



FOR SALE

CH-6932 Breganzona, Via Sarera 14

Modern and Ecological Villa with Minergie Standard in Breganzona

CHF 3,970,000.-

SEQUOIA
CONSULTING

Property description

Located in Breganzona, just 4 km from the bustling center of Lugano, this newly built modern villa emerges as an ideal choice for those seeking elegance and comfort. Made with high-quality materials, the villa offers an impeccable fusion of design and functionality.

GROUND FLOOR:

The entrance opens onto a bright living room with direct access to the garden, perfect for relaxing moments outdoors. The kitchen is modernly equipped, ideal for kitchen lovers. The floor is completed by a versatile study, a wellness area with sauna and fitness space, a service bathroom, a practical laundry room, a large storage room and a technical room.

FIRST FLOOR:

The sleeping area includes 4 bedrooms, an additional room dedicated to guests, and two elegant bathrooms. Each room is finely furnished, ensuring comfort and privacy.

The villa has a large garage for 3 cars, 1 outdoor parking space and the possibility of leaving 2 more cars in front of the house yard.

Equipped with advanced home automation, the villa was built following the strict Minergie standards, designed to maximize energy efficiency.

This villa represents an exclusive opportunity to enjoy tranquility without sacrificing the convenience of being within easy reach of Lugano's attractions.

Ideal for families or those who desire a luxurious and private retreat.

Characteristics

Availability	To agree	Bathrooms	2
Type	Villa	Number of toilets	2
Reference	6568	Living area	300 m²
Rooms	6.5	Ground surface	888 m²
Bedrooms	5	Parking spaces	4

Object Price	CHF 3,970,000.-
Number of parkings	
Total (incl.)	4x

Conveniences

Outside conveniences

> Parking

Inside conveniences

> Garage

Equipment

> Home automation

Standard

> Minergie®

Picture(s)













































Contact

Sequoia Consulting Sagl

Via Vedeggi 66b
6983 Magliaso

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

Your consultant

Mr. Ferrari Fabio
fabio@sequoiaconsulting.ch
Mob.: +41 78 637 66 15

Notes
