

FOR SALE

CH-6512 Giubiasco, Via Sasso Grande 19

Designer Architecture and Total Comfort: Prestigious Villa with Pool

CHF 2,790,000.-

SEQUOIA
CONSULTING

Property description

Situated in a quiet and sunny location, this prestigious newly built single-family villa stands out for its contemporary architectural design, spacious living spaces and top-notch finishes. The property, articulated on three levels (lower technical floor, living floor and sleeping floor), offers a generous surface area perfectly distributed between living area, sleeping area and accessory rooms, ensuring maximum comfort and functionality.

The villa is available both as a **primary residence** and as a **secondary home**.

Lower floor:

- Entrance hall
- Technical room
- Pool technical room
- Checkroom
- Covered parking spaces and maneuvering area
- Direct access to the **outdoor pool** area with relaxation area and solarium, harmoniously integrated with the villa and the **finely landscaped garden** with excellent exposure.

Ground floor:

- Entrance hall with built-in closets
- Spacious 73 m² living room with lounge/home cinema area (cable TV), featuring double-height ceilings and large panoramic windows
- Elegant dining area with modern fitted kitchen with

island

- Covered porch of 24.3 m², ideal for outdoor dining and convivial moments
- Study/office of 12.7 m² and guest room of 12.7 m²
- Bathroom with shower

Upper floor (sleeping area):

- Master bedroom (16.3 m²) with en suite bathroom equipped with bathtub, wardrobe and private loggia (6.4 m²)
- 2 additional bedrooms (13.6 m² each) with access to 7.5 m² loggia
- Modern bathroom with shower (8.4 m²)
- A large panoramic terrace of 24 m²
- Empty space on living room, which gives brightness and sense of spaciousness to the whole house

Features:

- Electric Gate, Armored Door,
- Storage for tools, bicycles and motorcycles
- Fiber optic connection and Wi-Fi
- Gym and Jacuzzi
- Laundry room
- Electric shutters, awnings and blackout blinds
- Video intercom system
- Alarm system
- Automatic irrigation system for the garden
- Complete sophisticated home automation system, compatible with Alexa, Google Home and Siri

This villa represents a perfect synthesis of design, elegance, technology and living comfort, ideal for those who want to live in an exclusive residential context, immersed in tranquility but only a few minutes from the center of Bellinzona and all the main services.

Characteristics

Availability	To agree	Year of construction	2019
Type	Villa	Heating type	Heat pump
Reference	1234	Heating installation	Floor
Rooms	6	Living area	262 m²
Bedrooms	4	Total surface	284 m²
Bathrooms	4		

Object Price	CHF 2,790,000.-
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Conveniences

Outside conveniences

- > Garden

Inside conveniences

- > Wine cellar
- > Jacuzzi
- > Fitness room
- > Swimming pool
- > Home cinema

Equipment

- > Cable/TV
- > WiFi
- > Optic fiber
- > Electric blind
- > Alarm
- > Videophone
- > Armoured door
- > Home automation

