



FOR SALE

CH-6926 Montagnola, Via Minigera 5

Luxury Penthouse with Partial Lake View, Private Pool & SPA

CHF 4,500,000.-

SEQUOIA  
CONSULTING

# Property description

In Montagnola (municipality of Collina d'Oro), in a prestigious residential area, very quiet and sunny, just about 1,2 km from the renowned American school TASIS and 6,6 km from the center of Lugano, we offer for sale this brand new 360 m<sup>2</sup> penthouse, situated on the 4th floor, with private pool and SPA.

The entrance opens onto the living area with large living room and eat-in kitchen; a corridor leads to the sleeping area with the master bedroom with walk-in closet and ensuite bathroom, a study, a bedroom with walk-in closet and ensuite bathroom, an additional bedroom with ensuite bathroom and a study.

The penthouse features a wellness area with a large SPA, a bathroom and a shower dedicated to the SPA area, a laundry room, a steam (turkish) bath and a sauna.

Currently the penthouse is ready to be lived in (with minor modifications that will be completed soon).

Total commercial area (3rd 4th floor): 360 m<sup>2</sup>

Total surface area on the 3rd floor: 486 m<sup>2</sup>

Total surface area on the 4th floor: 489 m<sup>2</sup>

Total garden swimming pool (3rd 4th floor): 502 m<sup>2</sup>

Ceiling height (living area) 2.82-2.87 m

## Distances:

Collina d'Oro school center: approx. 220 mt

Hermann Hesse Museum: approx. 350 mt

TASIS American School: approx. 1.2 km

Lugano Sud freeway: approx. 3.7 km

Lugano center: approx. 6.6 km

Malpensa Airport: approx. 78 km

# Characteristics

Availability	<b>To agree</b>
Type	<b>Penthouse</b>
Reference	<b>3010</b>
Rooms	<b>5.5</b>
Bedrooms	<b>3</b>

Bathrooms	<b>3</b>
Location floor	<b>4th floor</b>
Living area	<b>360 m²</b>
Terrace surface	<b>502 m²</b>

Object Price	<b>CHF 4,500,000.-</b>
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# Exterior view









# Picture(s)





# Interior view















































# Exterior view







# Contact

## Sequoia Consulting Sagl

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## Your consultant

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# Notes

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