



FOR SALE

CH-6926 Montagnola, Via dei Gilardi 21

Villa with Lake View: Customisable, with Expansion Permit

CHF 7,500,000.-

SEQUOIA
CONSULTING

Property description

Elegant villa with lake view, perfectly preserved and customisable.

Located in Montagnola (Collina d'Oro), in one of the most prestigious areas of the Lugano area, this refined property represents an ideal combination of privacy, comfort and a valuable strategic location.

The villa is in excellent state of preservation and offers **ample possibilities for extension and elevation**, thanks to **a municipal permit already approved**, making it perfect for those who want a fully customized home.

Internal distribution provided by the project:

BOTTOM FLOOR:

Garage for 3 cars, cellar, bathroom, laundry room with ironing area, storage room, technical room.

GROUND FLOOR - GARDEN FLOOR:

Main entrance, large living room, dining area with access to loggia, eat-in kitchen with dining area, study, guest bathroom.

FIRST FLOOR - NIGHT AREA:

Master suite with bathroom, walk-in closet and balcony, master bedroom with en suite bathroom, 2 single bedrooms with shared bathroom.

ROOF TOP - SOLARIUM:

Large rooftop terrace (the part with wooden floor) with stunning views of Lake Lugano and surrounding mountains, equipped with fireplace and Jacuzzi.

Strengths:

- Elegant and private residential context, in a privileged position
- Panoramic lake view and natural panorama of great charm
- Possibility of extension and elevation
- Potential for energy efficiency improvements
- Quick connections to the highway, Lugano city center and Agno private airport
- Minutes from the prestigious **American Tasis School** and **Franklin University**
- Excellent accessibility to Lugano's main commercial center

This villa represents **a rare opportunity** for those who wish to live in one of the most prestigious locations in the Lugano area, with the possibility of **customizing** the property according to one's needs, **maximizing** the context and potential of the property.

PRICE:

- In its current state: **CHF 4'500'000.-**
- Renovated, turnkey: **CHF 7'500'000.-**

To receive further information or to arrange a

private viewing, please do not hesitate to contact us.

Characteristics

Availability	To agree	Bathrooms	4
Type	Villa	Living area	484 m²
Reference	7500	Ground surface	700 m²
Rooms	7	Terrace surface	180 m²
Bedrooms	4	Parking spaces	3

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

Exterior view



Interior view





Contact

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Notes
