



FOR SALE

CH-6864 Arzo, Via al Federale 3

Prestigious Contemporary Villa with Garden, Pool and Private  
Vineyard  
CHF 3,100,000.-

SEQUOIA  
CONSULTING



# Property description

In Arzo-Mendrisio, in a quiet and privileged location, we offer for sale a contemporary designed villa, built in 2014 and conceived to offer a perfect balance between comfort, elegance and privacy.

The house, of about 325 m2, stands on a flat plot of 1'851 m2 square meters, fully fenced and accessible by electric gate. The garden, equipped with robot lawnmower and automated irrigation system, hosts a 245 m4 private vineyard, a manicured vegetable garden, a bioclimatic pergola with electric shutters and blinds, as well as a tool shed.

A fascinating element is the heated infinity pool, which provides striking scenery and is the heart of the outdoor area.

The villa is on two levels and is distinguished by bright rooms thanks to large windows with aluminum frames. The high-end finishes include electric blackout blinds made of nautical materials, air conditioning system, Refin District 75x150 porcelain tile floors, and KNX home automation system.

The villa is divided as follows:

## **LIVING AREA:**

- Spacious and bright living room with central 360-degree revolving fireplace, elegant dining area and direct access to the terrace, garden and swimming

pool

- Modern Binova designer kitchen with island, gas cooktop and stainless steel countertop

## **NIGHT ZONE:**

- Master bedroom with open shower and en suite bathroom with bathtub, modern design and very bright, thanks to the large window overlooking the surrounding greenery, creating a pleasant feeling of openness to the outside. Also present is a large wardrobe.

- 2 single rooms, ideal for children, guests or study.

- Second bathroom equipped with double shower and double sinks, functional and designed for sharing.

- Separate laundry room, practical and well-organized.

## **GROUND FLOOR (versatile):**

- Option to make a self-contained apartment with large bathroom with shower.

- Alternatively, refined spaces for hobby area, gym, office, living room with kitchenette and large bathroom with shower

- Exclusive cinema room and professional soundproofed music studio with Contro4 system

- Cellar and checkroom room serving the property

The property also has 2 garage parking spaces and 10 outdoor parking spaces.

A unique home designed for those seeking an oasis of tranquility surrounded by greenery, without sacrificing the elegance of modern design and everyday comfort

# Characteristics

Availability	To agree	Bathrooms	3
Type	Villa	Year of construction	2014
Reference	8057	Living area	323 m²
Rooms	7.5	Ground surface	1,851 m²
Bedrooms	4	Parking spaces	12

