



FOR SALE

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CH-6926 Montagnola, Vicolo di Ligüna 12

Exceptional Luxury Villa in Montagnola With Beautiful Garden & SPA

CHF 8,000,000.-

SEQUOIA  
CONSULTING

# Property description

This exceptional Mediterranean-style property with a modern touch is located just 1 km away from the renowned American school TASIS and 5 km from the center of Lugano, offering a perfect balance between tranquility and accessibility.

Completely renovated in 2021, the villa boasts exquisite materials and finishes. Its elevated position provides panoramic views of the countryside, Lake Lugano, and the surrounding mountains.

The villa, with a living area of 356 m<sup>2</sup> spread over 3 levels, offers ample space for a family living. The ground floor comprises an entrance, 2 elegant living rooms, a dining room, a kitchen, a laundry room, a storage/pantry room, and a designer wine cellar. The upper floor accommodates the master bedroom with an en-suite bathroom and a walk-in closet, as well as 3 bedrooms with en-suite bathrooms. The second floor features a SPA area with a sauna and a beautifully designed freestanding bathtub, along with a service room with a bathroom and independent access.

The interior of the villa has been meticulously designed with great care and attention to detail. The spacious living rooms provide a cozy and refined ambiance, ideal for pleasant family evenings or entertaining guests. The kitchen is modern and fully equipped, perfect for culinary enthusiasts.

The bedrooms are comfortable and bright, each with its own private bathroom, ensuring privacy and comfort for all residents of the house. The master bedroom offers a relaxing oasis with its en-suite bathroom and spacious walk-in closet.

The SPA area on the second floor is a true wellness retreat, ideal for enjoying moments of relaxation and rejuvenation. The sauna and the stylish freestanding bathtub offer a luxurious and relaxing experience.

The meticulously maintained garden provides a perfect setting for pleasant outdoor moments, hosting dinners, or simply enjoying the beauty of the surrounding nature. It is an oasis of serenity and privacy, where one can regenerate in complete tranquility. **The possibility to further build 667 sqm on the land** offers additional potential to customize the property according to one's needs.

Furthermore, the property offers 2 spacious outdoor parking spaces and 2 covered parking spaces.

This unique villa, with its privileged location, well-kept garden, designer interiors, and panoramic views, represents a true oasis of luxury and comfort. It is an ideal place to live a comfortable life and enjoy a luxurious environment in Montagnola, near Lugano.

# Characteristics

Availability	To agree	Bathrooms	6
Type	Villa	Total number of floors	3
Reference	9573	Living area	356 m²
Rooms	8	Ground surface	2,046 m²
Bedrooms	5	Parking spaces	4

