the renowned residential area of the municipality of Morcote, in a dominant and elevated position with enchanting panoramic views of Lake Lugano and the surrounding mountains, we offer for rent this exclusive Mediterranean-style villa with large park and indoor swimming pool.

The harmonious and timeless architecture blends perfectly with the landscape, offering spacious, bright and perfectly proportioned rooms designed for a demanding international clientele.

Composition of the property:

- Master villa of 7.5 rooms, with generous living and representation areas
- Detached 3-room annex, ideal for guests
- Separate 2.5-room apartment for staff or security

The property also features:

- Private indoor pool, for year-round use
- Large covered porches and panoramic terraces
- Representative plazas and natural stone driveways
- 3 garages for a total of 11 indoor parking spaces, as well as outdoor parking spaces
- It is also possible to request berths for rent.

Design, Materials & Technology:

- The finishes express a level of quality of absolute prestige: natural stone, terracotta tiles, handcrafted wrought iron work and architectural details of great

refinement.

- The interiors are distinguished by:
 - Large glass surfaces with lake views
 - Fine flooring and staircases
 - Bathrooms with gold-plated faucets
 - High-tech fixtures that conform to the latest safety standards
 - The sophisticated landscape lighting system enhances the park in the evening hours, creating a scenic and exclusive atmosphere, perfect for private receptions and representative events.

Location & Accessibility:

The property provides a perfect balance between privacy and accessibility:

- Public transportation stop about 200 m away
- 6 km from highway access
- 7 km from Lugano train station
- 8 km from Lugano-Agno airport

Rent: CHF 25'000/per month + expenses.

Overview of indicative annual costs:

- Air conditioning system - Maintenance contract - CHF 1'200.-
- Alarm system - Maintenance contract - CHF 1'500.-
- Elevator - Maintenance contract - CHF 2'000.-
- Heating system - Maintenance contract - CHF 1'000.-
- Swimming pool - Maintenance contract - CHF 6'000.-
- Electricity - CHF 10'000.-

- Garden care and cleaning (Zoller) - CHF 15'000.
- Fuel oil / Heating - CHF 17'000.-
- Water - CHF 4'000.-

Tentative annual TOTAL: CHF 57'700.-

This residence is an ideal solution for diplomats, entrepreneurs, family offices or international clients looking for an iconic property in one of the most prestigious locations in Italian Switzerland

Characteristics

Availability	To agree	Year of construction	1972
Type	Villa	Latest renovations	2009
Reference	2369	Living area	847 m²
Rooms	12	Ground surface	2,544 m²
Bedrooms	8	Terrace surface	210 m²
Bathrooms	7	Parking spaces	11

Object Price **CHF 25,000.-/month**

Number of parkings

11x Total

Picture(s)

















Contact

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Notes
