

FOR SALE

CH-6927 Agra, Via Roncone 22

Elegance and Privacy: Collina d'Oro - Luxury Apartment with Garden

CHF 9,420,000.-

SEQUOIA CONSULTING

Property description

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

The prestigious location offers panoramic views from a commanding vantage point, 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 through every room throughout all seasons.

Upon entering the apartment, you are greeted by interior spaces where luxury is evident in every detail. The custom design and high-end finishes create an atmosphere of sophisticated elegance, while the carefully selected furnishings underscore the home's exclusivity.

Living Area:
- A majestic living room opens onto a spacious terrace, extending into the private garden and creating a seamless blend of indoor and outdoor spaces.
- The functional and spacious designer kitchen is complemented by a practical pantry and laundry room, while a walk-in closet, a guest restroom, and a laundry room enhance the home's functionality.

Bedroom Area:
- A master suite with 2 walk-in closets, 2 bathrooms, and private access to the loggia.
- Two additional double bedrooms, both with walk-in closets and en-suite bathrooms, open onto the loggia.
- A fourth double bedroom with an en-suite bathroom.
- An office, perfect for focused work or meditation.

Independent Apartment:
Ideal for guests or staff, it includes a living room with access to the loggia and the garden, a fully equipped kitchen, 2 bedrooms, 2 walk-in closets, 1 bathroom, and 1 laundry room.

The property also includes 3 cellars and 8 parking spaces in the garage (at CHF 60,000 each, not included in the sale price).

The property benefits from a wide range of exclusive amenities offered by the 5-star Collina d'Oro resort, including a world-class spa, indoor and outdoor pools, treatment rooms, a state-of-the-art fitness center, and a gourmet restaurant. This retreat is ideal for those who wish to escape into nature without sacrificing access to the pleasures and comforts of modern life. The apartment is a true triumph of luxury and discretion, offering an unparalleled living experience

Non contractual document: 27.11.2026

Characteristics

Availability	**To agree**
Type	**Apartment**
Reference	**1122**
Rooms	**10**
Bedrooms	**6**
Bathrooms	**6**
Number of toilets	**1**

Location floor	**Ground floor**
Basements	**3**
Living area	**682 m²**
Garden surface	**525 m²**
Terrace surface	**36 m²**
Parking spaces	**8**

Object Price	**CHF 9,420,000.-**
Number of parkings	
8x Total (not incl.)	**CHF 480,000.-**
Total price	**CHF 9,900,000.-**

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Exterior view





Interior view



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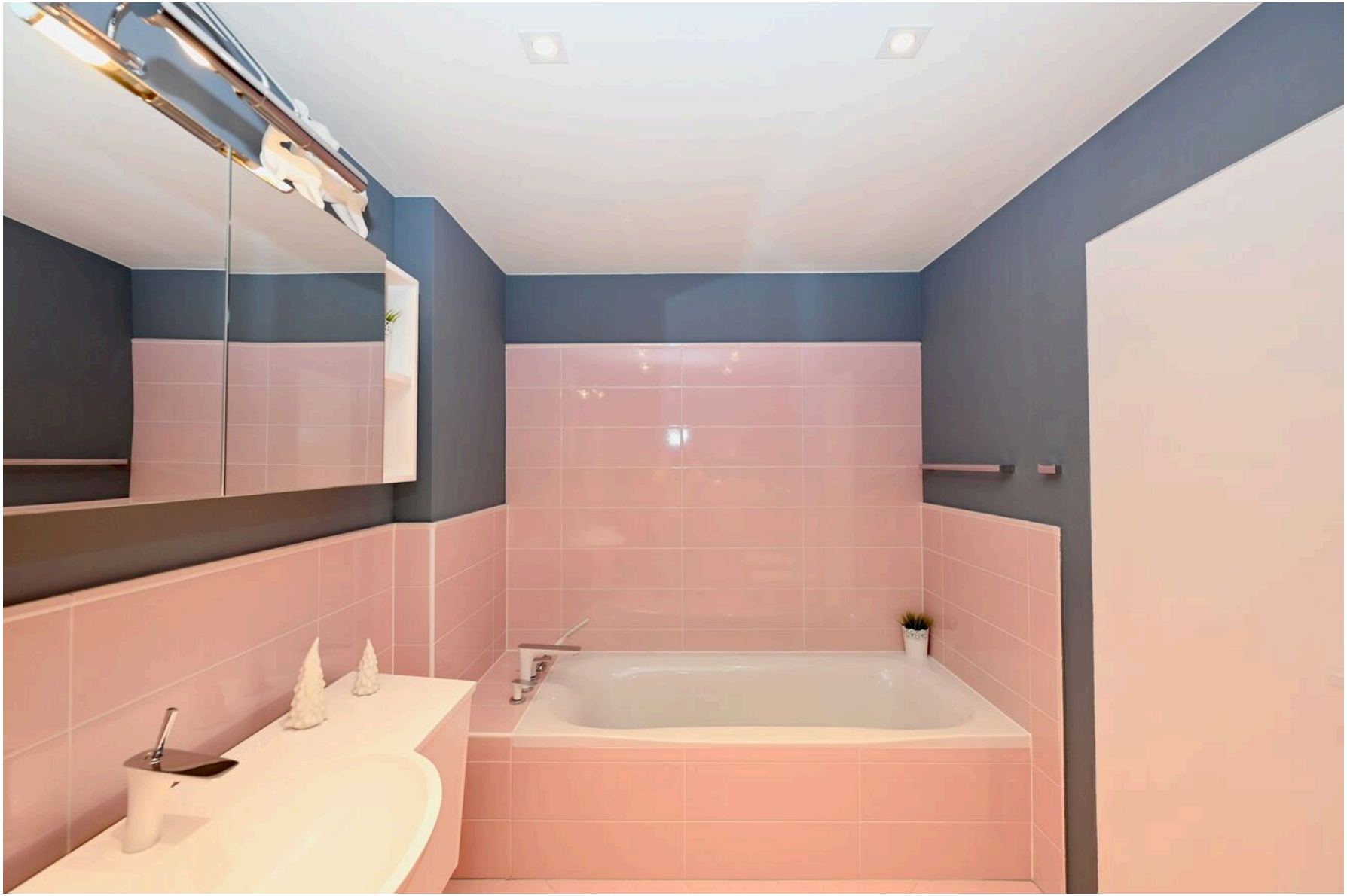

