



FOR SALE

CH-6926 Montagnola, Via dei Gilardi 21

Villa with Lake View: Customizable, with Expansion Permit

CHF 4,500,000.-

SEQUOIA  
CONSULTING



# Property description

## **Elegant villa with lake view, perfectly preserved and customizable to measure**

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.

## **Interior 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 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	House for refurbishment	Living area	484 m²
Reference	4500	Ground surface	700 m²
Rooms	7	Terrace surface	180 m²
Bedrooms	4	Parking spaces	3

Object Price	CHF 4,500,000.-
Number of parkings	
Total	3x

# Picture(s)









# Exterior view





# Interior view





# Exterior view





# Interior view





# Contact

## Sequoia Consulting Sagl

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