

CH-6926 Montagnola, Via dei Gilardi 21

Villa with Lake View: Customizable, with Expansion Permit

CHF 4,500,000.-



# 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

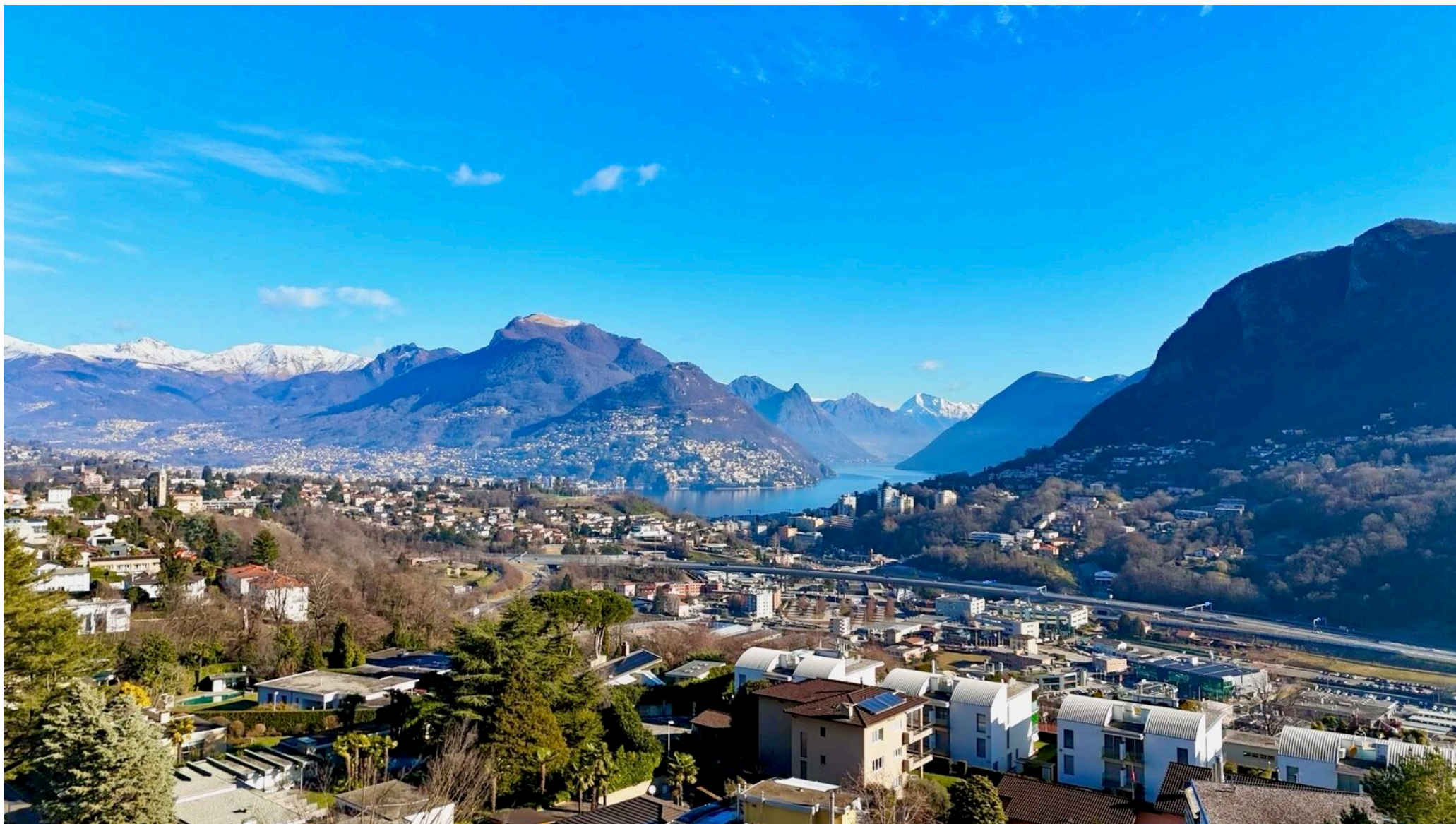
Availability	<b>To agree</b>	Bathrooms	<b>4</b>
Type	<b>House for refurbishment</b>	Living area	<b>484 m<sup>2</sup></b>
Reference	<b>4500</b>	Ground surface	<b>700 m<sup>2</sup></b>
Rooms	<b>7</b>	Terrace surface	<b>180 m<sup>2</sup></b>
Bedrooms	<b>4</b>	Parking spaces	<b>3</b>

