



FOR SALE

CH-6926 Montagnola, Via Matorèll 31C

Prestigious Villa with Pool and SPA, 400 m from TASIS School

CHF 9,000,000.-

SEQUOIA
CONSULTING

Property description

In one of the most exclusive and sunny residential areas of Montagnola, just 5 km from the center of Lugano and 400 m from the prestigious American school TASIS, we offer for sale this refined villa immersed in tranquility, surrounded by a large private garden and embellished by a beautiful indoor swimming pool with wellness area.

The property, with attention to every detail, is spread over 3 levels connected by internal elevator and offers spacious, bright and elegantly designed rooms:

FLOOR -1:

- Entrance hall with atrium
- SPA area with pool equipped with Inox waterfall model "BALI", sauna and bathroom with shower
- Relaxation room with open kitchen and fireplace
- Pantry, wine cellar and additional wine cellar
- Technical room, laundry room, shelter
- Garage with 4 parking spaces

GROUND FLOOR:

- Entrance hall
- Large living room with access to porch and garden
- Dining room
- Eat-in kitchen with pantry
- Night atrium
- 2 bedrooms (one with wardrobe), both with exit to balcony
- Bathroom with shower

- Guest toilet

FIRST FLOOR:

- Master bedroom with en suite bathroom with shower and tub and large wardrobe,
- Large study with library room
- Bathroom with shower

STRENGTHS:

- Finishes of the highest level (fine marble and superior quality materials)
- Photovoltaic system for sustainable energy
- High ceilings up to 3.76 mt
- Home automation system and LED lighting
- Garage for 4 parking spaces and 6 additional outdoor parking spaces

This villa is the ideal choice for those who dream of a luxury home, where elegance, comfort and privacy come together in perfect harmony. The privileged location, within walking distance of the TASIS American School and main services, enhances its exclusivity, making it perfect both as a primary residence and as a prestigious residence for guests and representation

Characteristics

Availability	To agree	Bathrooms	6
Type	Villa	Year of construction	2015
Reference	0535	Living area	577 m²
Rooms	10	Ground surface	1,296 m²
Bedrooms	3	Parking spaces	10

Object Price	CHF 9,000,000.-
Number of parkings	
Total	10x

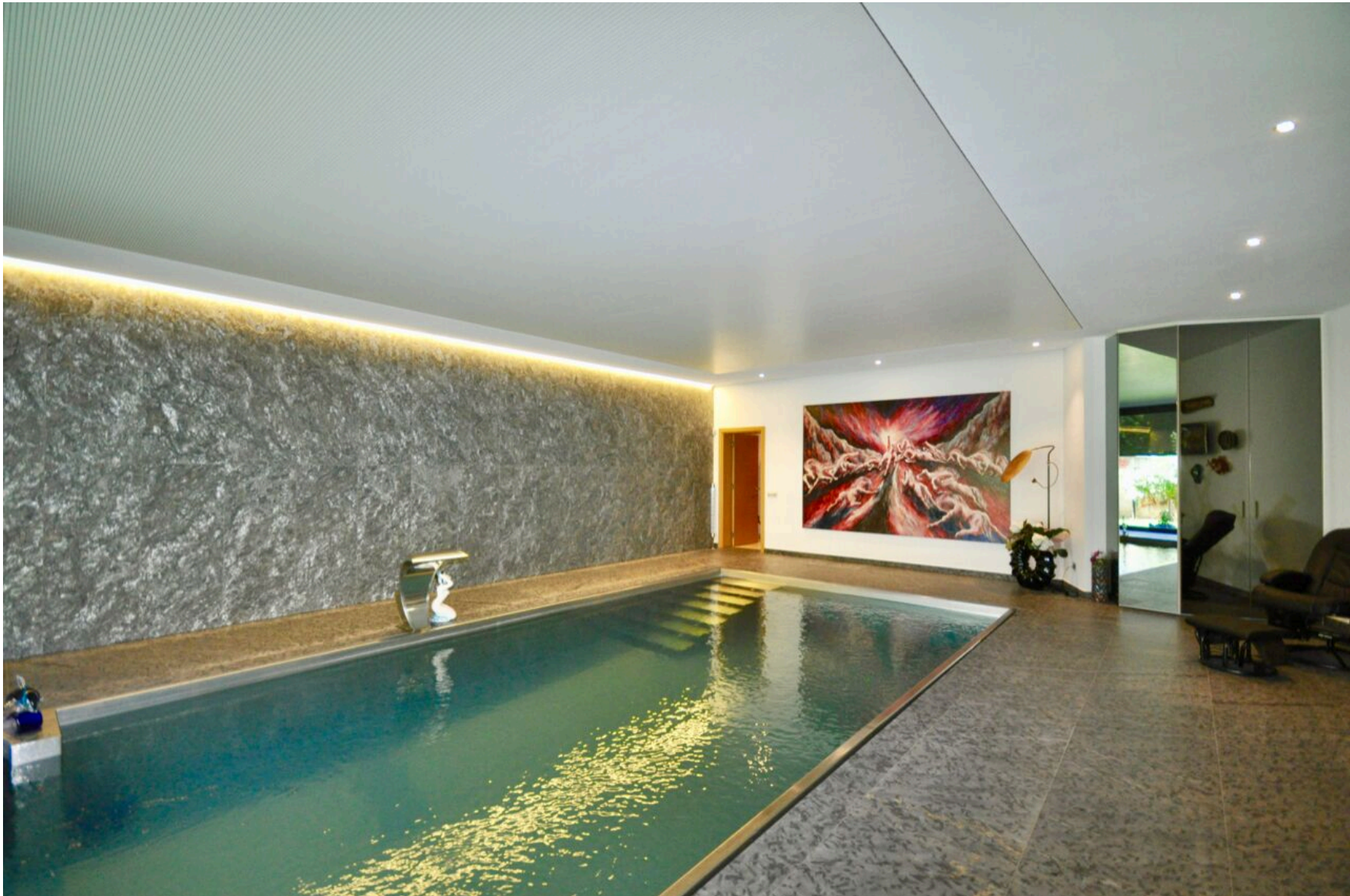
Picture(s)



Exterior view



Picture(s)









Exterior view



Contact

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Notes