Object Price	CHF 3,100,000.-
Number of parkings	
Total (incl.)	12x

# Conveniences

## Neighbourhood

- > Green
- > Public swimming pool

## Outside conveniences

- > Terrace/s
- > Garden
- > Greenery
- > Parking
- > Garage
- > Swimming pool

## Inside conveniences

- > Wintergarden
- > Home cinema
- > Air conditioning
- > Fireplace

## Equipment

- > Shower
- > Home automation

## Floor

- > Tiles

## View

- > Garden



# Exterior view





# Picture(s)





# Exterior view





















# Interior view























































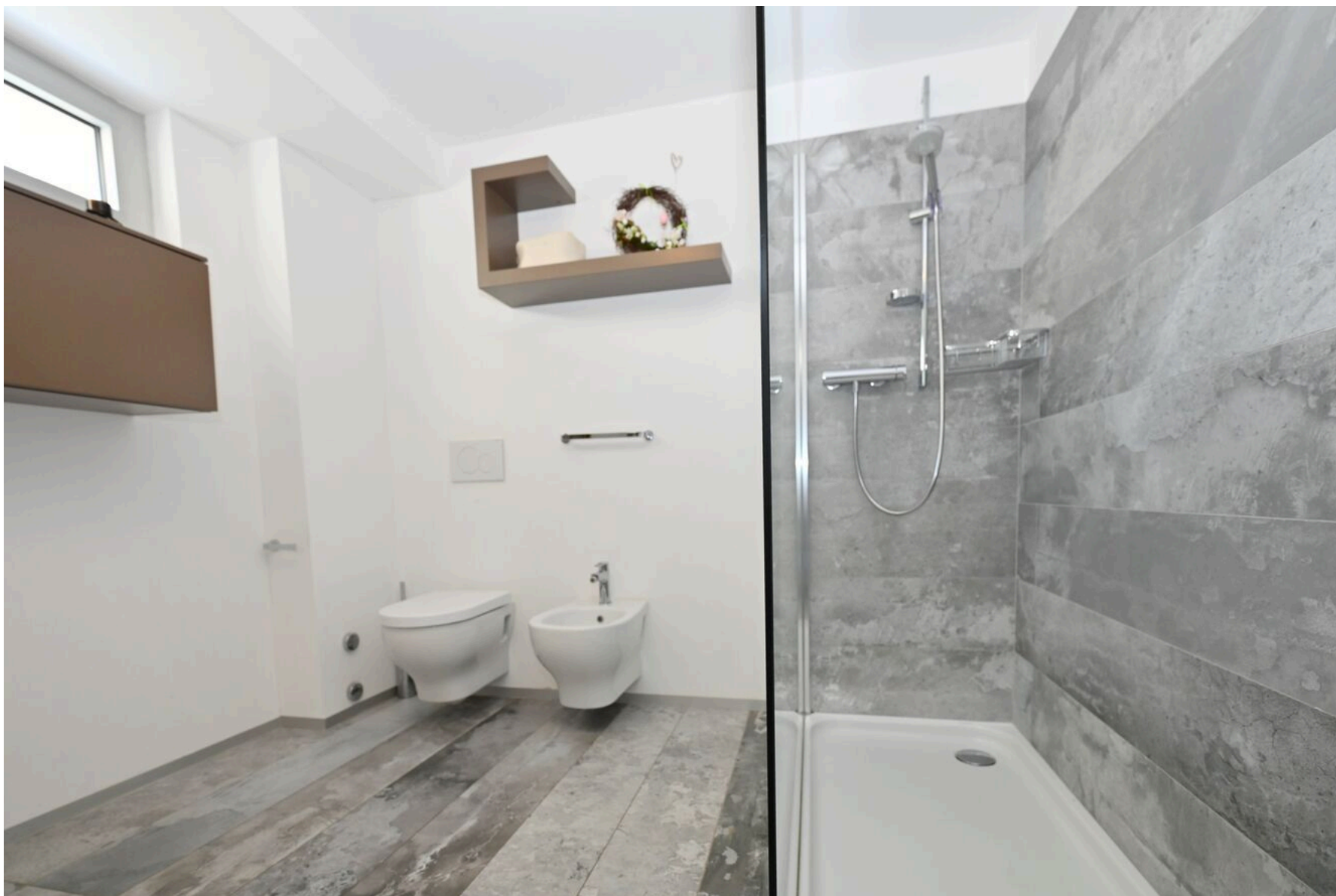






































# Contact

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<http://sequoiaconsulting.ch>

