



FOR SALE

CH-6926 Montagnola, Via Civra 18

Elegant Apartment with Garden - 1.5 km to TASIS School

CHF 1,850,000.-

SEQUOIA  
CONSULTING

# Property description

Spacious apartment for sale in Montagnola, in one of the most prestigious and peaceful areas of Collina d'Oro, surrounded by greenery and kissed by the sun. Just 1.5 km from the renowned American TASIS school and about 4 km from the center of Lugano, the location is ideal for those who want the perfect balance of serenity and convenience.

The 6.5-room apartment, located on the ground floor of a modern residence built in 2012, boasts a generous floor area of 198 sq m, with a southeast orientation that guarantees splendid sun exposure. The 26 sqm covered terrace and 200 sqm private garden offer panoramic views of the majestic surrounding mountains and partial lake views, perfect for relaxing moments outdoors.

## **Distribution of interior spaces.**

- Spacious entrance hall with checkroom
- Bright living room with modern open kitchen and direct access to terrace and garden
- 3 bedrooms, each with en-suite bathroom for maximum privacy
- 2 additional bedrooms
- 1 bathroom

## **Comfort and amenities.**

The apartment is equipped with underfloor heating, air conditioning system and heat pump, ensuring optimal comfort in all seasons.

## **In addition, the property includes:**

- 2 large cellars
- 1 outdoor parking space
- 2 parking spaces in the garage (available for sale at CHF 60,000 each)

## **Residence amenities.**

The residence offers a wide range of high-end amenities, including:

- Swimming pool with relaxation area
- Sauna and fully equipped fitness area
- A well-maintained garden for quiet moments

This property is an ideal choice for those seeking a refined and comfortable home with the advantage of total privacy. Also perfect as a second home, it is a unique opportunity to live in the prestigious Collina d'Oro

# Characteristics

Availability	<b>To agree</b>	Year of construction	<b>2012</b>
Type	<b>Apartment</b>	Heating type	<b>Heat pump</b>
Reference	<b>2848</b>	Heating installation	<b>Floor</b>
Rooms	<b>6.5</b>	Living area	<b>195 m²</b>
Bedrooms	<b>5</b>	Total surface	<b>250 m²</b>
Bathrooms	<b>4</b>	Garden surface	<b>200 m²</b>
Location floor	<b>Ground floor</b>	Terrace surface	<b>26 m²</b>

Object Price	<b>CHF 1,850,000.-</b>
<b>Number of parkings</b>	
Interior (not incl.)	<b>2x / CHF 120,000.-</b>
Exterior (incl.)	<b>1x</b>
Total price	<b>CHF 1,970,000.-</b>

# Conveniences

## Outside conveniences

- > Garden
- > Common pool

## Condition

- > Very good

## Orientation

- > South
- > East

## View

- > Panoramic
- > Lake
- > Mountains



# Picture(s)









































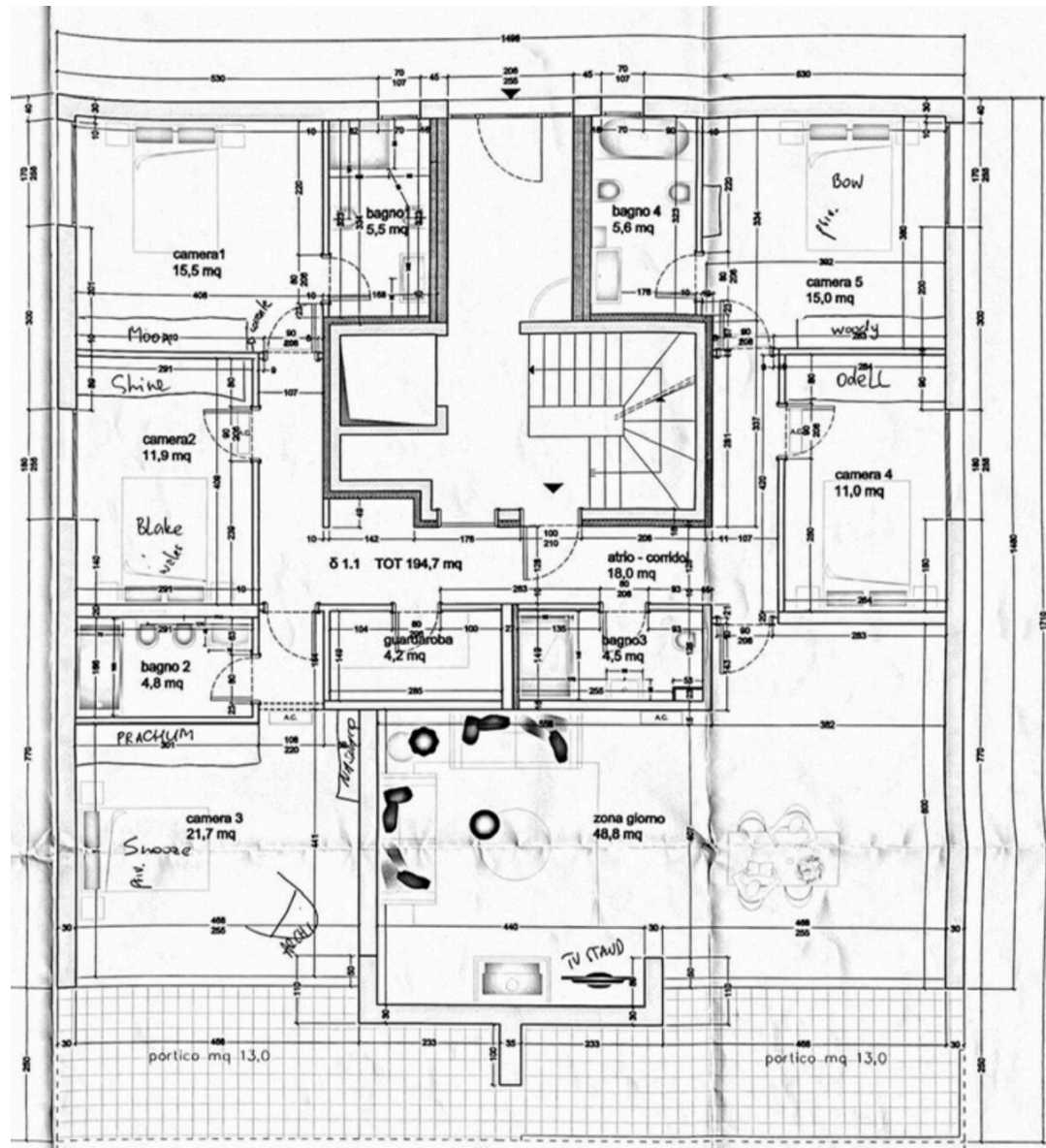












# Contact

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