



FOR SALE

CH-6900 Lugano, Via Nodivra 5

Modern Villa with Panoramic View and Building Land of 1'000 m²

CHF 6,800,000.-

SEQUOIA
CONSULTING

Property description

Situated in a prime location in the hills of Carona, about 7 km from Lugano city center, this extraordinary design villa offers a perfect blend of contemporary architecture, exclusive comfort and breathtaking views of Lake Lugano and the surrounding mountains. Designed and built in 2011 by two renowned architects (Angelo Pozzoli e Marco Sangiorgio), the property is a unique example of the integration of minimalism and tradition.

The villa has a living area of approximately 742 m², complemented by 239 m² of panoramic terraces, a terraced garden of 1'925 m², a beautiful indoor swimming pool and a large building land of 1'000 m² in front of the villa. A garage of about 65 m² with capacity for 3-4 vehicles and additional outdoor parking spaces for guests.

The building is designed as a harmonious fusion of two distinct volumes:

- A minimalist body of exposed reinforced concrete, an expression of contemporary elegance.
- A second body in natural stone, conceived as a telescope that runs perpendicular to the first, enhancing the perspective and panorama.
- The central element is a dramatic internal staircase connecting the three levels of the residence, a true architectural masterpiece that enhances the verticality and interaction between spaces.

Second Floor (Entrance) - approx. 196 m²:

Spacious entrance hall with access to the main staircase, checkroom and hallway. The sleeping area includes:

- A master bedroom with panoramic terrace, private checkroom and en-suite bathroom.
- Two additional bedrooms with respective bathrooms.

First Floor - approx. 253 m²:

A spacious bright living area, divided by a central double-sided fireplace, separating the living room from the dining area. This floor includes:

- An eat-in kitchen with dining area and TV room.
- A guest toilet, storage room and a large rooftop terrace with roof garden.

Ground Floor - approx. 292 m²:

Divided into two distinct areas:

- Wellness Area: Large indoor pool, sauna, bath, relaxation area with large covered terrace and technical room.
- Service Area: Includes a small independent apartment (living-room, kitchenette and bathroom), laundry and cellar.

Finishes and Technology:

The villa is finished with the highest quality materials, with attention to the smallest details:

- Layered oak floors, treated with natural oils and

waxes.

- Handcrafted cementino staircase, an innovative material.
- Bathrooms and living walls finished with an exclusive "sandblasted patina" treatment with elegant tones.
- Outdoor terraces with natural stone slats.
- Home automation lighting with sophisticated solutions: recessed spotlights, linear cuts and LED diffused light.
- Interior "sail" doors with bidirectional opening.

The surrounding garden, designed down to the smallest detail, is home to a wide variety of trees, shrubs and flowers, creating striking scenery and providing absolute privacy and spaces dedicated to relaxation.

Floor-to-ceiling windows, panoramic terraces, and fine finishes make this villa a unique home that offers an extraordinary living experience.

A rare opportunity for those who wish to experience contemporary luxury in one of the most fascinating locations in Canton Ticino.

Characteristics

Availability	To agree	Number of toilets	2
Type	Villa	Year of construction	2011
Reference	5806	Living area	631 m²
Rooms	7	Ground surface	2,925 m²
Bedrooms	4	Terrace surface	222 m²
Bathrooms	4	Parking spaces	7

Object Price	CHF 6,800,000.-
Number of parkings	
Total (incl.)	7x

Conveniences

Neighbourhood

- > Village
- > Lake

Outside conveniences

- > Terrace/s
- > Garden
- > Quiet
- > Parking

Inside conveniences

- > Garage
- > Sauna
- > Hammam
- > Swimming pool

Condition

- > As new

View

- > Panoramic
- > Lake

Style

- > Modern

Exterior view





Picture(s)























