



CH-6977 Ruvigliana, Via Bellavista 15a

Villa "Bellavista" - Modernity, Comfort, Lux & Panoramic View

CHF 7,450,000.-

SEQUOIA  
CONSULTING



# Property description

In Ruvigliana, in one of the most exclusive and prestigious residential areas of Lugano, on the slopes of Monte Brè, we offer for sale the magnificent villa "Bellavista", designed by renowned architect G. Camponovo. Nestled in a quiet, sunny location and surrounded by greenery, this property offers maximum privacy and spectacular panoramic views of Lake Lugano, Monte San Salvatore and the city.

Built in 2022 with special attention to detail and the use of the highest quality materials, the villa stands out for its fine finishes and state-of-the-art technological solutions, including an innovative geothermal heating and cooling system. Access to the property is provided by a private elevator.

The villa, with an area of approx. 392 m<sup>2</sup>, is composed as follows:

## **GROUND FLOOR:**

- \* Elegant entrance hall
- \* Spacious and bright open-plan living room with fireplace
- \* Modern super-equipped kitchen and dining area.
- \* Direct access to the large panoramic terrace of 100 m<sup>2</sup> and private garden of 50 m<sup>2</sup>, with possibility of building a swimming pool
- \* Pantry, checkroom, guest WC
- \* Elevator and internal staircase

## **FIRST FLOOR:**

- \* Entrance hall and corridor with built-in closets
- \* Laundry room
- \* Master suite with en suite bathroom (bathtub and shower), walk-in closet and private 69 m<sup>2</sup> terrace with lake view
- \* Second master bedroom with en suite bathroom (shower), walk-in closet and 11 m<sup>2</sup> terrace with lake view
- \* Third bedroom/study with access to the 69 m<sup>2</sup> terrace
- \* Office
- \* Hallway and WC

A spacious cellar and 3 parking spaces in the garage complete the property.

## **EQUIPMENT AND SYSTEMS:**

- \* Geothermal system for heating and cooling
- \* Photovoltaic system for the production of renewable energy
- \* Air conditioning
- \* Charging station for electric cars.
- \* Private elevator
- \* UV protection glass
- \* Video surveillance system
- \* Solar panels on the roof

A unique residence, ideal for those who want to live in an oasis of tranquility without sacrificing maximum

comfort and the beauty of the Ticino landscape.

# Characteristics

Availability	<b>To agree</b>	Year of construction	<b>2022</b>
Type	<b>Villa</b>	Heating type	<b>Geothermal sonde</b>
Reference	<b>8850</b>	Living area	<b>392 m²</b>
Rooms	<b>6.5</b>	Ground surface	<b>900 m²</b>
Bedrooms	<b>3</b>	Garden surface	<b>50 m²</b>
Bathrooms	<b>2</b>	Terrace surface	<b>180 m²</b>
Number of toilets	<b>2</b>	Parking spaces	<b>3</b>