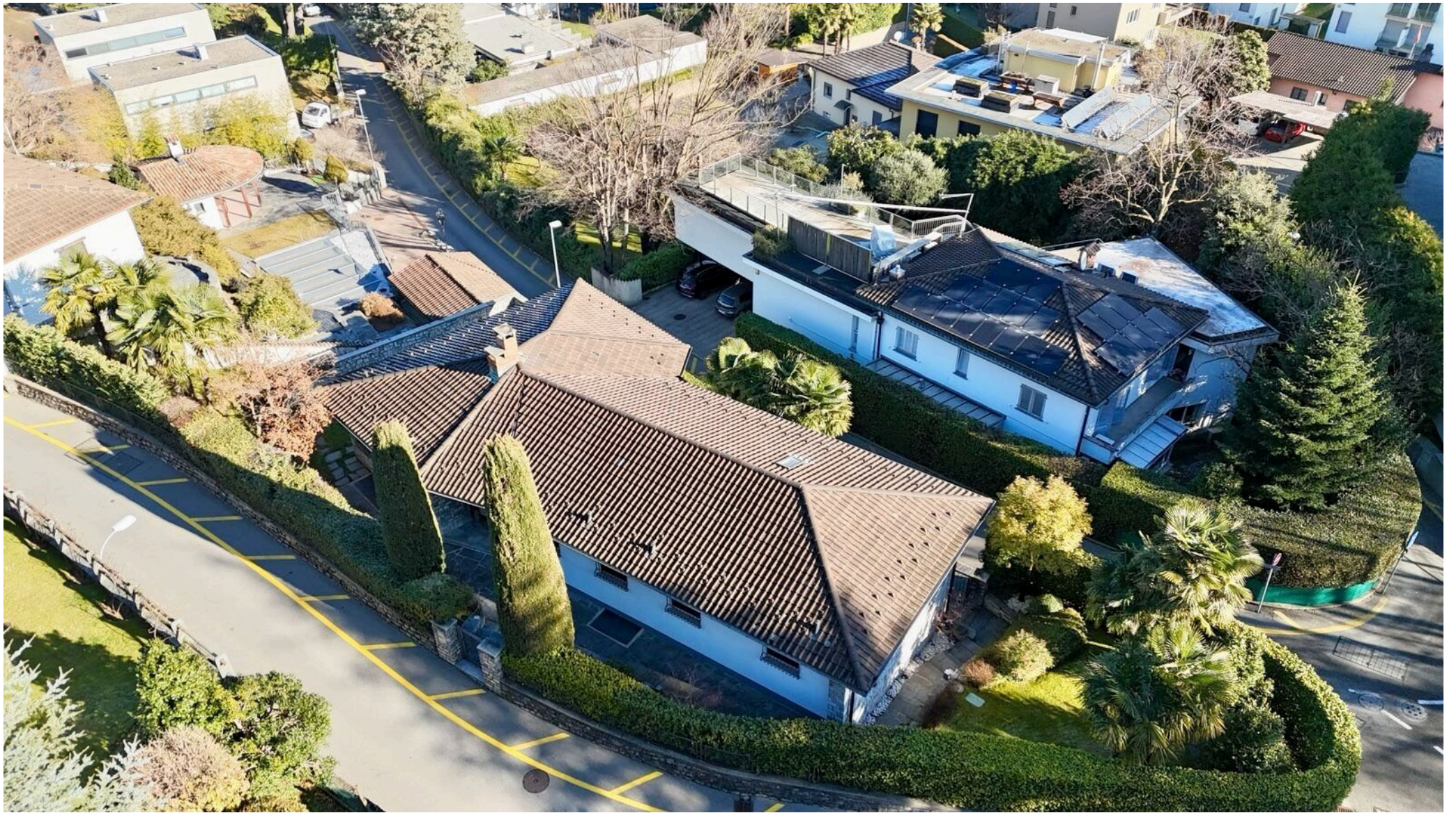
Object Price **CHF 4,500,000.-**

## Number of parkings

3x Total

# Picture(s)





# Exterior view



# Interior view



# Exterior view



# Interior view



# Contact

## Sequoia Consulting Sagl

Via Vedeggi 66b  
6983 Magliaso

Phone: +41 78 637 66 15  
fabio@sequoiaconsulting.ch  
<http://sequoiaconsulting.ch>

# Notes

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