## Your consultant

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Mob.: +41 78 637 66 15

# Notes

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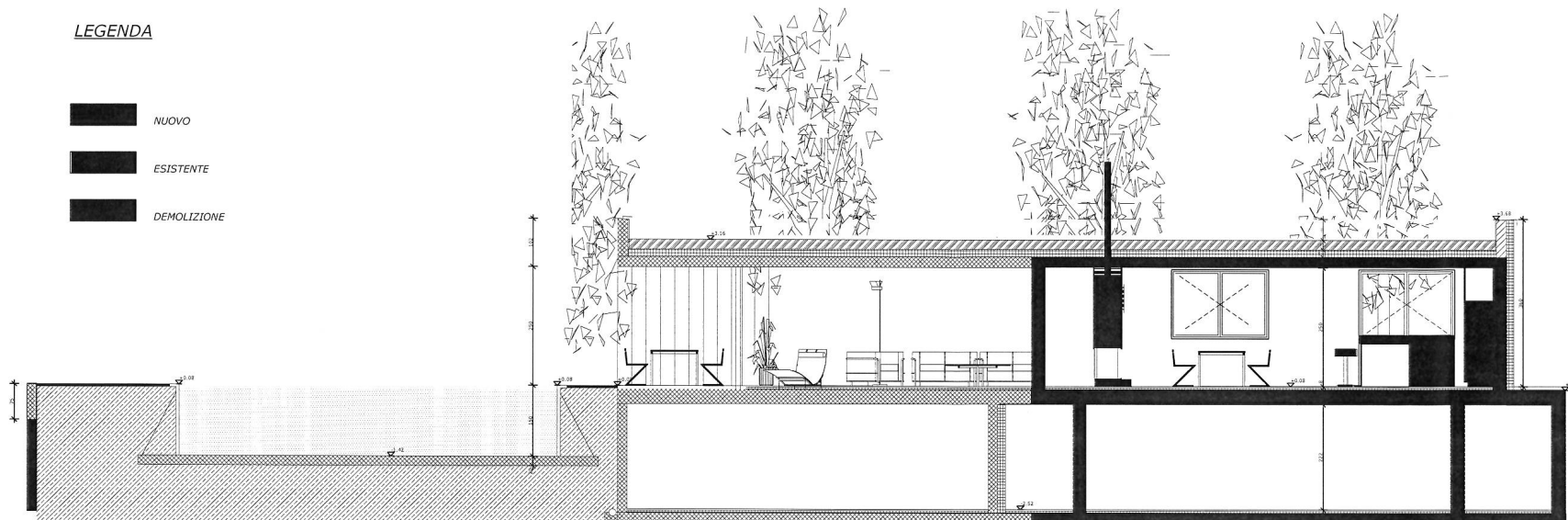
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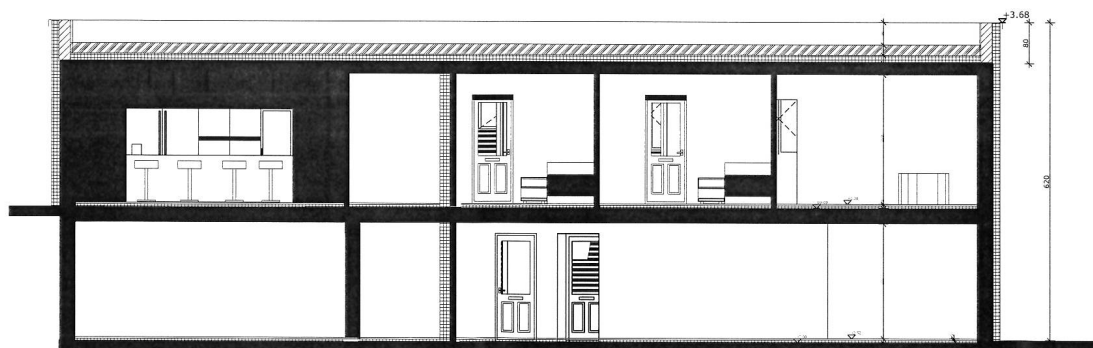




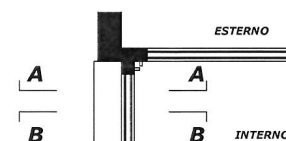
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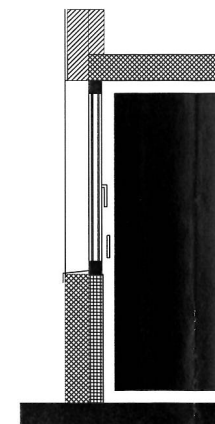


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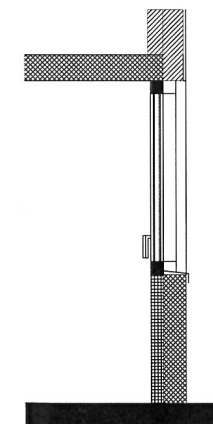


