



CH-6926 Montagnola, Via Ghiera 12

Bright Villa with Garden, Pool and View of Lake Lugano

CHF 3,300,000.-

SEQUOIA  
CONSULTING

# Property description

In the renowned residential area of Montagnola, in Collina d'Oro, just 7 km from the center of Lugano and 3 km from the prestigious international school TASIS, we offer for sale this exclusive contemporary-style villa.

The property enjoys a splendid open view of Lake Lugano, a lush Mediterranean garden with panoramic outdoor swimming pool, a private forest and a parcel directly on the lake with right of usufruct.

## **PARTICLES AND SURFACES:**

- Parcel of 1,521 m<sup>2</sup> with villa and forest
- Parcel of 590 m<sup>2</sup> with forest
- Lakefront parcel of 44 m<sup>2</sup> with right of usufruct

The west-facing villa is distinguished by its spacious and bright living spaces, finished with materials of medium-high standing and featuring large windows that give an airy, elegant atmosphere perpetually flooded with natural light.

## **GROUND FLOOR:**

- Entrance hall
- Spacious living room with dining area and direct access to the 37 m<sup>2</sup> rooftop terrace and magnificent swimming pool
- Modern VALCUCINE open kitchen
- Guest WC

## **FLOOR -1:**

- Master bedroom with en suite bathroom, wardrobe and terrace
- Second bedroom
- 2 bathrooms with shower
- Large study (possibly third bedroom)

## **FLOOR -2:**

- Fitness room of 19 m<sup>2</sup>
- Sauna, toilet and shower
- Technical room
- 2 storage rooms
- Porch

## **OUTSIDE:**

- Panoramic swimming pool with ample sunbathing areas
- Mediterranean garden with palm trees and ornamental plants
- Sun terraces
- 4 covered parking spaces

The property can also be purchased **as a secondary residence**, making it ideal both as a main residence and as an elegant vacation home in one of the most desirable and prestigious locations in Ticino.

## **NOTE:**

The property is scheduled to be delivered within 2 years. Several contractual solutions can be

considered, including an immediate sale and purchase with simultaneous lease to the current owner, who would remain in the home as a tenant paying a regular fee for the transitional period, or preliminary sale with a deposit (economic guarantee) with blocking of the property at an agreed price

# Characteristics

|                   |                   |                        |                 |
|-------------------|-------------------|------------------------|-----------------|
| Availability      | <b>01.01.2028</b> | Year of construction   | <b>1980</b>     |
| Type              | <b>Villa</b>      | Latest renovations     | <b>2018</b>     |
| Reference         | <b>9171</b>       | Total number of floors | <b>3</b>        |
| Second home       | <b>Authorized</b> | Living area            | <b>234 m²</b>   |
| Rooms             | <b>5</b>          | Ground surface         | <b>2,111 m²</b> |
| Bedrooms          | <b>3</b>          | Terrace surface        | <b>54 m²</b>    |
| Bathrooms         | <b>4</b>          | Parking spaces         | <b>4</b>        |
| Number of toilets | <b>1</b>          |                        |                 |

|                           |                        |
|---------------------------|------------------------|
| Object Price              | <b>CHF 3,300,000.-</b> |
| <b>Number of parkings</b> |                        |
| Total                     | <b>4x</b>              |

