



FOR SALE

CH-6925 Gentilino, Via Rubiana 41

Cozy Townhouse with Garden in the Heart of Collina d'Oro

CHF 1,800,000.-

**SEQUOIA**  
CONSULTING

# Property description

Nestled in the exclusive quiet of Gentilino, one of the most desirable locations in Collina d'Oro, this cozy terraced villa represents a perfect balance between elegance, comfort and quality of life. The privileged location, characterized by extreme tranquility, excellent sun exposure and high-level residential context, guarantees privacy and well-being just a few minutes from all the main services.

Surrounded by a well-kept private garden and enhanced by pleasant green views, the property welcomes with bright and harmonious atmospheres, designed to live every environment with naturalness and style.

Spread over 3 levels, the villa offers generous and well-articulated spaces:

## **Living area:**

- Main entrance through a portion of the garden, guest bathroom, practical storage room.
- A large living room with fireplace and dining area, ideal for moments of relaxation and conviviality, opens to the garden, creating a continuity between inside and outside. The separate kitchen, functional and bright, completes an environment designed for everyday life and hospitality.

## **Sleeping area:**

An elegant private area with study, 3 bedrooms - 2 of

them with access to the terrace - and 2 bathrooms, in a perfect balance between comfort and privacy.

## **Downstairs:**

Versatile spaces dedicated to leisure and functionality of the house, including hobby room, laundry room, wine cellar and technical rooms.

A garage with direct access to the house and 2 outdoor parking spaces complete the property.

The villa is in good condition and is immediately habitable, while offering interesting possibilities for customization to fully express one's own living style.

An ideal residence for those who want to live in an elegant and private context, without sacrificing convenience and proximity to services, perfect both for a family and for those looking for a charming home in one of the most prestigious areas of Lugano

# Characteristics

Availability	<b>To agree</b>	Bathrooms	<b>2</b>
Type	<b>Row house</b>	Number of toilets	<b>1</b>
Reference	<b>7821</b>	Year of construction	<b>1983</b>
Rooms	<b>4.5</b>	Living area	<b>250 m<sup>2</sup></b>
Bedrooms	<b>3</b>	Ground surface	<b>349 m<sup>2</sup></b>

Object Price **CHF 1,800,000.-**

## Number of parkings

1x Interior

2x Exterior

# Exterior view



# Interior view











































# Exterior view



# Contact

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## Your consultant

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# Notes

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