**PIANTA**

**DETTAGLIO SERRAMENTO**



**SEZIONE A/A**

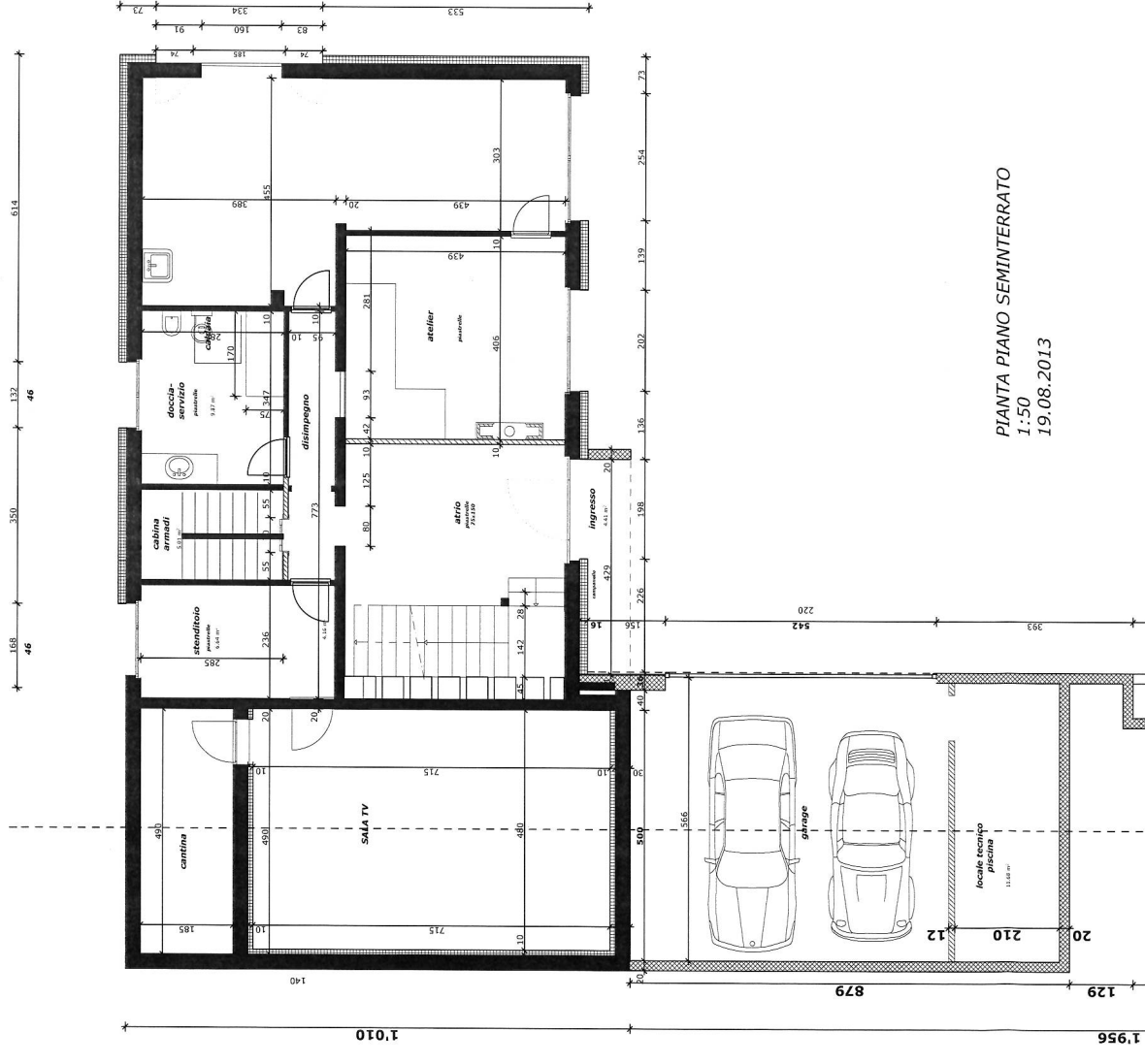


**SEZIONE B/B**

Proprietà : Gaffuri Stefano, Via al Federale 3, 6864 Arzo

