



FOR SALE

CH-6922 Morcote, Strada Dr. Napo Torriani 11

Modern Villa with Swimming Pool and Panoramic View of Lake  
Lugano  
CHF 3,900,000.-

SEQUOIA  
CONSULTING



# Property description

In the picturesque village of Morcote, in a quiet and sunny residential area, we offer for sale this modern fine villa that combines style and comfort.

The property offers a private pool and breathtaking views of Lake Lugano and the surrounding mountains, creating an oasis of peace and beauty.

The villa, located on the 500 sqm plot, is spread over 3 levels as follows:

## **Ground floor:**

A welcoming foyer leads to the bright living room with dining area and open kitchen, a checkroom and a bathroom with shower. From the living room, there is direct access to the garden, where a panoramic terrace and a beautiful swimming pool invite relaxation.

## **First floor:**

The master bedroom, with ensuite bathroom and access to a covered terrace overlooking the lake, is the perfect place for moments of absolute privacy. This floor also includes 2 additional bedrooms, a bathroom and a study.

## **Basement:**

A 2-car garage, a wardrobe room, a laundry room, a utility room and a technical room.

Outside, the property is surrounded by a well-kept garden and has a large entrance yard with 2 additional parking spaces.

The swimming pool with covered terrace and the spectacular view of the lake make this villa an exclusive and prestigious residence

# Characteristics

Availability	<b>Immediate</b>	Living area	<b>235 m<sup>2</sup></b>
Type	<b>Villa</b>	Ground surface	<b>500 m<sup>2</sup></b>
Reference	<b>3684</b>	Total surface	<b>345 m<sup>2</sup></b>
Rooms	<b>4.5</b>	Terrace surface	<b>80 m<sup>2</sup></b>
Bedrooms	<b>3</b>	Cellar surface	<b>30 m<sup>2</sup></b>
Bathrooms	<b>3</b>	Parking spaces	<b>4</b>
Year of construction	<b>2014</b>		

Object Price	<b>CHF 3,900,000.-</b>
<b>Number of parkings</b>	
Total	<b>4x</b>

# Picture(s)













































# Contact

## Sequoia Consulting Sagl

Via Vedeggi 66b  
6983 Magliaso

Phone: +41 78 637 66 15  
[fabio@sequoiaconsulting.ch](mailto:fabio@sequoiaconsulting.ch)  
<http://sequoiaconsulting.ch>

## Your consultant

**Mr. Ferrari Fabio**  
[fabio@sequoiaconsulting.ch](mailto:fabio@sequoiaconsulting.ch)  
Mob.: +41 78 637 66 15

# Notes

---

---

---

---

---

---