Object Price	<b>CHF 7,450,000.-</b>
<b>Number of parkings</b>	
Total	<b>3x</b>



# Exterior view









# Interior view

















# Exterior view









# Interior view











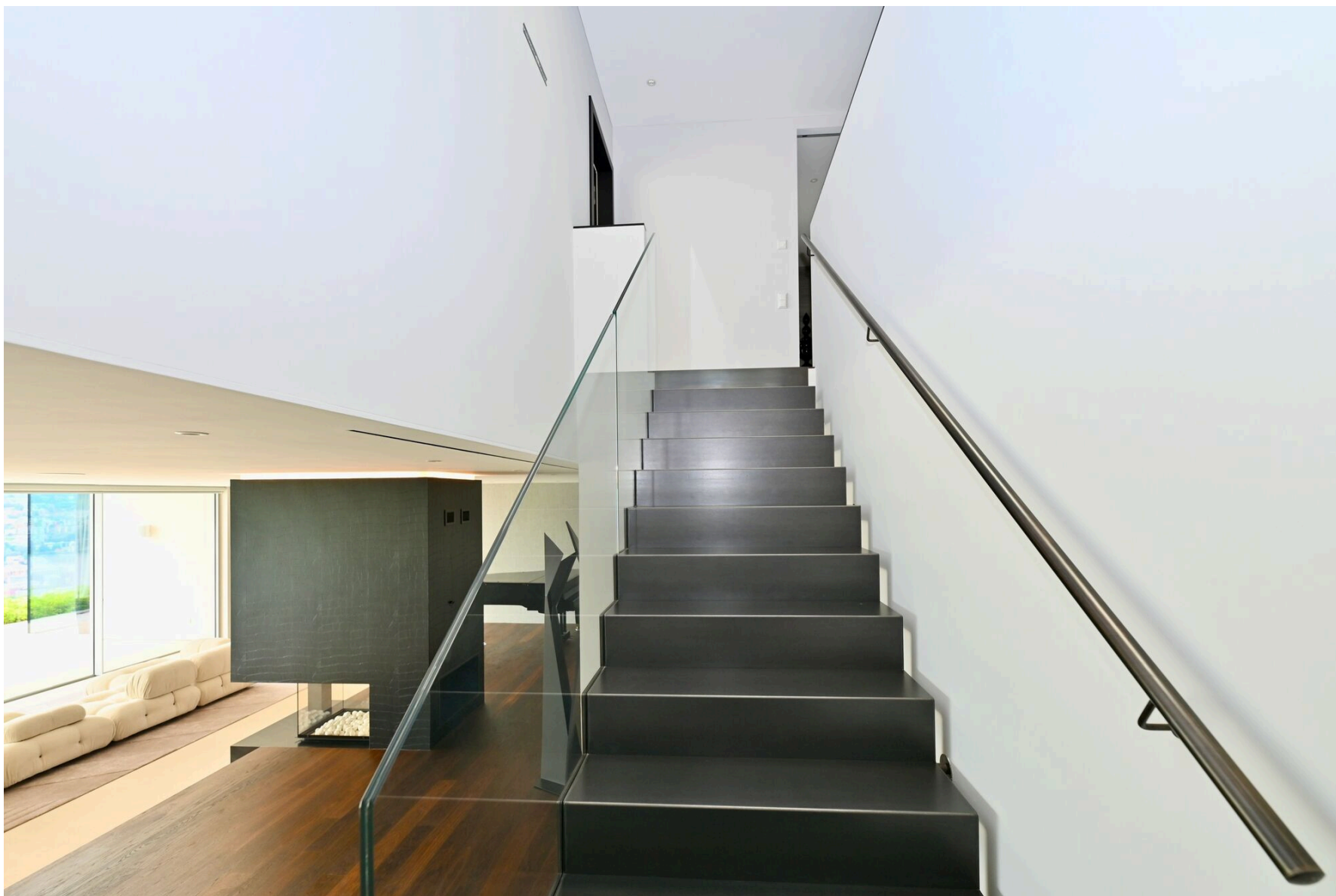
















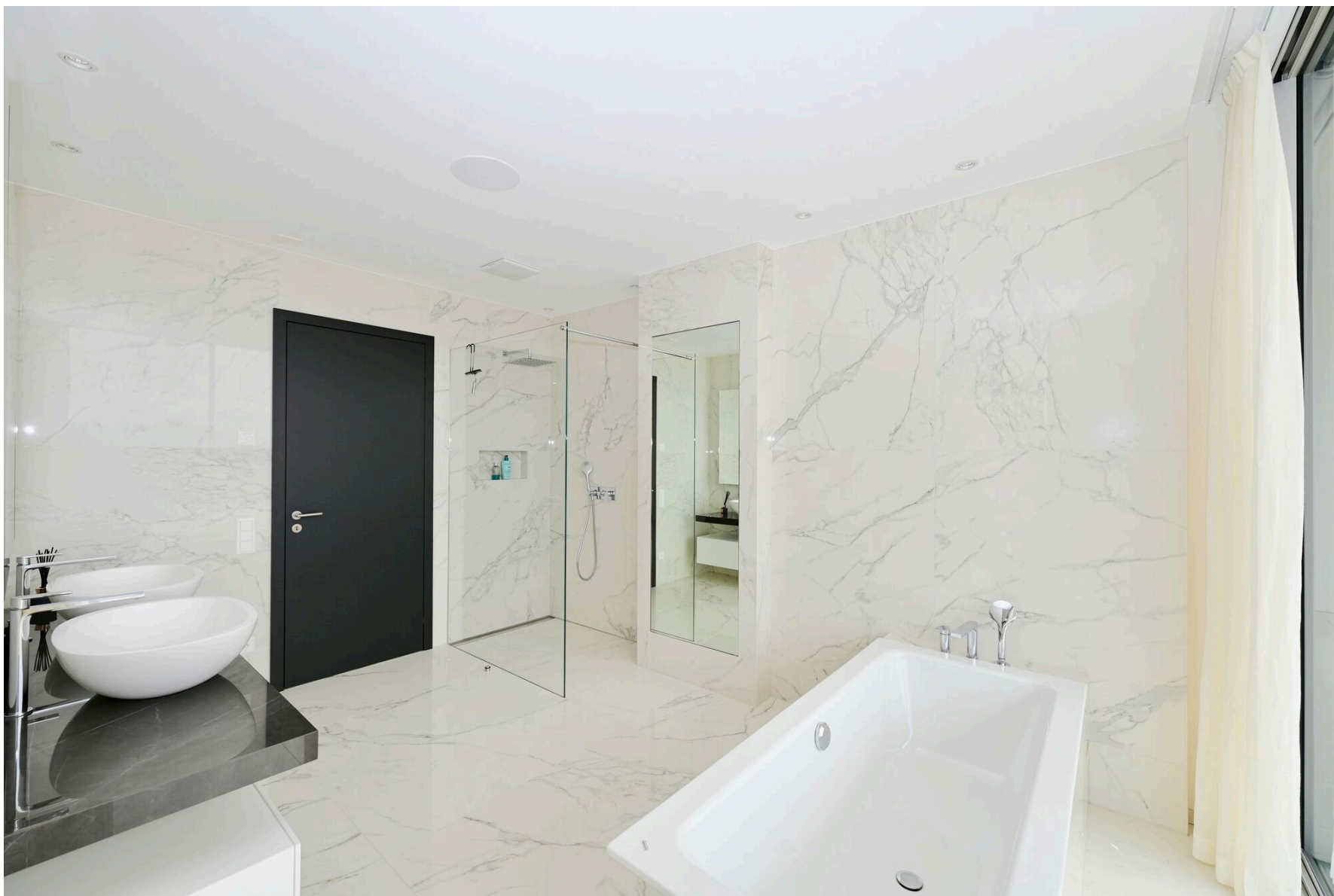
















# Exterior view









# Contact

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## Your consultant

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