Condition

- > As new

View

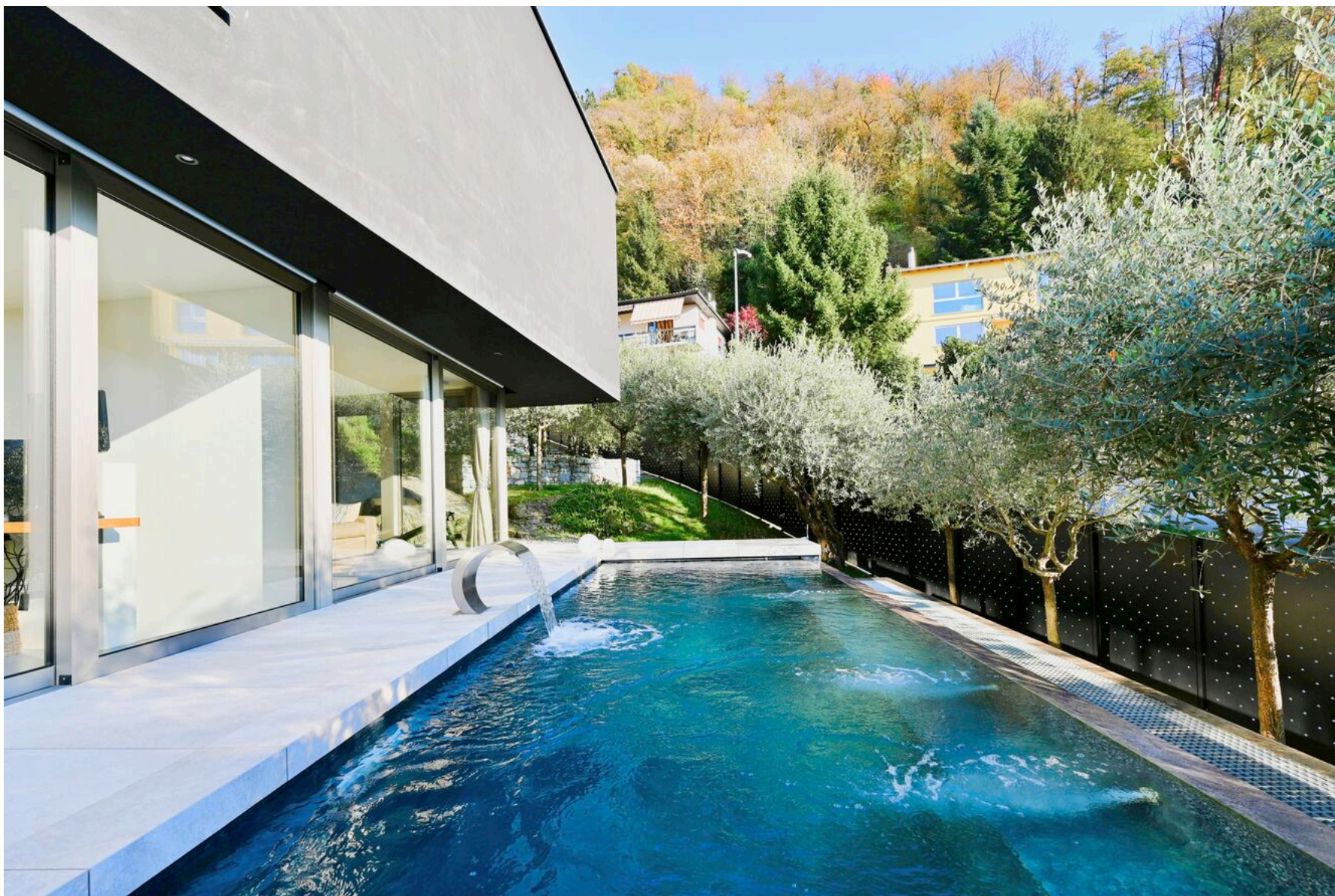
- > Panoramic
- > With an open outlook
- > Mountains

