

FOR SALE

CH-6927 Agra, Via Roncone 22

Spacious Luxury Apartment with Garden in the Resort Collina d'Oro

CHF 7,500,000.-

SEQUOIA  
CONSULTING

# Property description

Discover the essence of luxury and elegance in this extraordinary apartment, a true masterpiece of design and comfort of approximately 562 sqm, set in the heart of the prestigious Resort Collina d'Oro. The apartment is an oasis of serenity and privacy, enhanced by an idyllic 376 sqm private garden, perfect for welcoming moments of relaxation outdoors, in a context of absolute tranquility.

The prestigious location enjoys panoramic views in a commanding and scenic setting, just a few minutes' drive from the vibrant city of Lugano. The residence is nestled in a natural setting of rare beauty, with optimal sun exposure that invites natural light to dance in every room, during all seasons.

Upon entering the apartment, one is welcomed into interior spaces where luxury is evident in every detail. Bespoke design and high-end finishes create an atmosphere of sophisticated elegance, while carefully selected accessories underscore the exclusivity of the home.

## **Living Area:**

- A majestic living room opens up to a large terrace, extending over the private garden, creating an impeccable fusion of indoor and outdoor.
- The functional and spacious designer kitchen is accompanied by a practical utility room, laundry room, while a checkroom, guest toilet and laundry

room add to the functionality.

## **Sleeping Area:**

- A master suite with 2 walk-in closets, 2 bathrooms and private access to the loggia.
- 2 additional double bedrooms, both with walk-in closets and en-suite bathrooms, open onto the loggia.
- Fourth double bedroom with en-suite bathroom.
- An office, perfect for concentration or meditation.
- A fourth double bedroom with en-suite bathroom.

The property is completed by 2 practical storage rooms and 8 parking spaces in the garage (available at CHF 60,000 each, excluded from the sale price).

The property benefits from a wide range of exclusive services offered by the 5-star Collina d'Oro resort, including a first-class SPA center, both indoor and outdoor pools, treatment rooms, an advanced fitness center, and a gourmet restaurant. This retreat is the ideal getaway for those who wish to escape into nature without sacrificing access to the pleasures and comforts of modern life.

This residence is a true triumph of luxury and discretion, offering an unparalleled living experience

# Characteristics

Availability	To agree
Type	Apartment
Reference	1769
Rooms	6.5
Bedrooms	5
Bathrooms	4

Location floor	Ground floor
Living area	562 m²
Garden surface	376 m²
Terrace surface	36 m²
Parking spaces	3