Object Price	CHF 8,000,000.-
Number of parkings	
Total	4x



# Picture(s)



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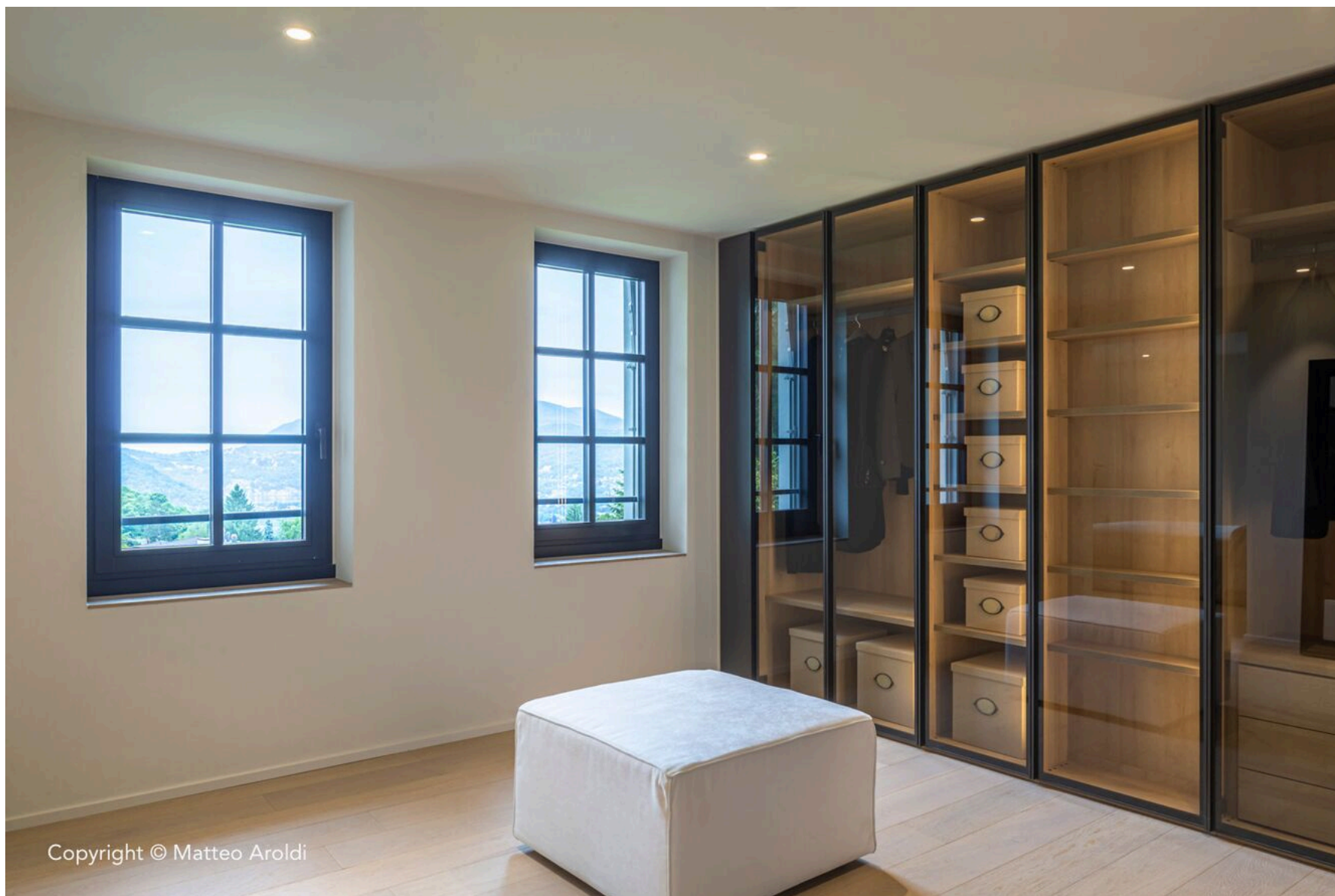
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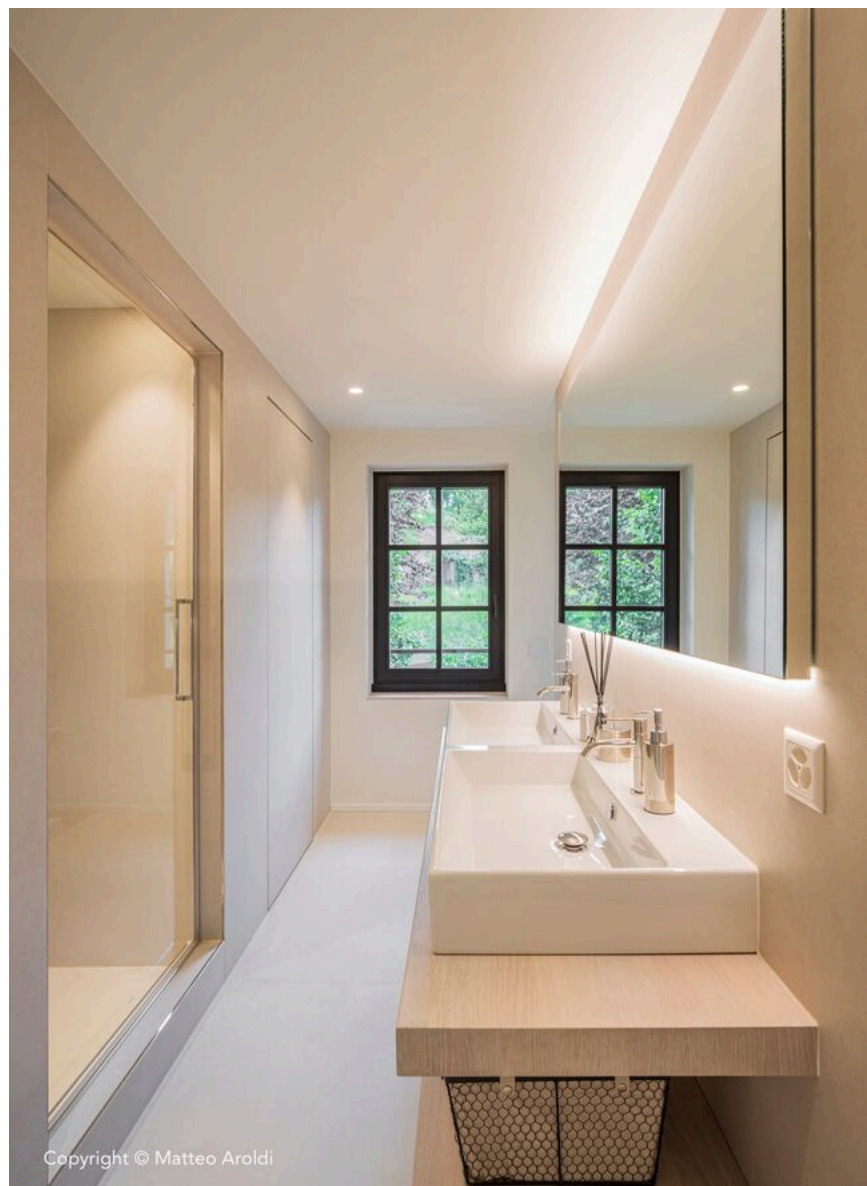