# Conveniences

## Neighbourhood

- > Green
- > Mountains

## Outside conveniences

- > Terrace/s
- > Greenery

- > Lake

- > Covered parking space(s)
- > Swimming pool

## Inside conveniences

- > Sauna

- > Fitness room

## View

- > Unobstructed
- > Panoramic
- > Lake

- > Garden
- > Forest
- > Mountains

# Exterior view



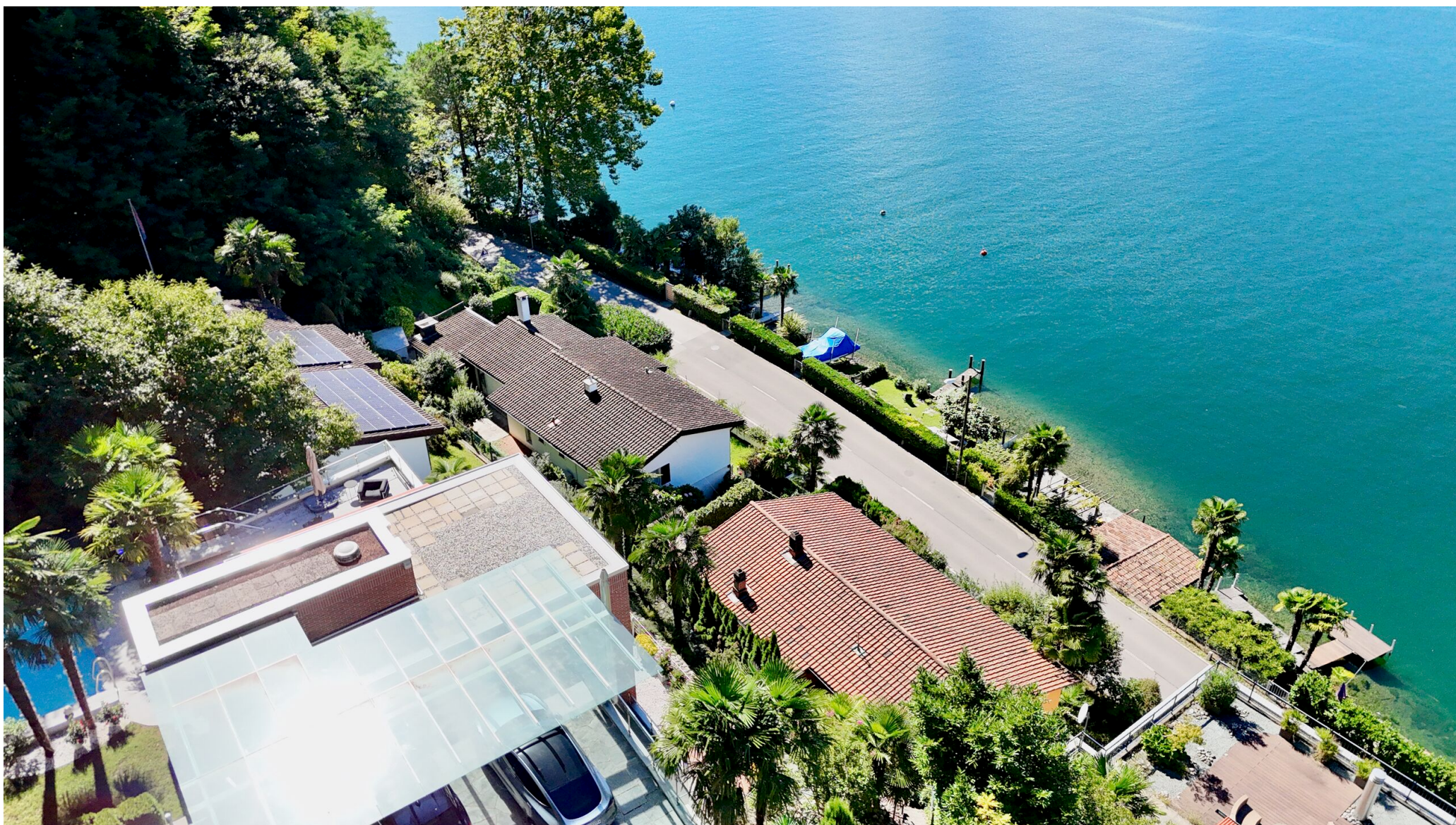


# Picture(s)



# Exterior view





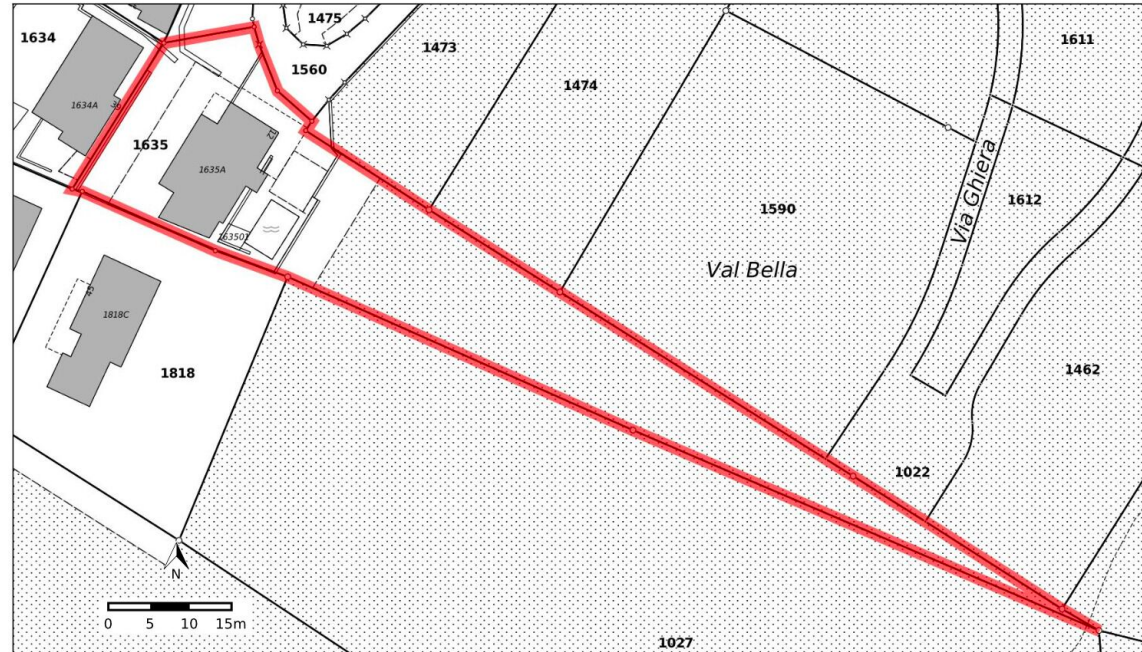






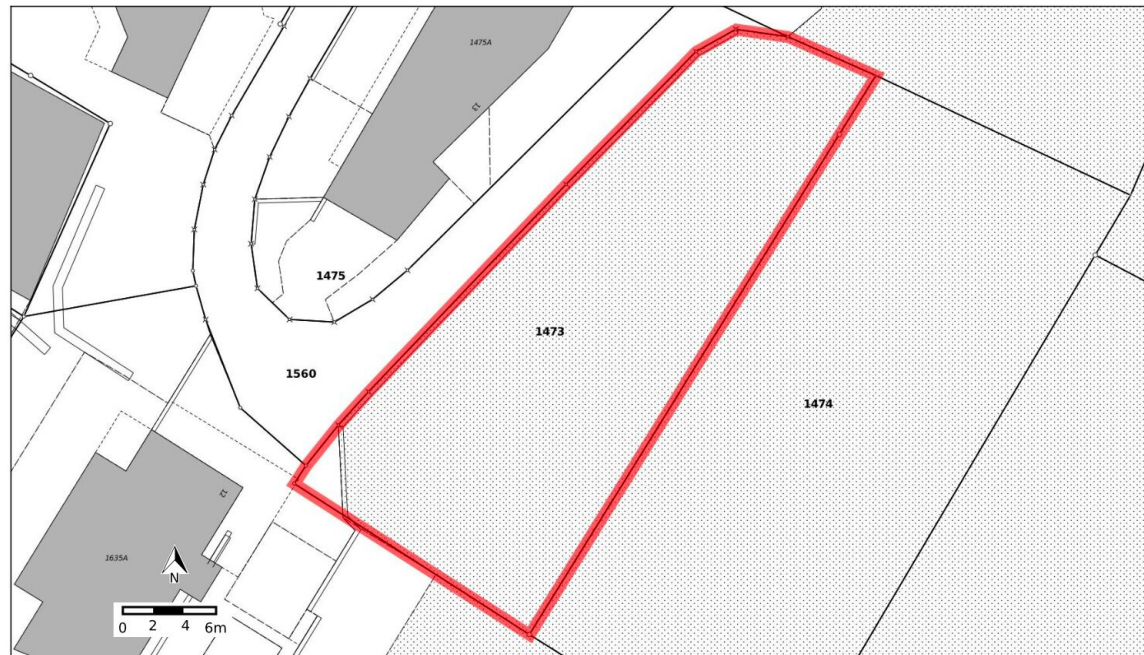


## Estratto del Catasto delle restrizioni di diritto pubblico della proprietà (Catasto RDPP)



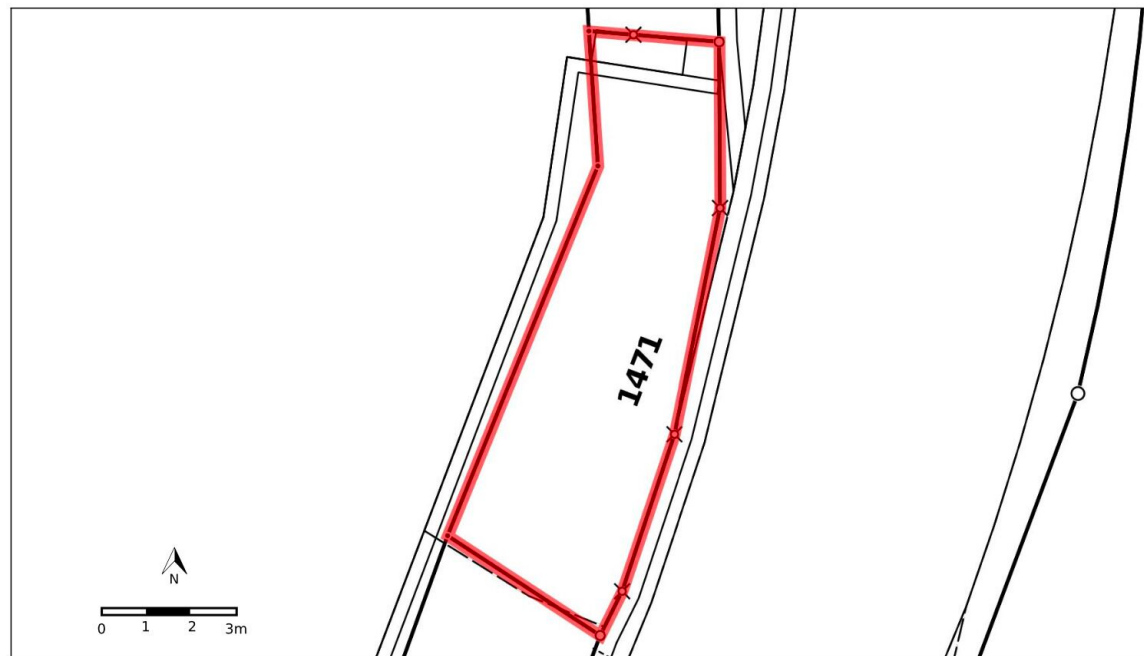
|                         |                      |