Object Price	CHF 7,500,000.-
Number of parkings	
Total (incl.)	3x

# Picture(s)



# Exterior view





# Interior view













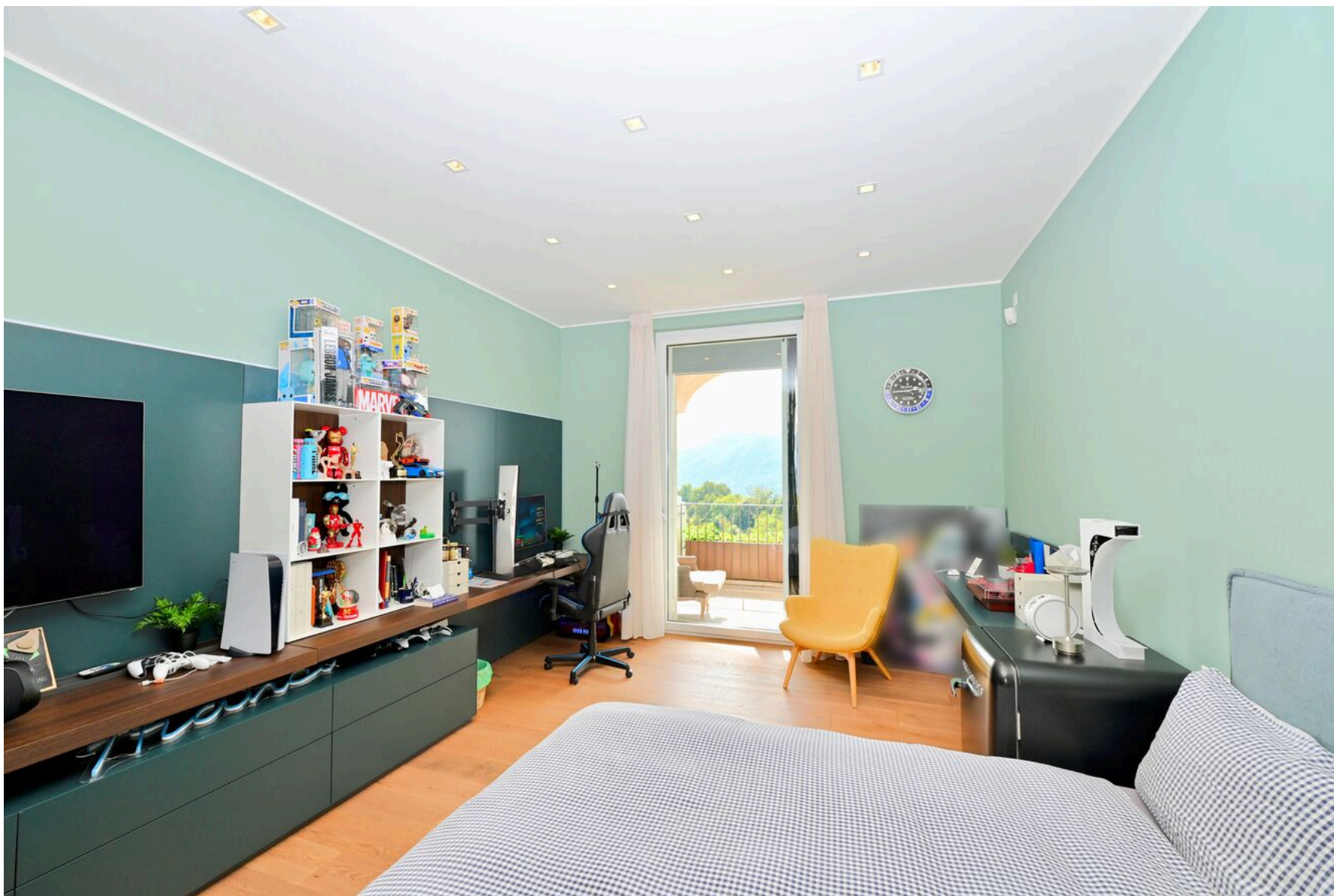




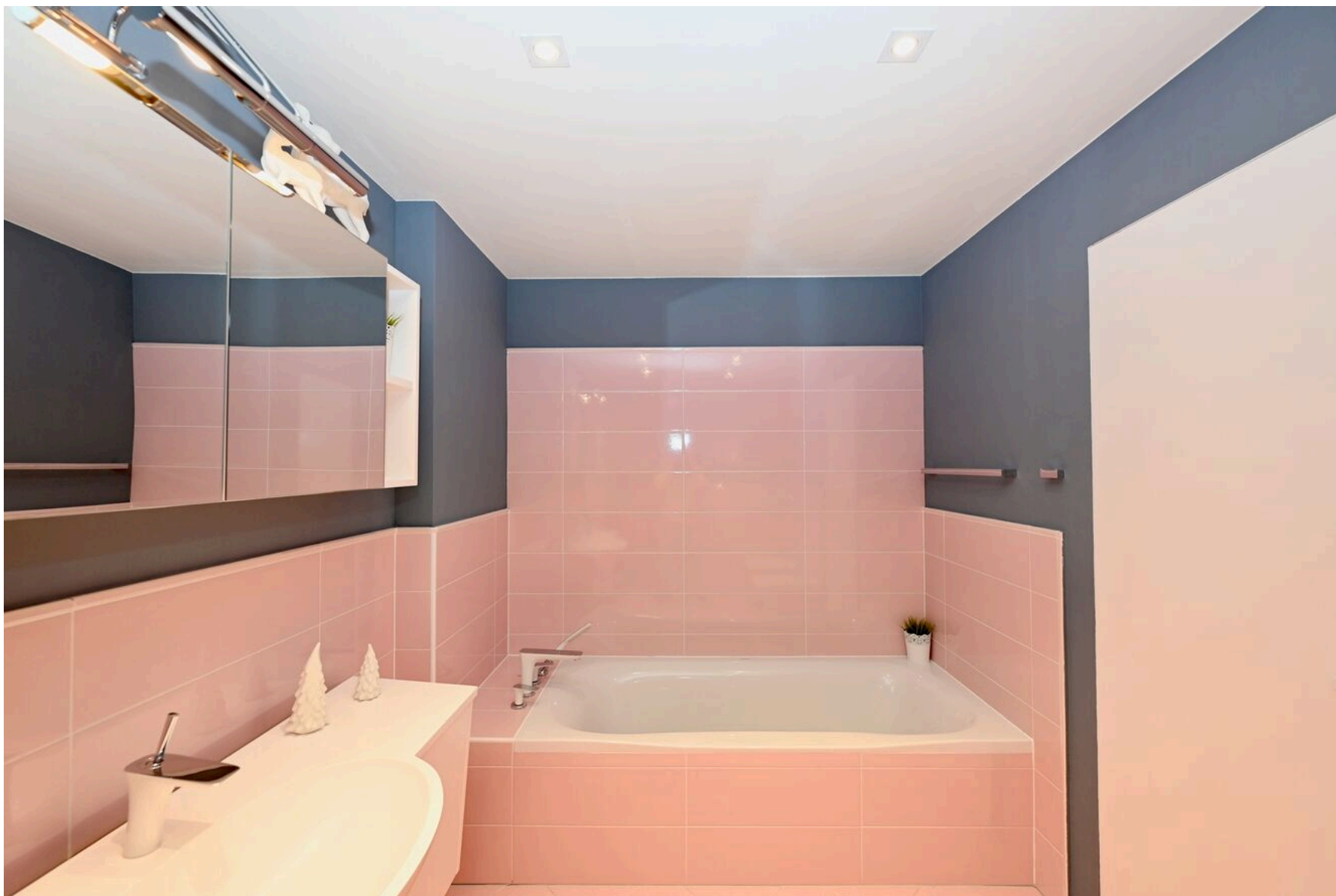