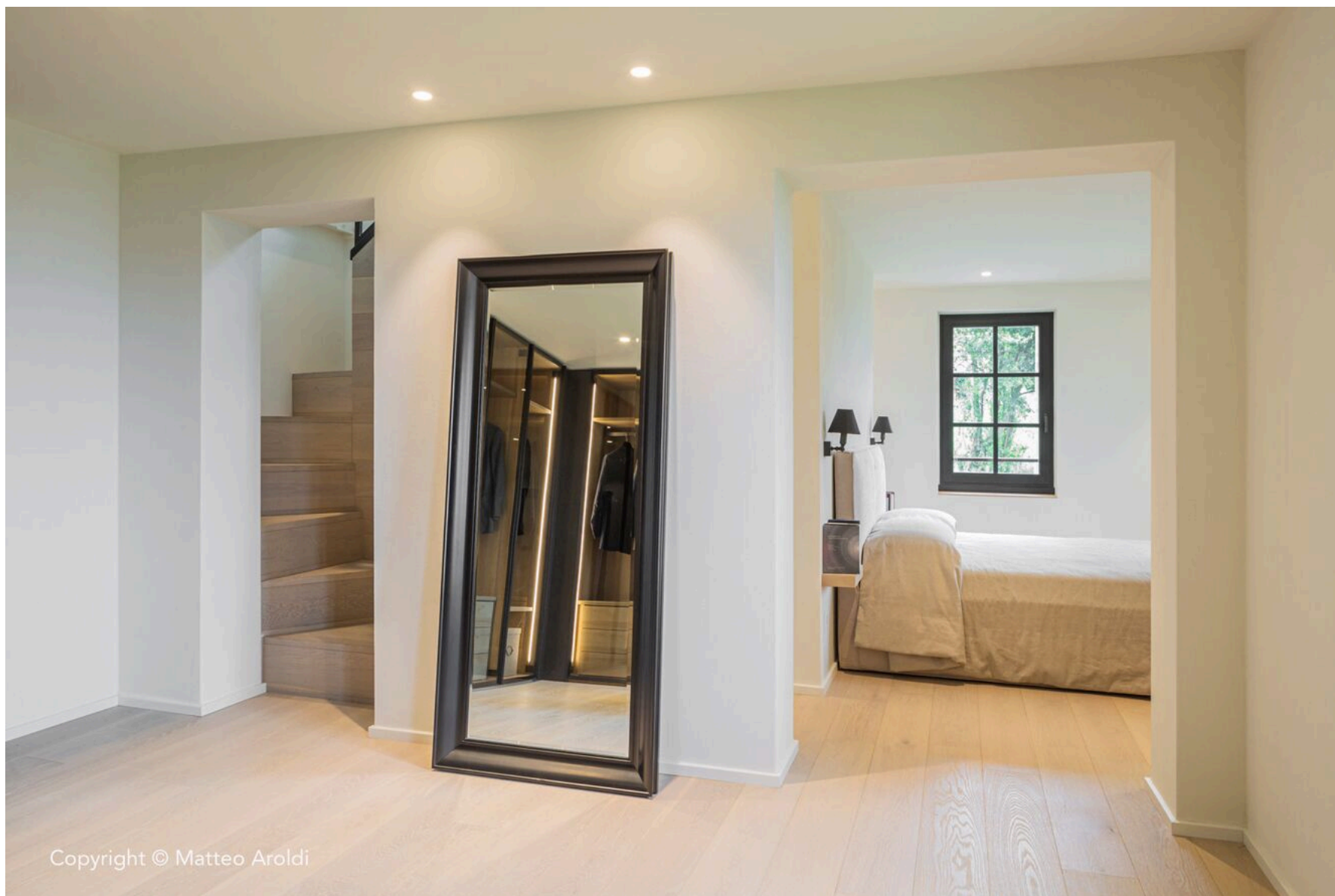




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