Abitazione unifamiliare ad Arzo - particella 615

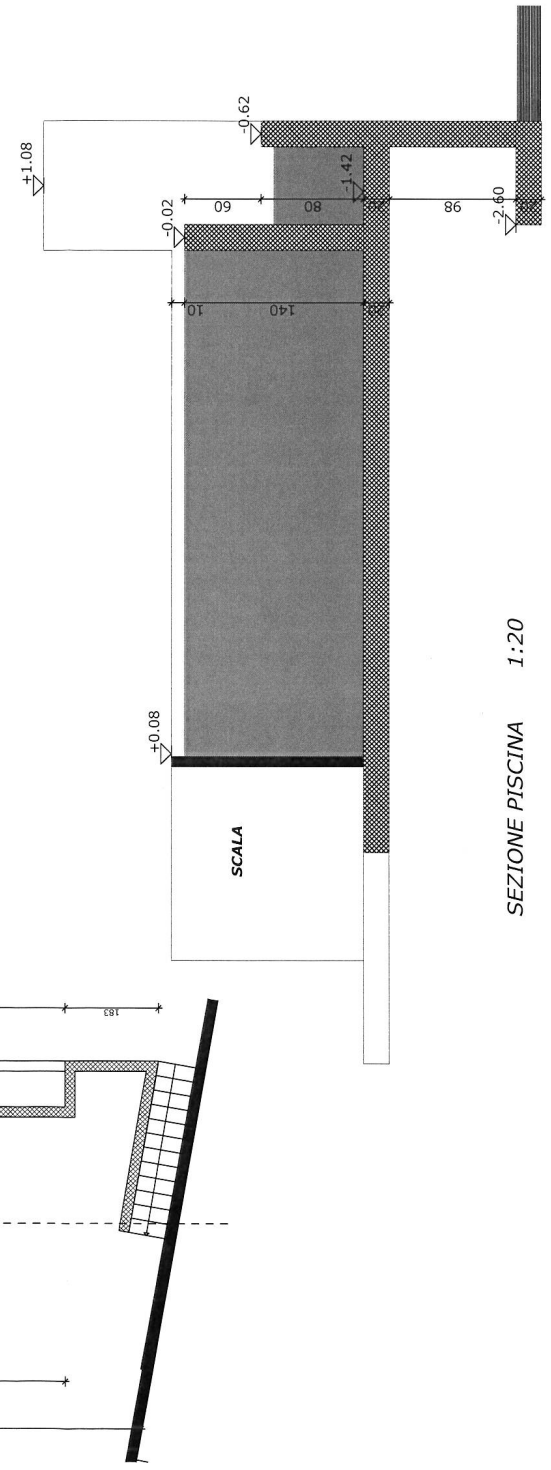




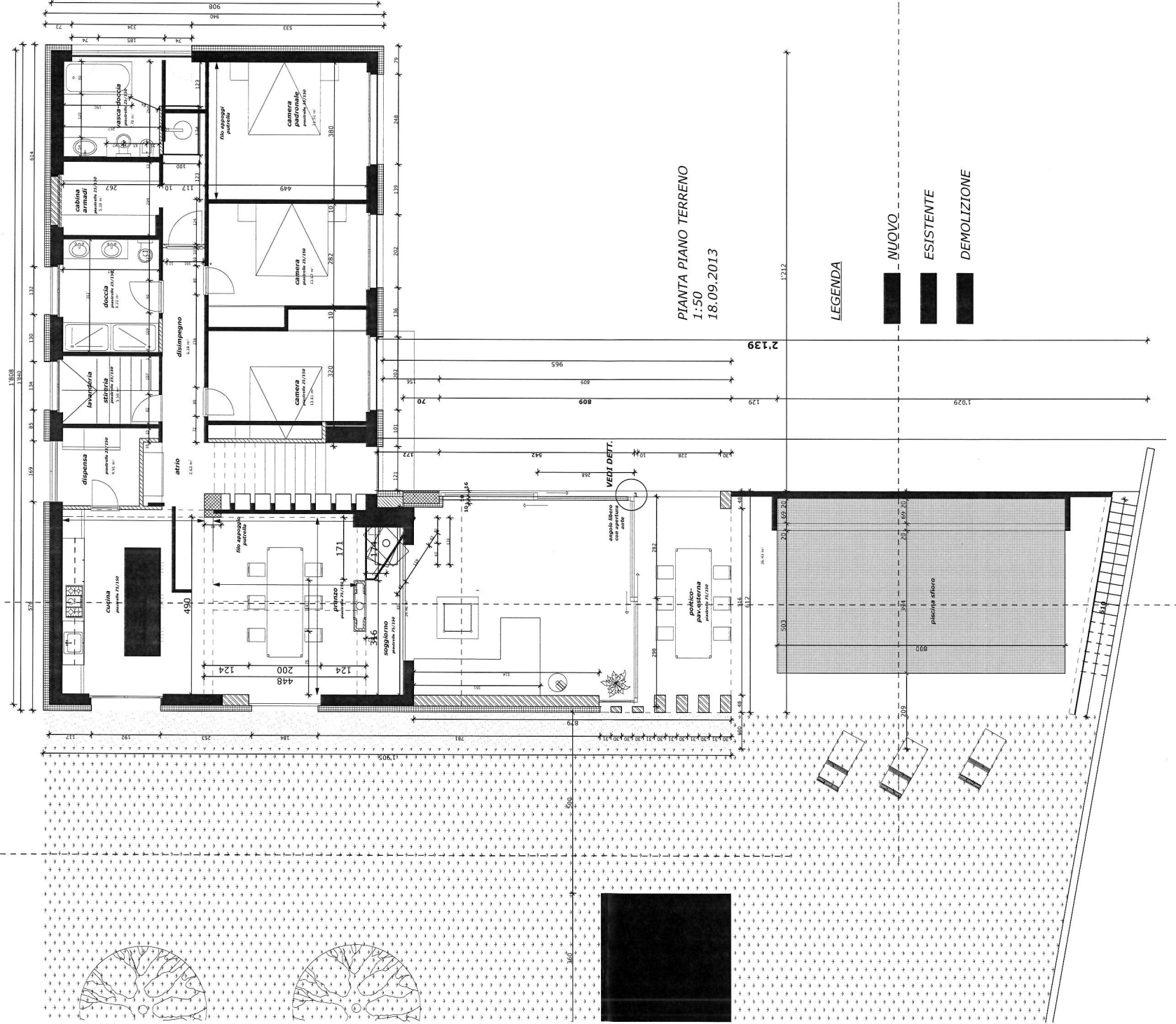
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LEGENDA