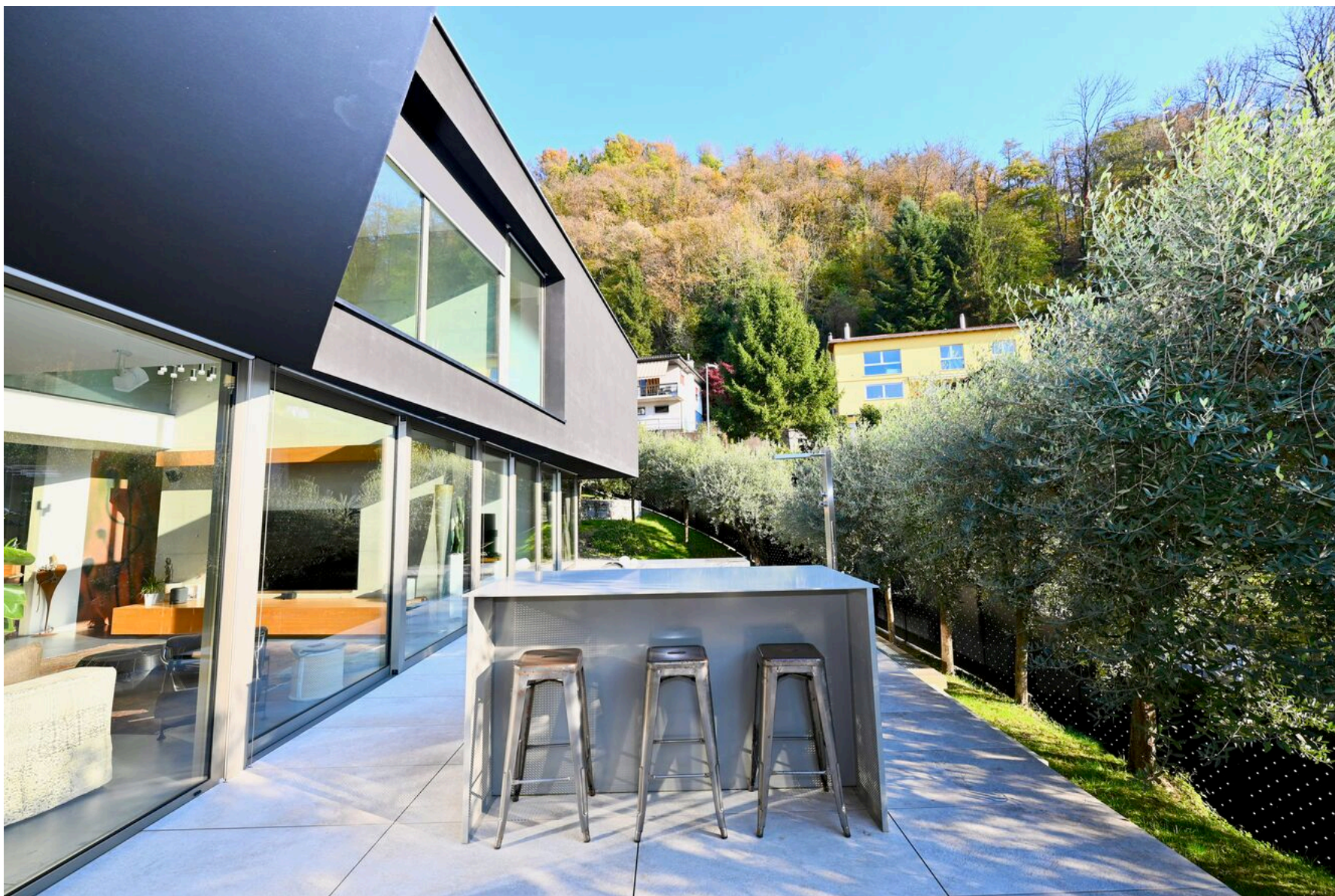
Picture(s)