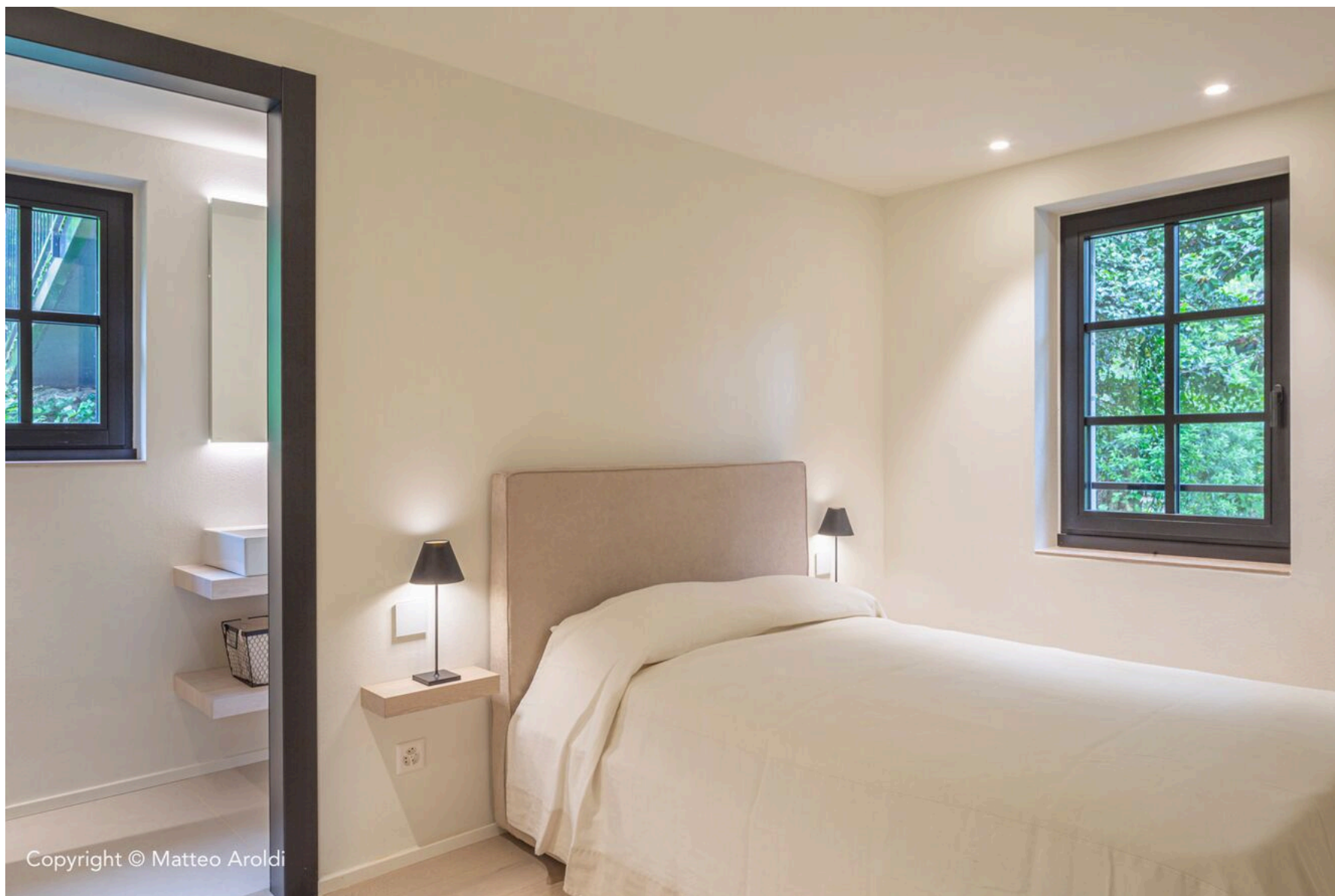