|-------------------------|----------------------|
| <b>Numero del fondo</b> | <b>1635</b>          |
| Tipo di fondo           | Bene immobile        |
| E-GRID                  | CH140702925475       |
| Comune (N. UST)         | Collina d'Oro (5236) |
| Sezione                 | Montagnola           |
| Superficie              | 1521 m <sup>2</sup>  |

## Estratto del Catasto delle restrizioni di diritto pubblico della proprietà (Catasto RDPP)



|                         |                      |
|-------------------------|----------------------|
| <b>Numero del fondo</b> | <b>1473</b>          |
| Tipo di fondo           | Bene immobile        |
| E-GRID                  | CH530292075287       |
| Comune (N. UST)         | Collina d'Oro (5236) |
| Sezione                 | Montagnola           |
| Superficie              | 590 m <sup>2</sup>   |

## Estratto del Catasto delle restrizioni di diritto pubblico della proprietà (Catasto RDPP)



|                         |                      |
|-------------------------|----------------------|
| <b>Numero del fondo</b> | <b>1471</b>          |
| Tipo di fondo           | Bene immobile        |
| E-GRID                  | CH510752029261       |
| Comune (N. UST)         | Collina d'Oro (5236) |
| Sezione                 | Montagnola           |
| Superficie              | 44 m <sup>2</sup>    |



