

CH-6976 Castagnola, Via Riviera 7

Exclusive Design Villa 20 meters from the shores of Lake Lugano CHF 4,950,000.-



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

Object Price	CHF 4,950,000	
Number of parkings		
Total (incl.)	3x	



## Exterior view







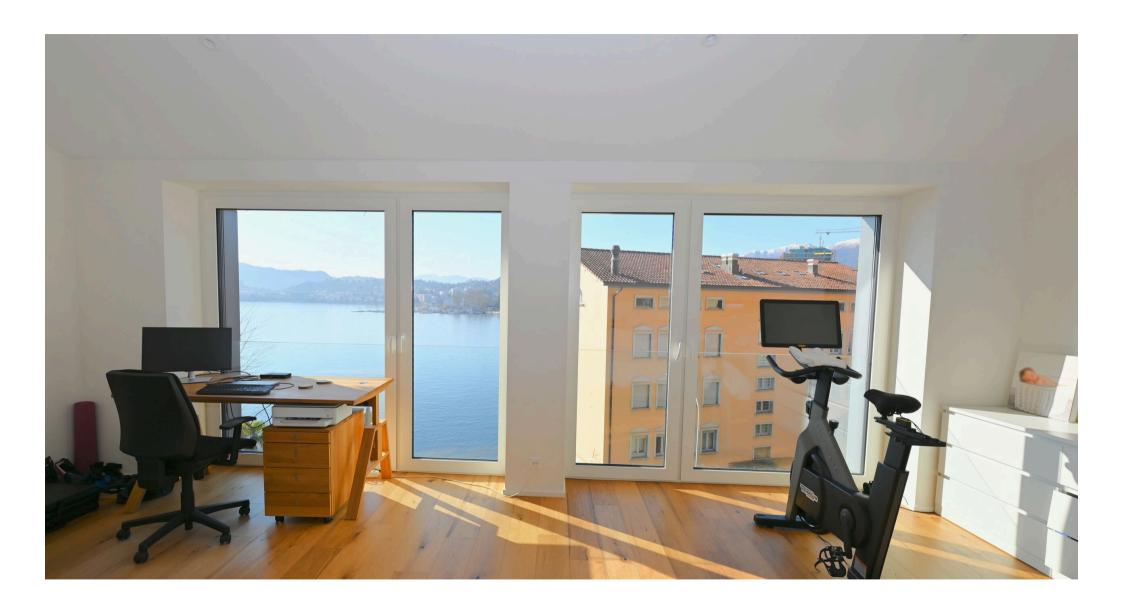


# Interior view





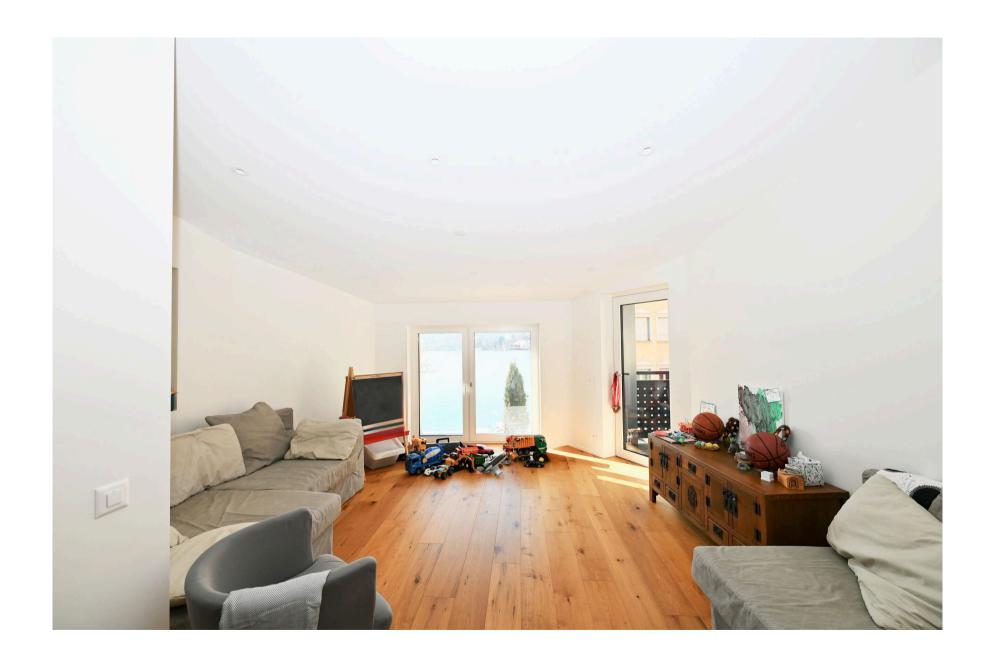
















### Contact

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