Exterior view





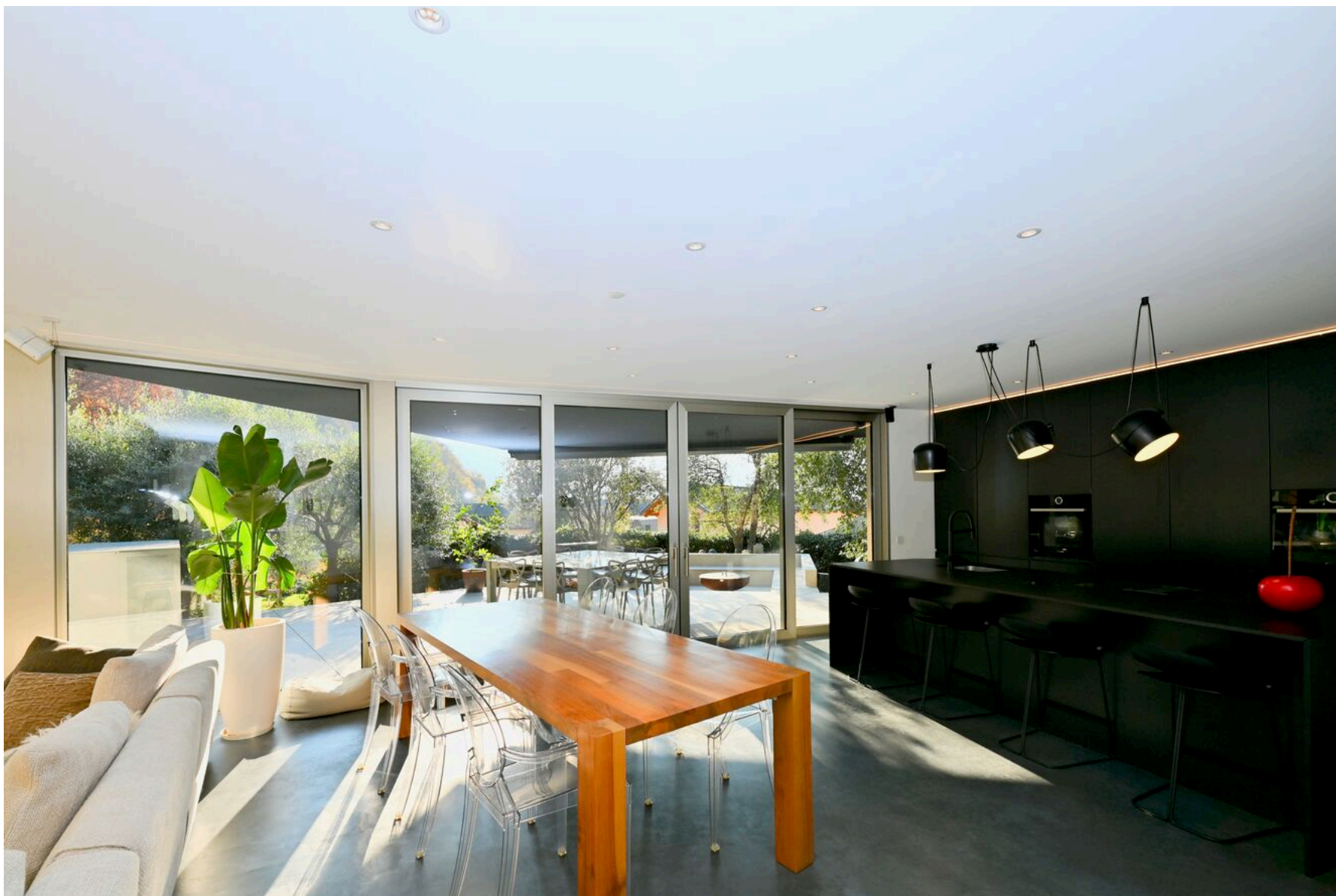


Interior view