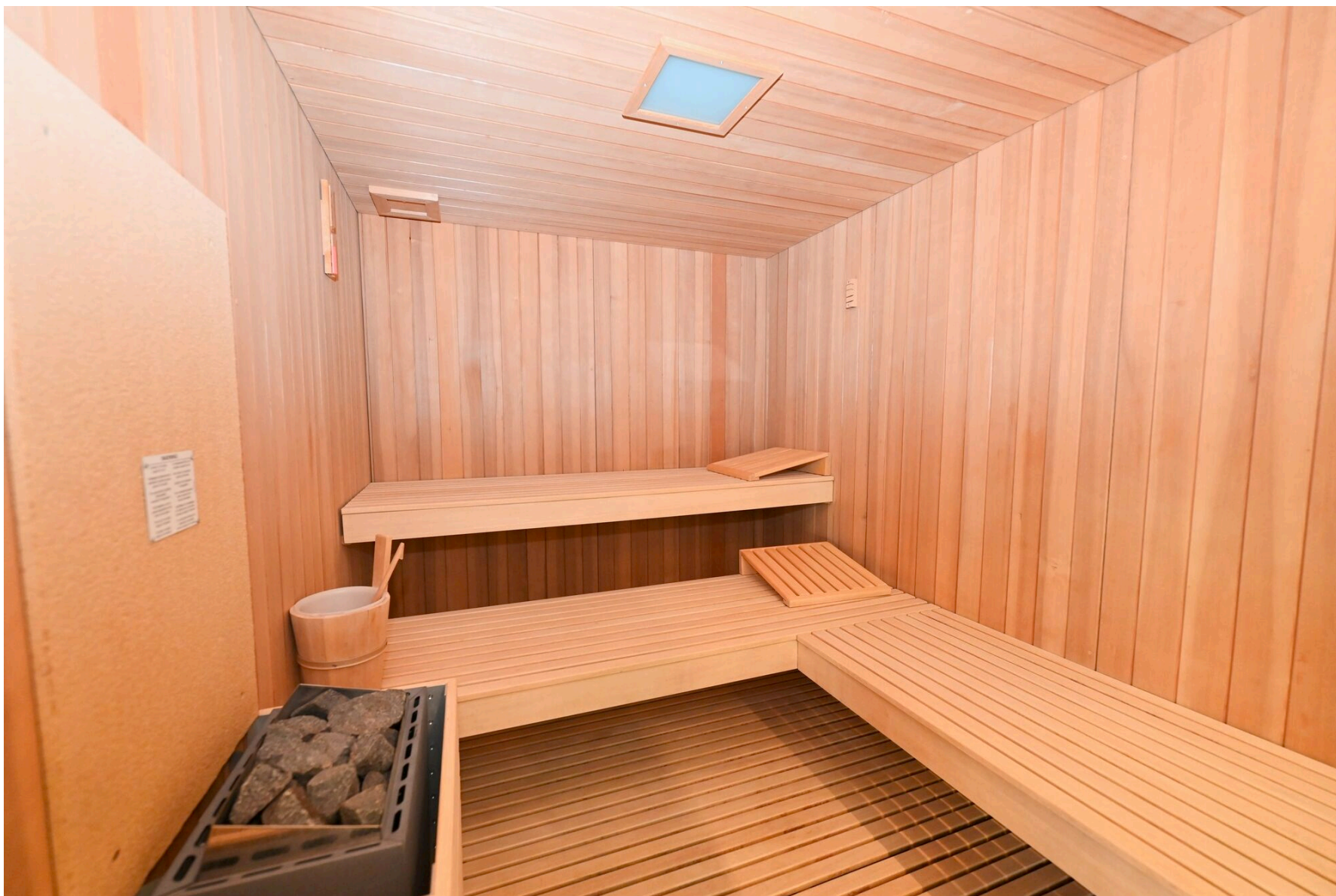














Contact

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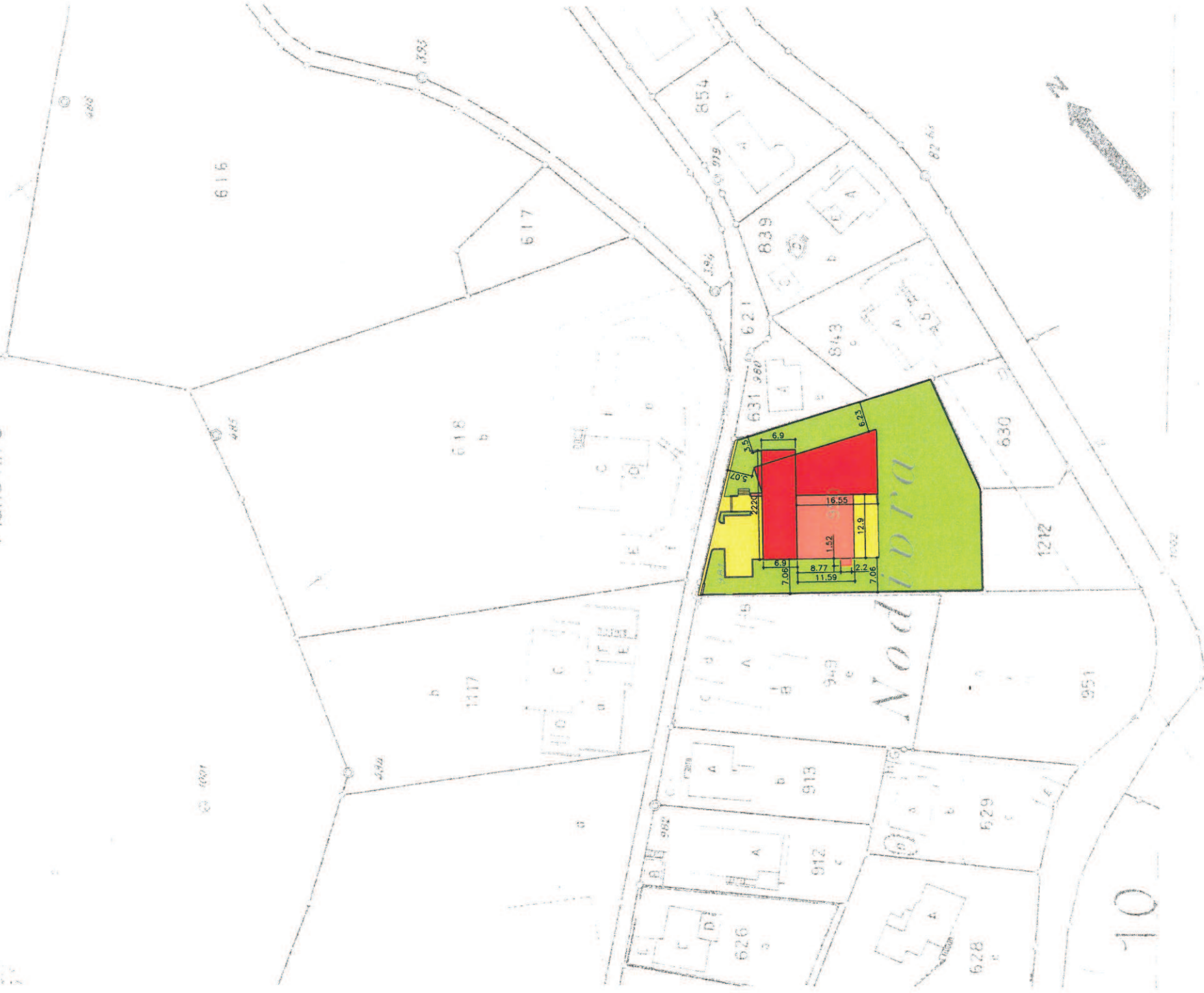
Your consultant