# Contact

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## Your consultant

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# Notes

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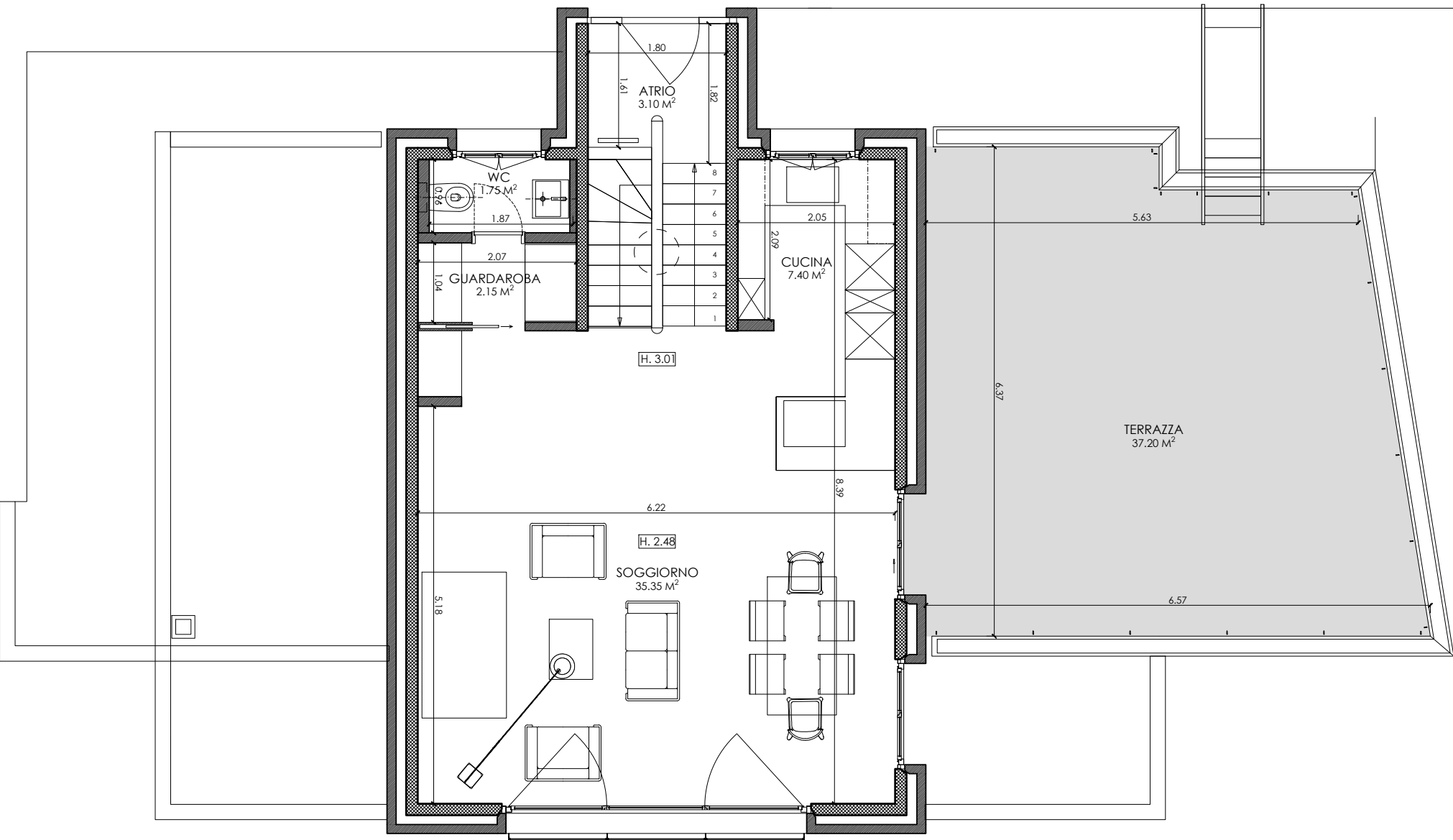