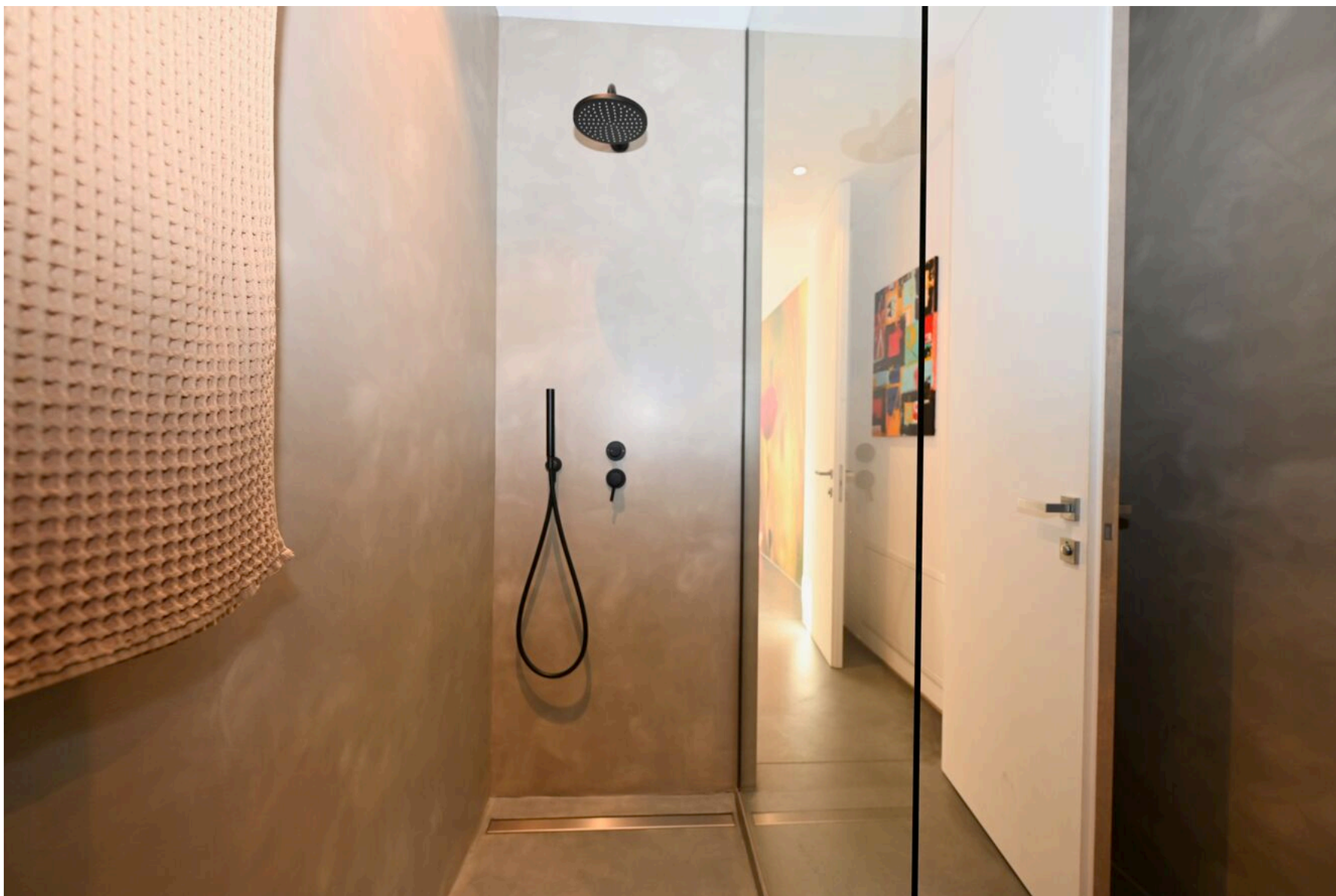


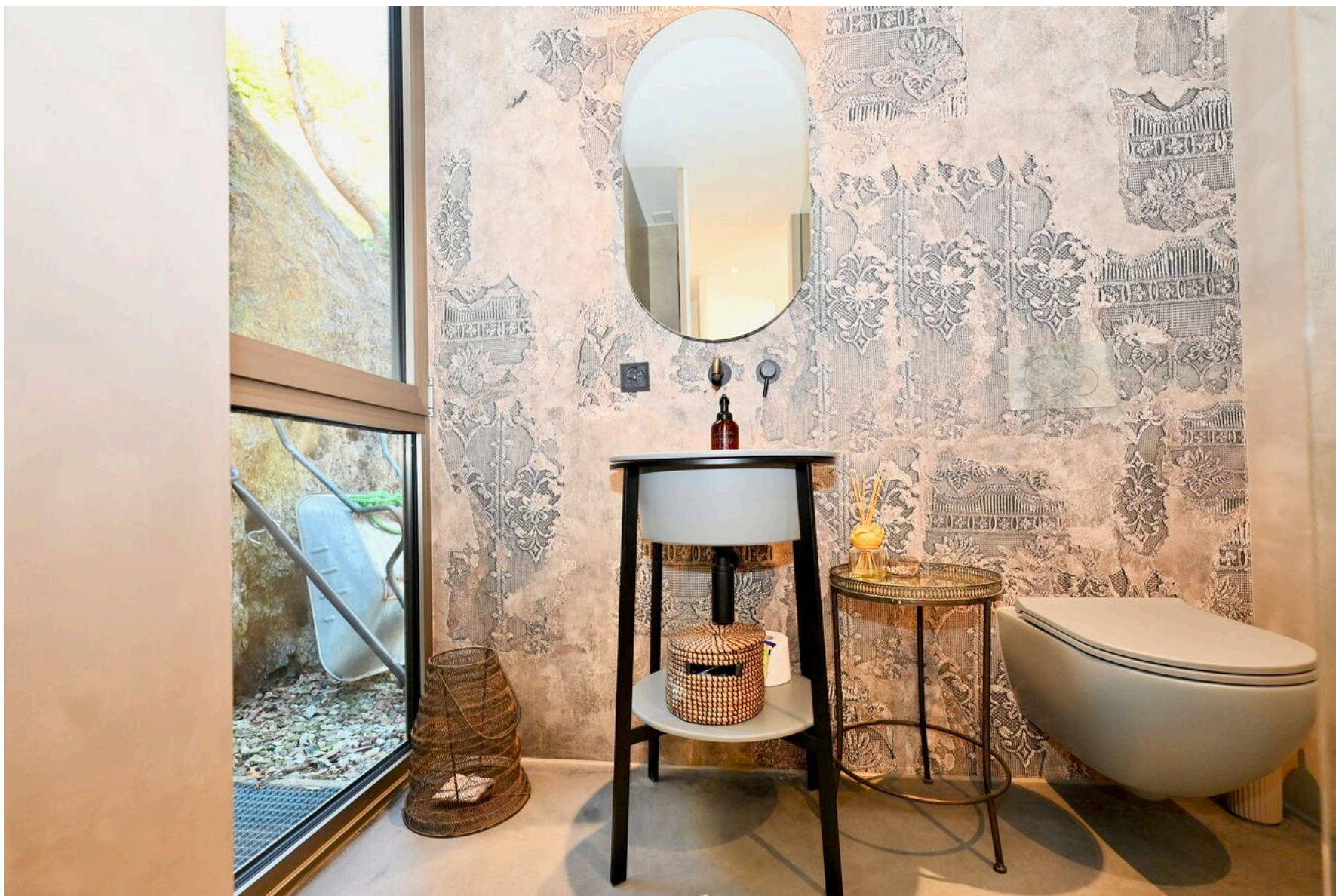