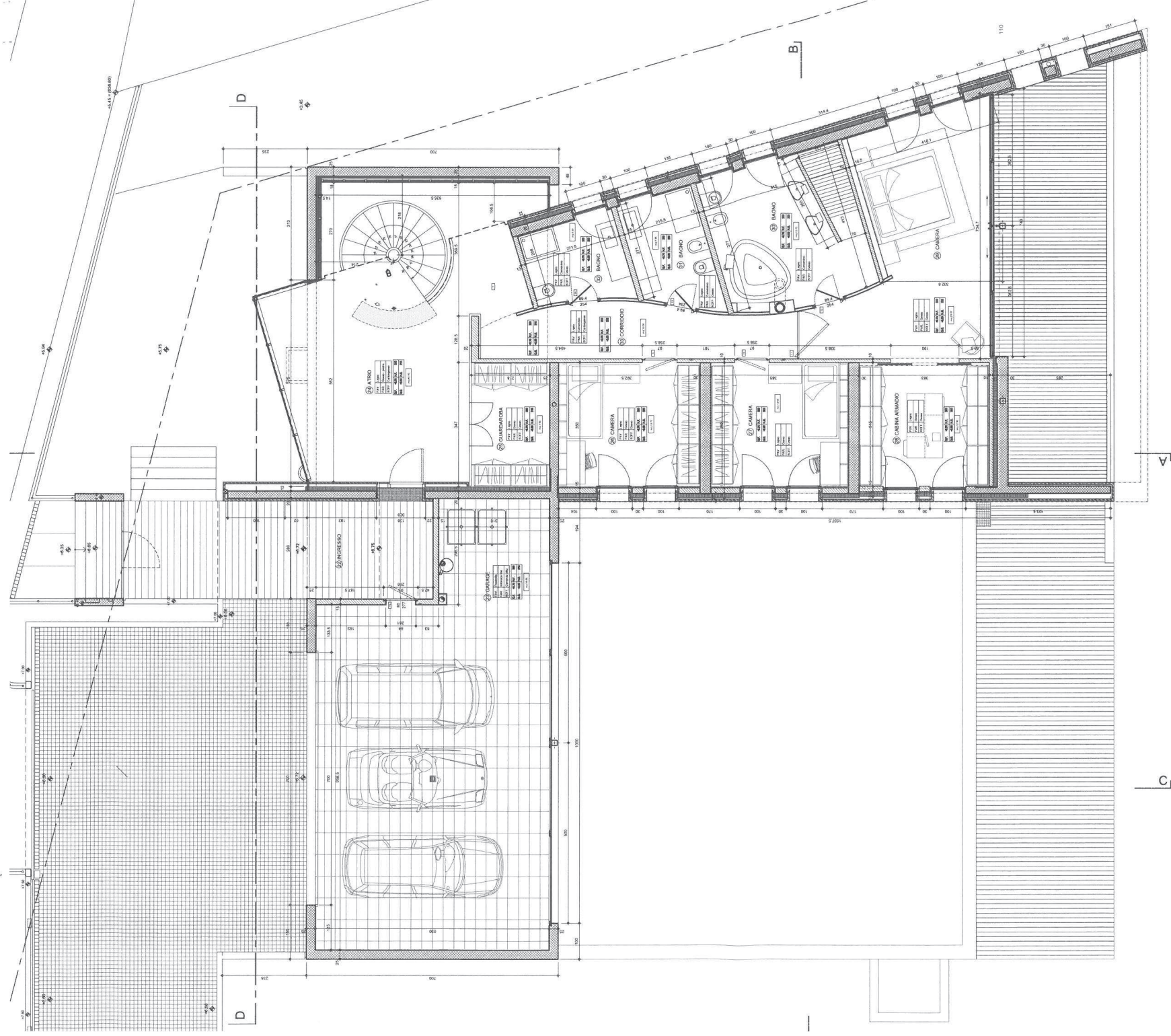
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Notes

