



CH-6925 Gentilino, Via Sant'Abbondio 47

House with 2 Apartments and Garden near TESIS and Lugano

CHF 1,950,000.-

SELOIA  
CONSULTING



# Property description

Discover this elegant detached house located in Gentilino, in the heart of the prestigious residential area of Collina d'Oro. With a strategic location just 850 meters from the American TASIS school, 3 km from the center of Lugano and convenient access to the highway and bus stop, this property offers the perfect balance of tranquility and accessibility.

## SPACE AND COMFORT:

The villa covers 330 m<sup>2</sup> and has a large 265 m<sup>2</sup> private garden, perfect for relaxing and enjoying the sun.

The property consists of 2 separate apartments: a 3.5-room apartment and a spacious 7-room duplex apartment on two levels. In addition, the villa has a "grotto" on the ground floor, cellar, technical rooms and 5 outdoor parking spaces, 2 of which are covered.

## HIGH QUALITY FINISHINGS

The property has been renovated with high-quality materials and features refined interior finishes, including:

- Parquet floors.
- Latest generation installations (alarm, photovoltaic panels, air conditioning).
- Thermopump boiler.
- New radiator/thermopump heating system.

- New cooling system.

## VALUE ADDED:

This property offers several possibilities:

- Combine the apartments to create one spacious dwelling.
- Divide the property into PPPs.
- Increasing building index available.

## LOCATION AND ACCESSIBILITY:

The villa is located in a quiet and sunny residential area, with convenient highway access and bus stop only 100 meters away. Lugano train station is just a few minutes' drive away.

## IDEAL OPTION FOR:

- Large families or multiple generations seeking space and comfort.
- Real estate investors who want to take advantage of the possibility of dividing the property into separate apartments.
- Professionals or couples looking for a spacious and quiet residence close to Lugano and the TASIS school.

The strategic location and features of the house make it suitable for those seeking a comfortable residence

with the possibility of customization

# Characteristics

Availability	To agree	Heating type	Heat pump
Type	Bifamiliar house	Heating installation	Radiator
Reference	1123	Living area	345 m <sup>2</sup>
Rooms	8.5	Total surface	430 m <sup>2</sup>
Bedrooms	5	Garden surface	265 m <sup>2</sup>
Bathrooms	6	Parking spaces	5
Latest renovations	2004		

Object Price	CHF 1,950,000.-
Number of parkings	
Total (incl.)	5x

# Conveniences

## Outside conveniences

- > Balcony/ies
- > Covered parking space(s)
- > Parking

## Inside conveniences

- > Wine cellar
- > Air conditioning
- > Fireplace

## Equipment

- > Washing machine
- > Dryer

# Exterior view





# Interior view





# Exterior view





# Interior view



















































# Contact

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