



CH-6827 Brusino Arsizio, Via a la Rongia

Contemporary Villa Under Construction with a Lake View

CHF 1,890,000.-

SEQUOIA
CONSULTING

Property description

In a sunny residential location on Via a la Rongia in Brusino Arsizio, we are offering for sale a modern single-family villa currently under construction, featuring contemporary architecture, large windows, and a stunning view of Lake Lugano, Morcote, and Vico Morcote.

The property in question is the villa located on the left when facing the lake. It sits on a 349 m² lot, with a gross floor area of 160 m² spread across two living floors, in addition to 101 m² of gross floor area in the basement.

The ground floor houses the entryway, the living area, the bathroom with a window, and utility spaces, as well as a covered garage for two cars.

The design places particular emphasis on the living area, conceived as a large, open, and bright space. The living room, dining area, and kitchen open directly onto the outdoors thanks to a large front window facing the lake and an additional side window, creating a pleasant continuity between the interior spaces, the terrace, and the garden.

The living room provides direct access to the 15.15 m² terrace and the private outdoor area, which features approximately 174 m² of garden—ideal for enjoying the outdoors for much of the year.

On the first floor is the sleeping area, consisting of 3 bedrooms, walk-in closets, and 2 bathrooms with windows. Two bedrooms facing the lake have access to the 25.58 m² terrace, from which you can further enjoy the view.

The basement significantly expands the home's usability and includes a spacious living area or hobby room, a wine cellar, a utility room, and an additional bathroom with a window. In total, the villa has four bathrooms, all equipped with windows.

The villa will be equipped with modern building systems, including **a heat pump** with underfloor heating and cooling and **a photovoltaic system**. The windows and doors will be made of PVC with double glazing, white on the inside and anthracite on the outside, complemented by anthracite-colored VR90 slat blinds.

The property will have **2 covered parking spaces**.

The building is completely open on all four sides, a feature that ensures greater privacy and excellent natural lighting in the rooms.

A building permit application is also pending for the construction of **a private swimming pool**. However, the swimming pool is an optional feature, and any construction costs will be the responsibility of the

buyer.

This is a particularly attractive option for those seeking a modern, newly built villa in Brusino Arsizio, featuring large windows, a private garden, and stunning views of Lake Lugano.

The property is available for purchase exclusively as a primary residence.

Characteristics

Availability	To agree	Heating type	Heat pump
Type	Villa	Heating installation	Floor
Reference	3189	Living area	261 m²
Rooms	4.5	Ground surface	349 m²
Bedrooms	3	Total surface	261 m²
Bathrooms	4	Garden surface	174 m²
Year of construction	2026	Terrace surface	41 m²

Object Price	CHF 1,890,000.-
Number of parkings	
2x Covered parking	

Picture(s)



Exterior view









Contact

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Notes