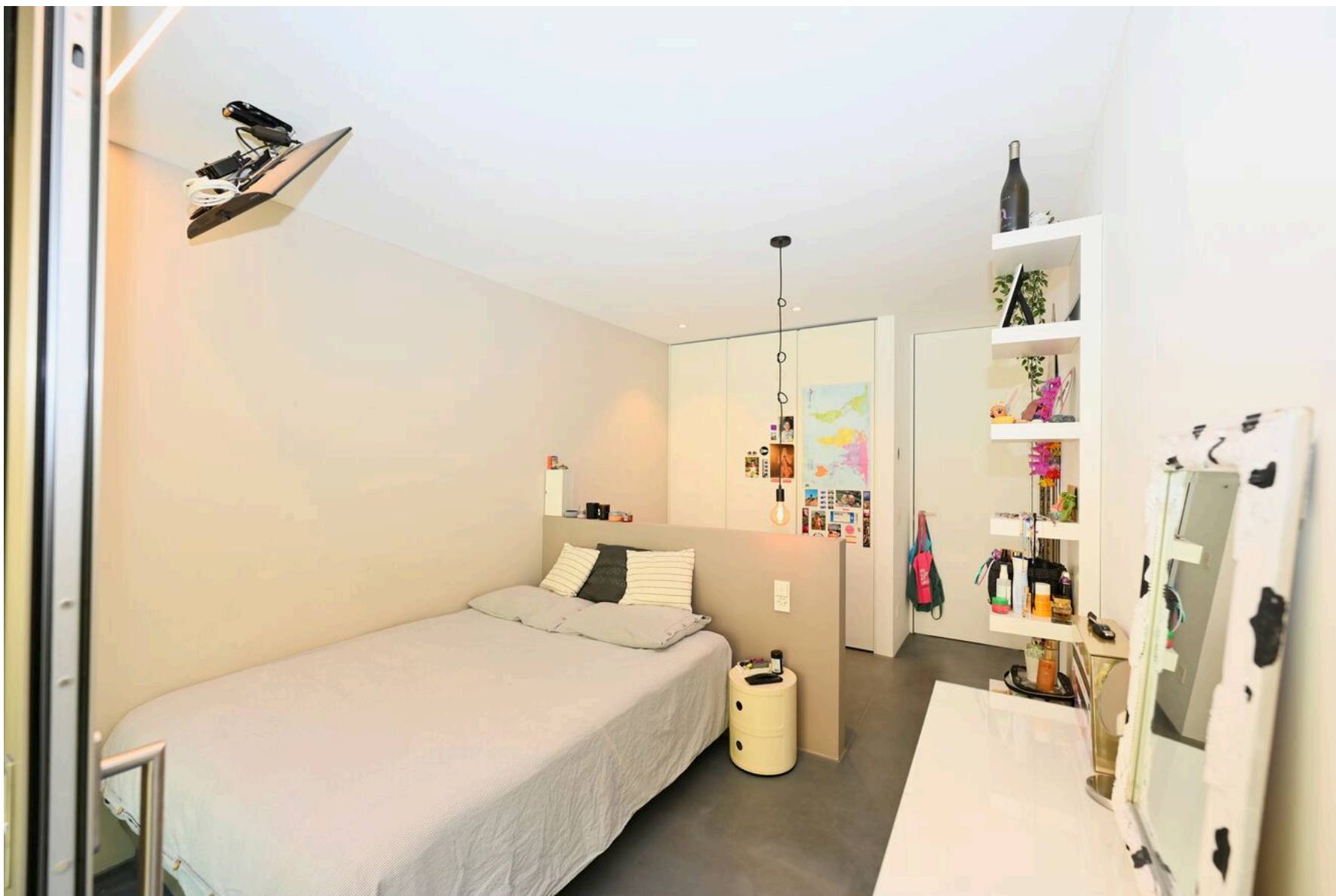












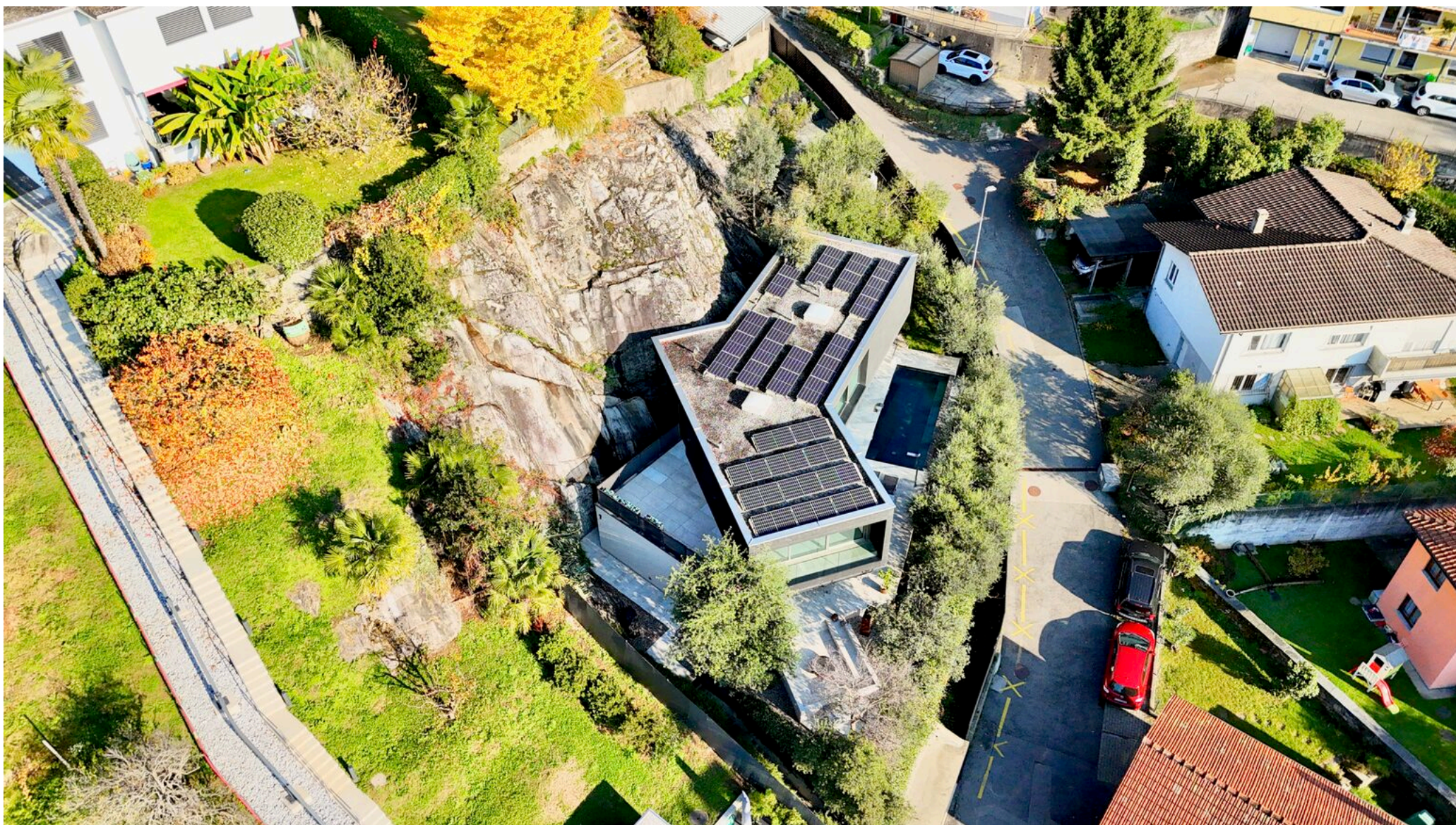






Exterior view





Contact

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Notes
