



FOR SALE

CH-6926 Montagnola, Via Bagna 14

Luxury Villa with Maximum Privacy and Large Building Land

CHF 9,000,000.-

SEQUOIA
CONSULTING

Property description

Nestled in an exclusive setting in Montagnola, this extraordinary villa represents a perfect balance of contemporary design, absolute comfort and a prime location with panoramic lake views. Recently renovated with fine materials and tailored solutions, the property is ready to be lived in and offers an uncompromising living experience.

Main features

- **Land area:** Approximately 10,000 m², surrounded by nature and maximum privacy
- **Breathtaking views:** Panoramic lake view and surrounded by a private forest
- **Heated pool with Jetstream system:** Ideal for relaxing and swimming against the current
- **Private dock:** 60 m² plot with access to the lake, just a 7-minute drive away
- **Parking spaces:** Garage for 4 cars and 4 outdoor parking spaces
- **Large building plot:** Approximately 1,473 m², with exclusive development potential.
 - > Occupancy index: 30%, utilization index: 0.5
 - > Maximum buildable height: 10.5 - 12.5 m
 - > Maximum buildable gross floor area: 736.5 m²

Refined and spacious interior:

Spread over two levels, the villa offers spacious and bright spaces featuring the highest level of finishes:

- 4 elegant and finely furnished bedrooms
- 4 luxury bathrooms, made with fine materials

- Open plan living area with fireplace, large windows and an enchanting view of the lake
- Modern, fully equipped designer kitchen
- Gym with sauna, for exclusive wellness

This unique residence is a once-in-a-lifetime opportunity for those who wish to live in an oasis of tranquility, without sacrificing the prestige and elegance of an exclusive home.

Characteristics

Availability	Immediate	Living area	414 m²
Type	Villa	Ground surface	9,771 m²
Reference	0067	Total surface	488 m²
Rooms	5.5	Terrace surface	188 m²
Bedrooms	4	Parking spaces	7
Bathrooms	4		

Object Price	CHF 9,000,000.-
Number of parkings	
Total	7x

Exterior view



Picture(s)



Interior view





















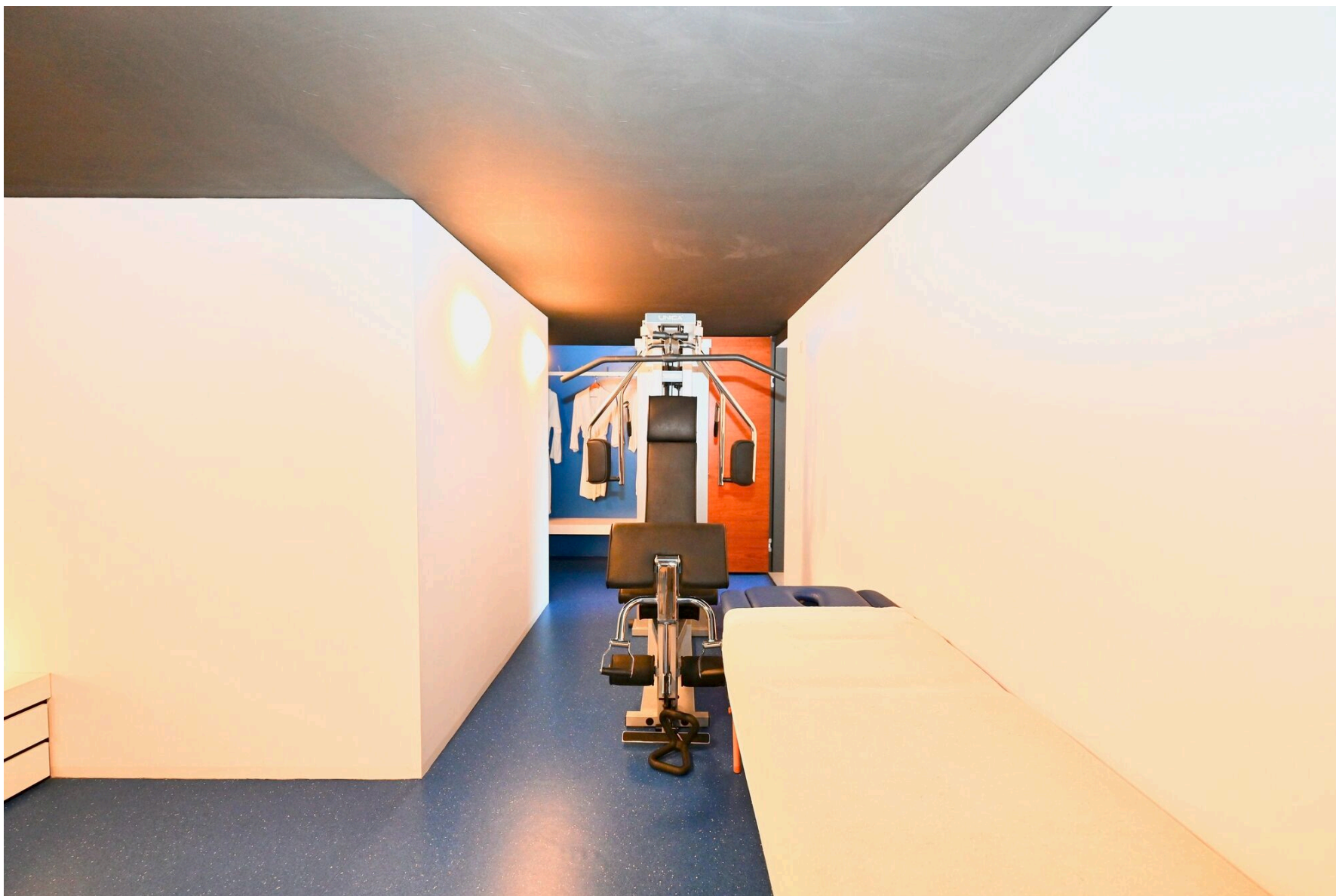














Exterior view



Contact

Sequoia Consulting Sagl

Via Vedeggi 66b
6983 Magliaso

Phone: +41 78 637 66 15
fabio@sequoiaconsulting.ch
<http://sequoiaconsulting.ch>

Your consultant

Mr. Ferrari Fabio
fabio@sequoiaconsulting.ch
Mob.: +41 78 637 66 15

Notes
