



FOR SALE

CH-6976 Castagnola, Via Riviera 7

Exclusive Design Villa 20 meters from the shores of Lake Lugano

CHF 4,950,000.-

SEQUOIA  
CONSULTING



# Property description

Situated in a prime location convenient to amenities, this extraordinary design villa in Castagnola offers unparalleled lake views and refined contemporary elegance.

Spread over 3 levels, conveniently connected by elevator and internal staircase, the villa boasts fine finishes, ample outdoor spaces and exclusive amenities, including a quaint grottino and a panoramic sun terrace.

## **Basement Floor:**

The main entrance, with direct access also from the garage, leads to a cozy grottino overlooking terrace. The technical/storage room is also located on this level, ensuring maximum functionality.

## **First Floor - Night Area:**

A large hallway leads to the guest bedroom with private bathroom, gym, two additional bedrooms and two bathrooms. Completing the floor are the laundry room and a wonderful sun terrace with dressing area, overlooking the lake.

## **Second Floor - Living Area:**

The bright and spacious open-plan living room with open kitchen opens onto a large panoramic terrace, perfect for outdoor dining and relaxing. This level also includes a half bath and access to the private garden.

## **Upper floor - Master Suite:**

The upper floor houses a luxurious master bedroom, complete with private bathroom, walk-in closet and storage room.

## **Additional Features:**

- 3 covered parking spaces in the garage.
- Strategic location, just minutes from downtown Lugano and major road connections.

NOTE: The villa can be purchased as a secondary residence/holiday home.

This exclusive villa in Castagnola is the perfect blend of modern luxury, breathtaking views and maximum comfort.

Contact us for more information or to schedule a private viewing.

# Characteristics

Availability	<b>To agree</b>	Year of construction	<b>2018</b>
Type	<b>Villa</b>	Living area	<b>466 m²</b>
Reference	<b>7337</b>	Ground surface	<b>430 m²</b>
Rooms	<b>7.5</b>	Terrace surface	<b>127 m²</b>
Bedrooms	<b>4</b>	Heating cost	<b>CHF 6,000.-/year (Not specified)</b>
Bathrooms	<b>5</b>	Parking spaces	<b>3</b>

Object Price	<b>CHF 4,950,000.-</b>
<b>Number of parkings</b>	
Total (incl.)	<b>3x</b>

# Exterior view









# Interior view























# Contact

## Sequoia Consulting Sagl

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## Your consultant

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