- NUOVO
- ESISTENTE
- DEMOLIZIONE

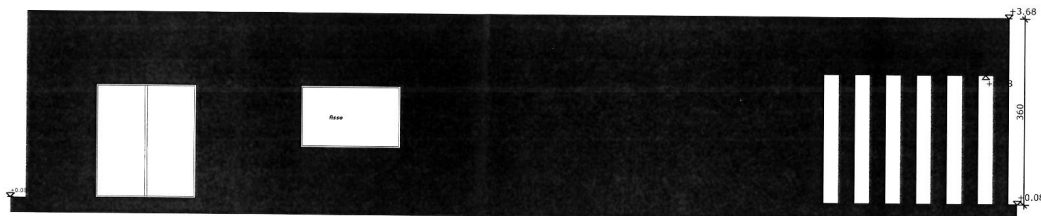


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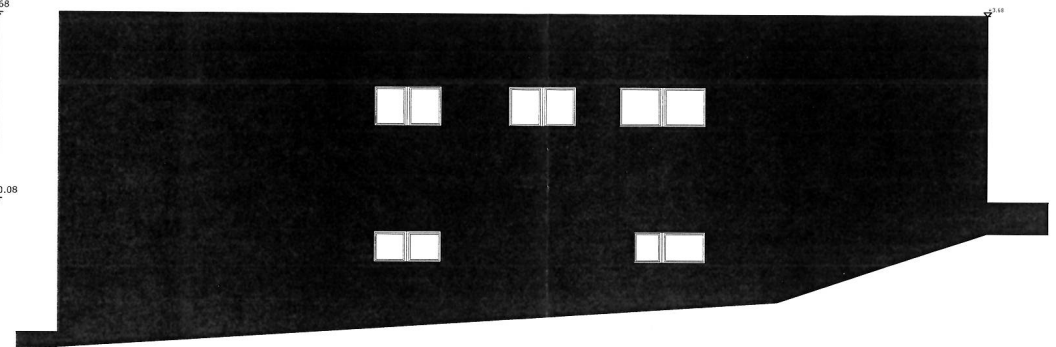