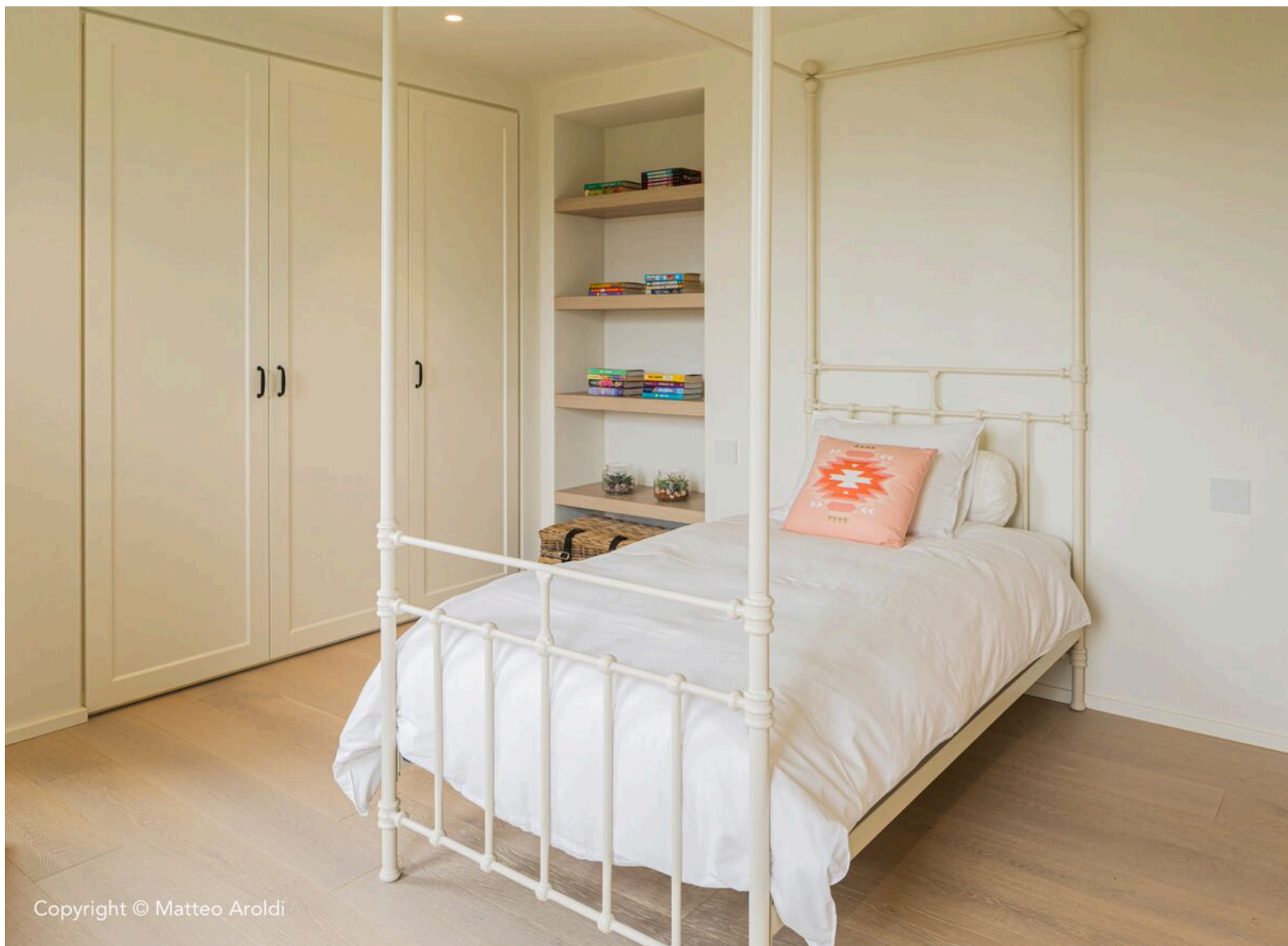


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## Your consultant

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# Notes

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