Piano per il registro fondiario
Comune di CARONA
Scala 1:1000
Piano nr. 9

Bole

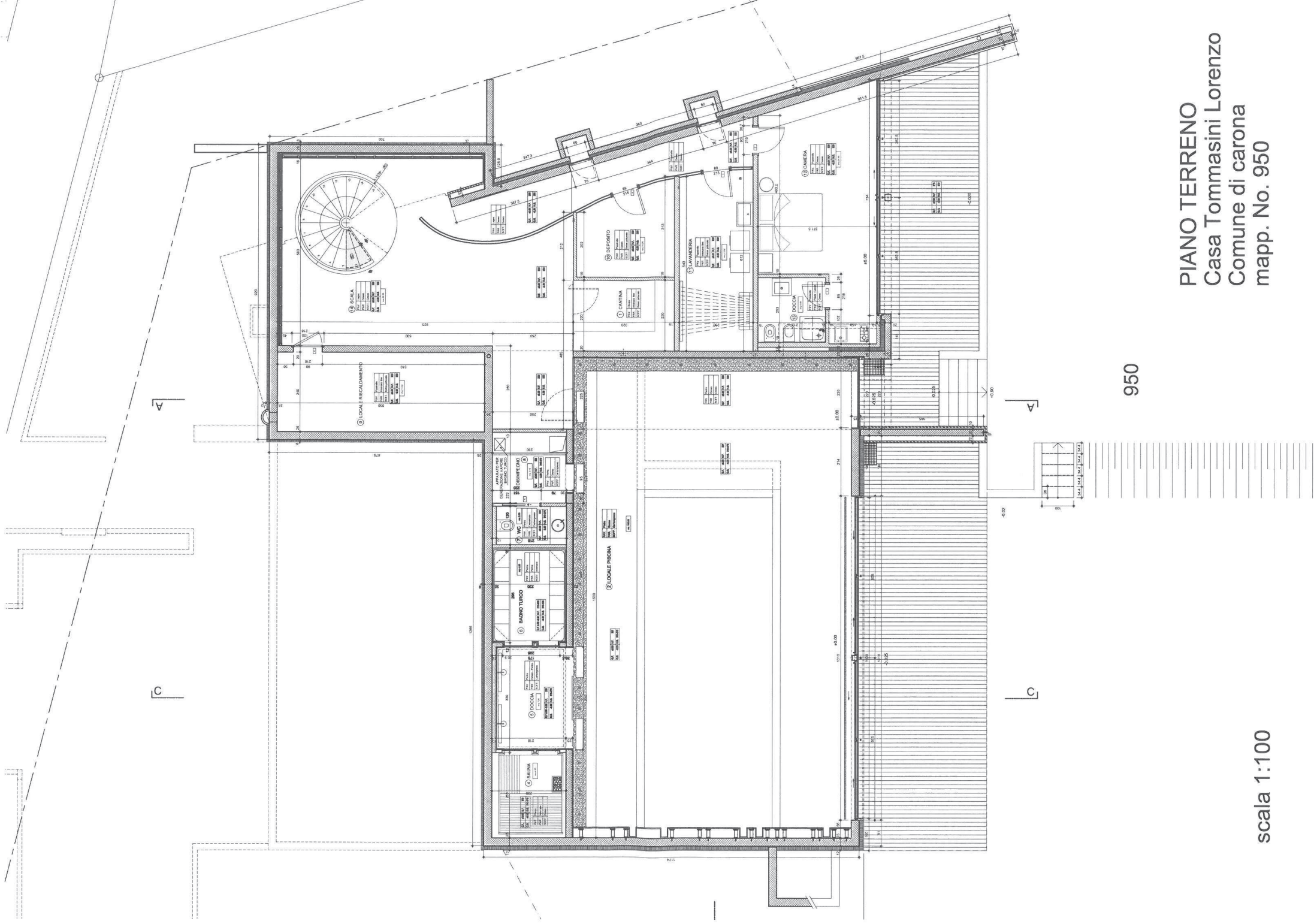




