



FOR SALE

CH-6945 Origlio, Via Arbußtel 5

Modern Luxury Villa - Peace, Privacy & Contemporary Elegance

CHF 3,400,000.-

SEQUOIA  
CONSULTING



# Property description

Nestled in a serene, sun-drenched residential area surrounded by lush greenery and just a short walk from the charming Lake Origlio, this modern villa offers the perfect balance of tranquility and convenience. Located approximately 8 km from the center of Lugano, the property combines elegant architecture with high-end finishes and spacious interiors, ideal for families or those seeking a refined retreat.

## GROUND FLOOR:

- Expansive and light-filled living room with floor-to-ceiling windows, offering direct access to the covered terrace and landscaped garden; features a cozy TV lounge and dining area
- Separate, fully equipped modern kitchen with sleek cabinetry and high-quality appliances
- Elegant master suite with private dressing room and en-suite bathroom featuring a freestanding bathtub, walk-in shower, double vanity, and a separate WC with bidet
- Second bedroom with generous natural light
- Second bathroom with shower
- Bright studio/home office/bedroom
- Guest WC
- Storage room
- Walk-in closet, offering additional functional space

## LOWER FLOOR:

- Guest bedroom, perfect for visitors or live-in help

- Bathroom with shower and modern fittings
- Multipurpose hobby room or fitness area
- Large, climate-controlled wine cellar
- Spacious laundry room
- Large storage room
- Technical room equipped with a high-efficiency heat pump system, ensuring comfortable temperatures throughout the villa while minimizing energy consumption

Garage for 2 cars and 2 parking spaces outside in front of the garage.

## SYSTEMS AND FEATURES:

- **Cooling system:** floor cooling and air conditioning system for optimal comfort throughout the year.
- **Automated irrigation system:** efficient and automated irrigation system for the garden and green areas.
- **Electric vehicle charging preparation:** the garage is pre-wired for electric vehicle charging, providing a convenient and sustainable solution.
- **Video surveillance system:** security system with surveillance cameras to ensure maximum safety and peace of mind for residents.

These features and systems add value and comfort to the villa, making it an ideal property for those seeking a modern and secure home.

*This villa stands out for its clean architectural lines, abundant natural light, and seamless indoor-outdoor flow. Surrounded by privacy hedges and manicured gardens, the home offers a peaceful sanctuary with all the comforts of modern living — just minutes from the heart of Lugano.*

# Characteristics

Availability	To agree	Number of toilets	1
Type	Villa	Year of construction	2019
Reference	3451	Heating type	Heat pump
Rooms	7.5	Living area	368 m²
Bedrooms	5	Terrace surface	18 m²
Bathrooms	3	Parking spaces	4

Object Price	CHF 3,400,000.-
Number of parkings	
Total	4x

# Conveniences

## Outside conveniences

- > Parking

## Inside conveniences

- > Garage
- > Wine cellar
- > Fitness room
- > Air conditioning



# Exterior view













# Interior view



















































# Exterior view











# Contact

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## Your consultant

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