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Exterior view



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Picture(s)



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Exterior view



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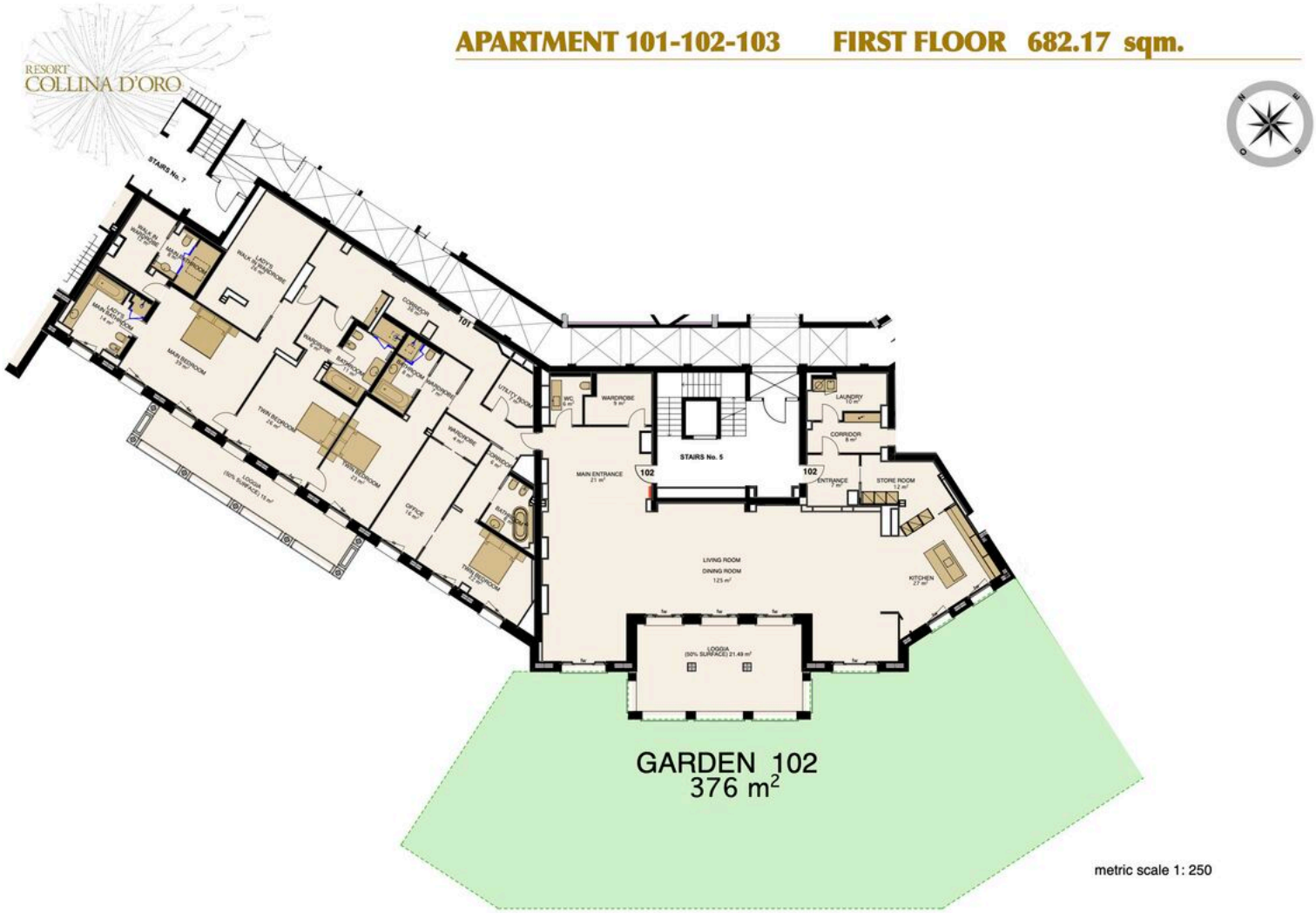
Plan



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Notes