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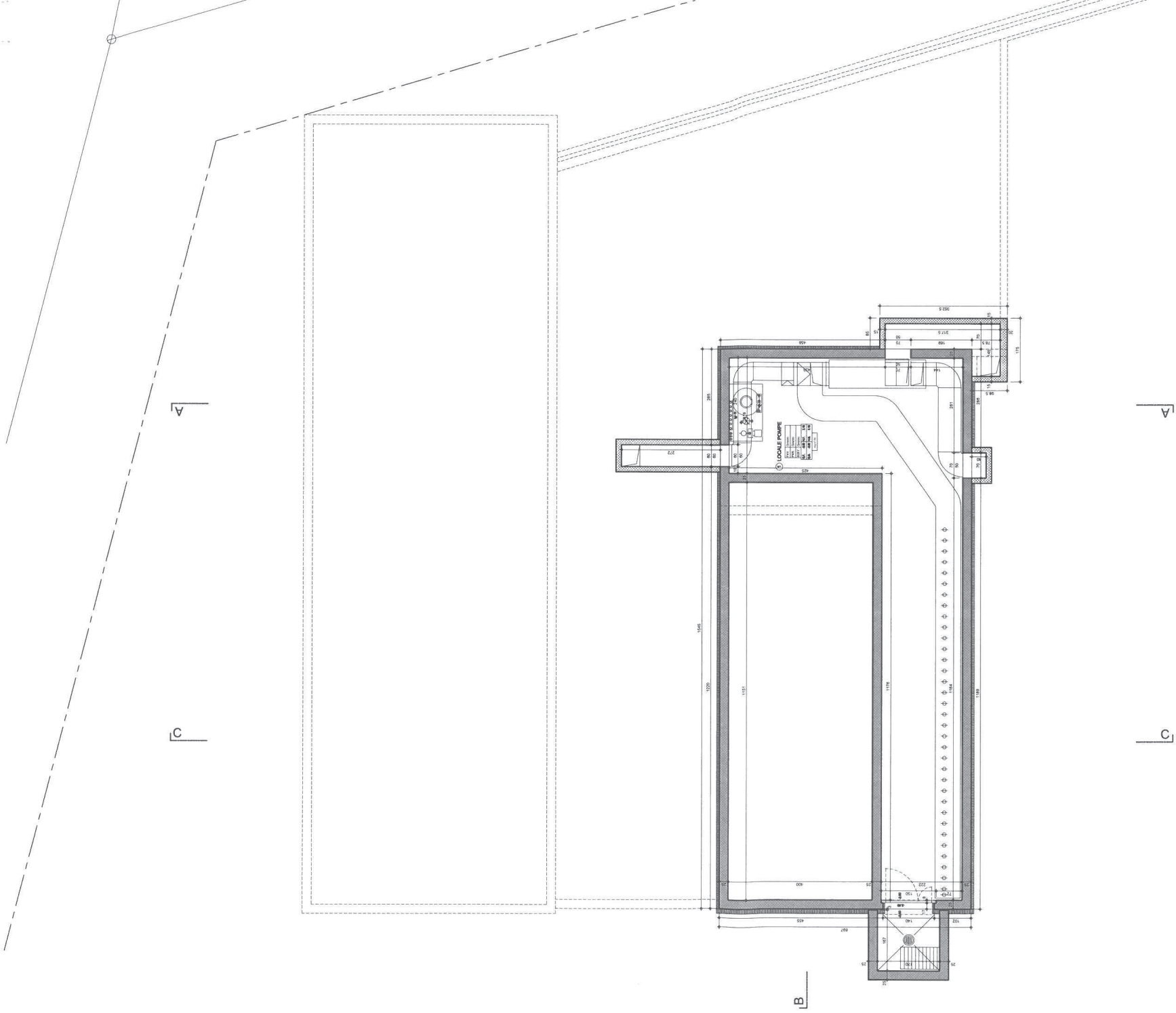
SECONDO PIANO
Casa Tommasini Lorenzo
Comune di carona
mapp. No. 950