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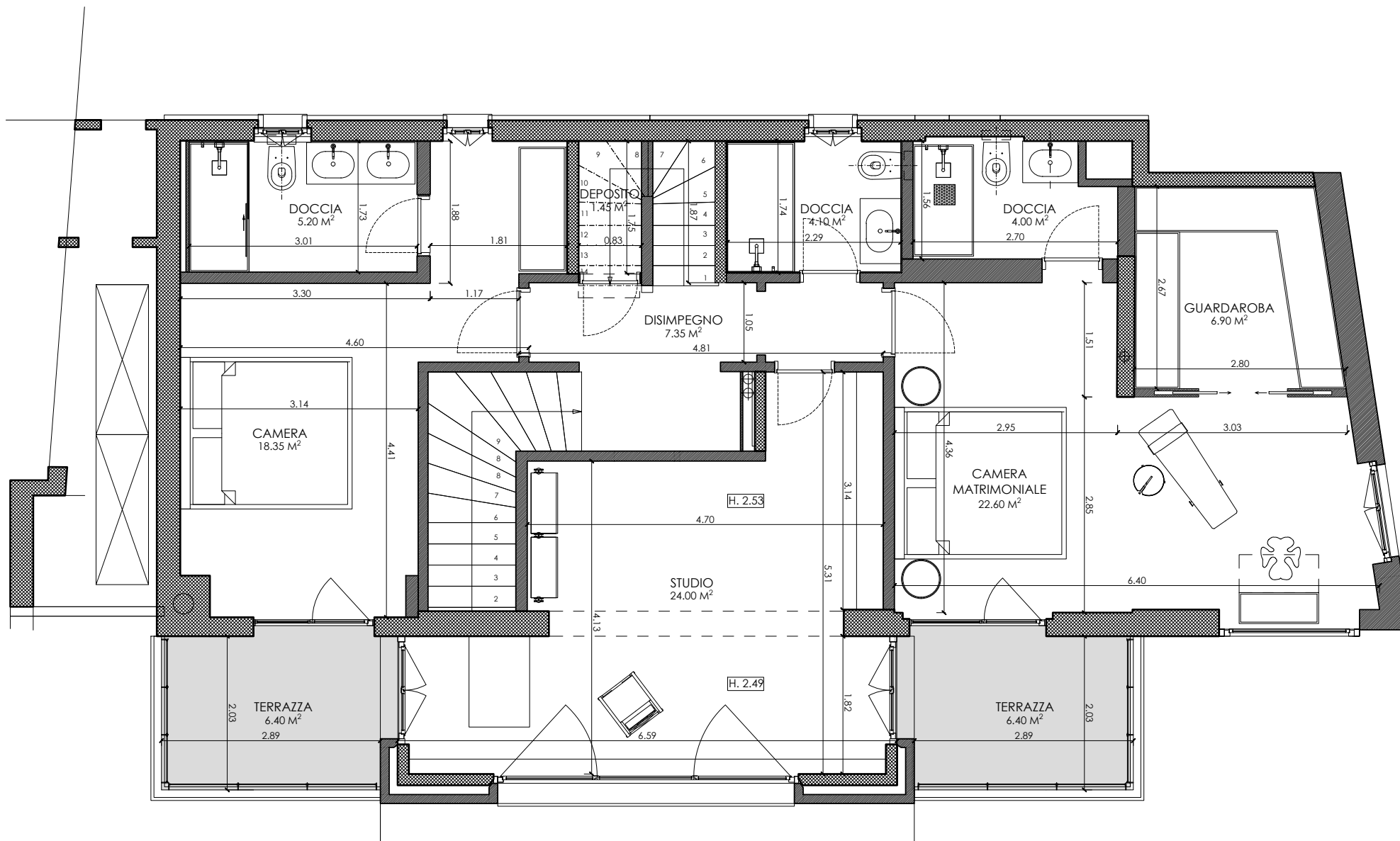
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PIANTA PT.



# PIANTA -1P



# PIANTA -2P