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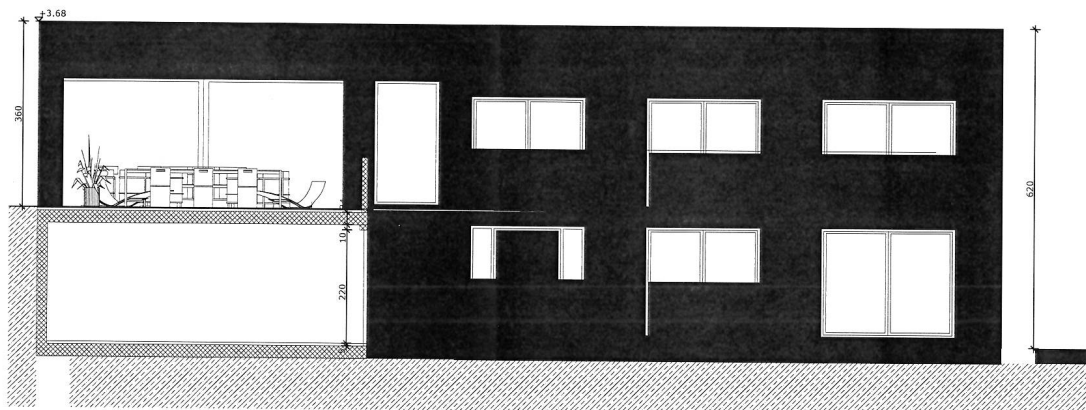




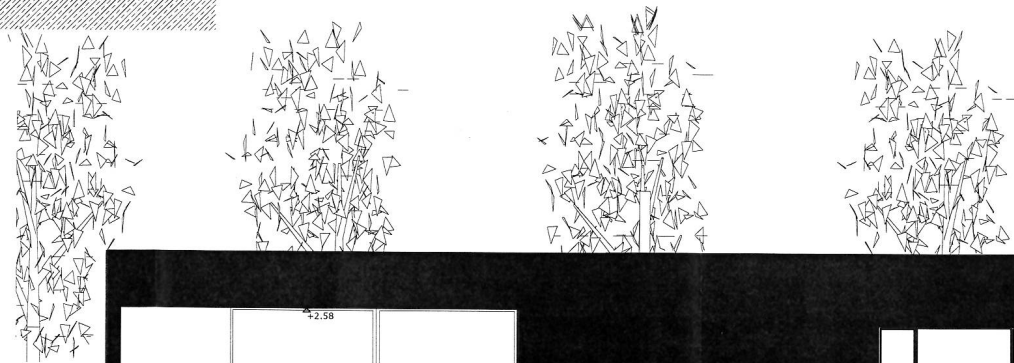
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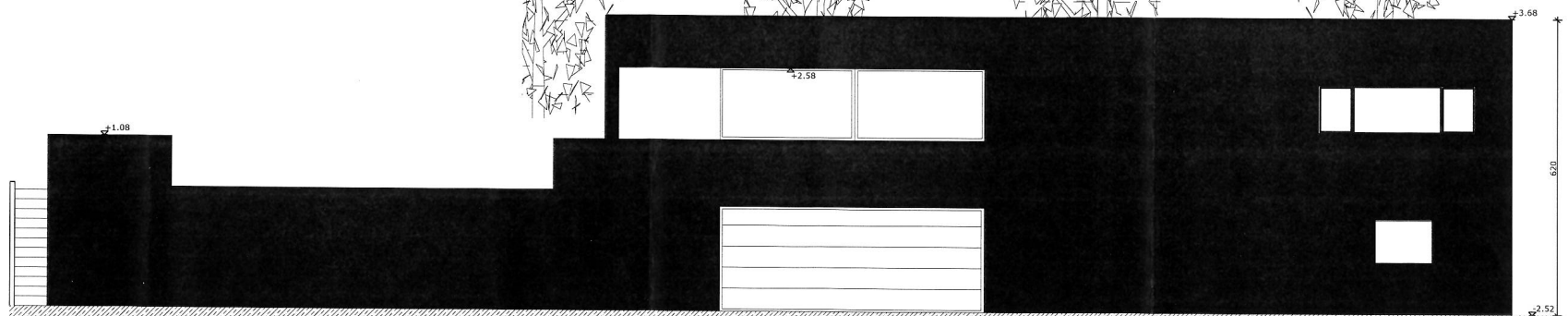
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**FACCIATA S/O 1:50**



**FACCIATA S/E 1:50**



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**LEGENDA**

- NUOVO
- ESISTENTE
- DEMOLIZIONE