scala 1:100



PIANO TERRENO
Casa Tommasini Lorenzo
Comune di carona
mapp. No. 950

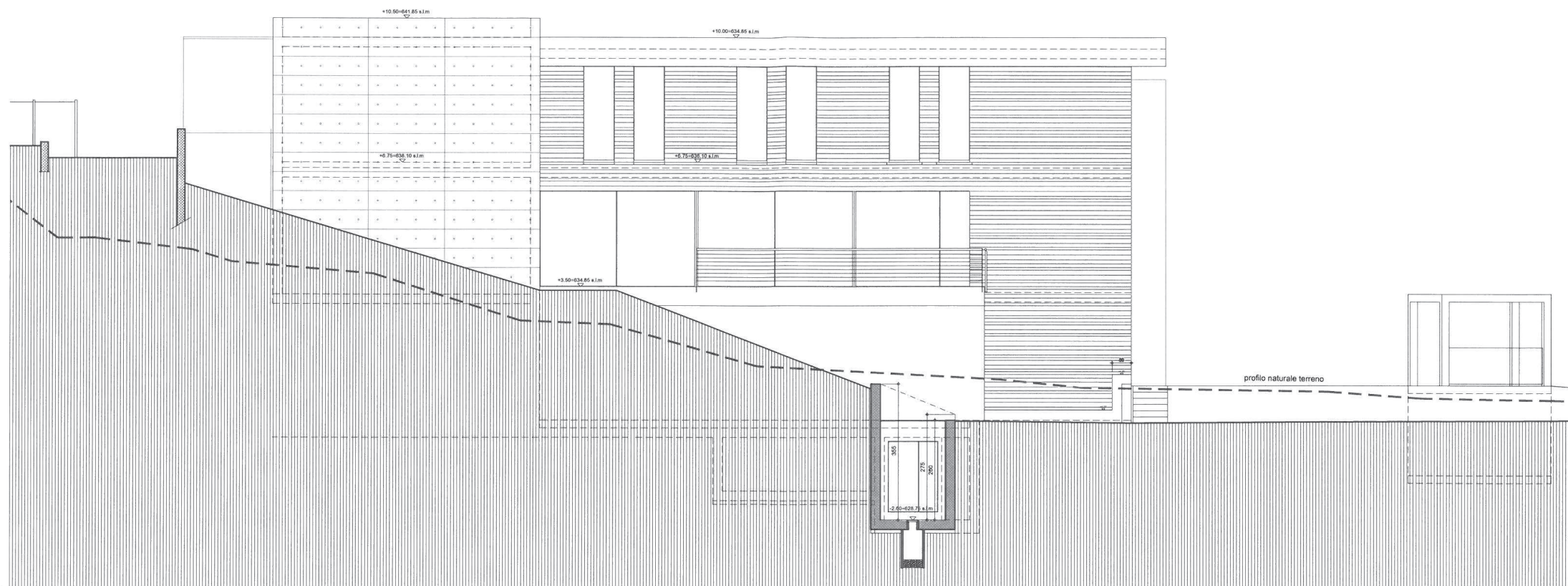
scala 1:100



950

PIANO -1 TECNICA PISCINA
Casa Tommasini Lorenzo
Comune di carona
mapp. No. 950

scala 1:100



scala 1:100

FACCIATA OVEST
 Casa Tommasini Lorenzo
 Comune di carona
 mapp. No. 950

