



FOR SALE

CH-6900 Lugano, Via Nosedà 11

Luxury Villa in Phase of Construction with Lake View and 2 Pools

Price upon request

SEQUOIA
CONSULTING

Property description

In Ruvigliana, on the slopes of Monte Brè, in a prestigious residential area renowned for its tranquillity, excellent exposure to the sun and exclusive panoramic views, only 3 km from the centre of Lugano, we offer for sale a modern luxury villa under construction, equipped with two swimming pools: one indoor and one outdoor.

The project, realized with a contemporary design and materials of the highest level, offers a wide possibility of **customization** according to the needs and taste of the future owner.

The villa can accommodate 4 bedrooms 1 studio, providing ample living space and comfort at the highest level.

Currently, the project includes:

GROUND FLOOR:

- Spacious living room with dining area and access to a 58 m² terrace.
- Reading area.
- Spacious modern kitchen.
- Guest toilet.

FLOOR -01:

- Master bedroom with en-suite bathroom with tub and wardrobe.
- 3 additional spacious bedrooms, each with en-suite

bathroom.

- All rooms have access to the 65 m² terrace.
- Lounge/study area.
- WC.

FLOOR -02: SPA area:

- Indoor swimming pool.
- Gymnasium.
- Sauna and steam room.
- Shower, toilet and dressing room.
- Storage room.
- Relaxation area of 222 m² with outdoor pool and pergola.

FLOOR - 03:

- Garage for 6 cars.
- Technical rooms.
- Laundry room.

1 parking space outside (a waiting area).

This project represents an extraordinary opportunity to live in an oasis of luxury, surrounded by natural beauty and within easy reach of the heart of Lugano

Characteristics

Availability	Spring 2026
Type	Villa
Reference	2871
Rooms	7.5
Bedrooms	5
Bathrooms	7

Living area	725 m²
Ground surface	1,410 m²
Total surface	1,181 m²
Terrace surface	345 m²
Parking spaces	6

Object Price	Price upon request
Number of parkings	
Total	6x

Conveniences

Neighbourhood

> Mountains

> Lake

Outside conveniences

> Parking

> Swimming pool

Inside conveniences

> Garage

> Fitness room

> Sauna

> Swimming pool

Condition

> To build

View

> Lake

> Mountains

Style

> Modern

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