# Exterior view





# Picture(s)



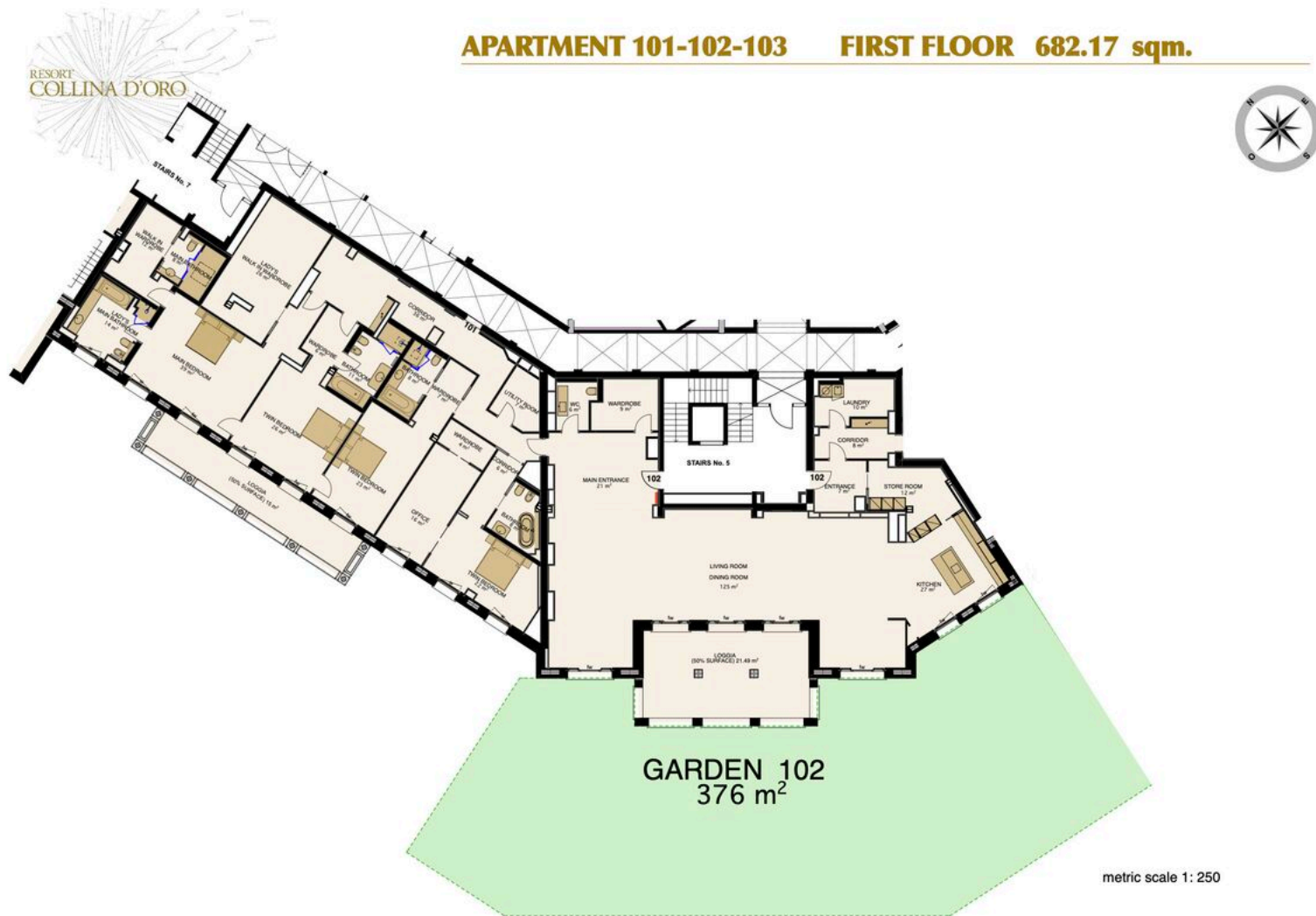
# Exterior view







# Plan



# Contact

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## Your consultant

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