



FOR SALE

CH-6986 Novaggio, Selva Bella 1

Exclusive Property Set in Lush Greenery with Absolute Privacy

CHF 9,600,000.-

SEQUOIA
CONSULTING

Property description

Hidden in a privileged, elevated position in the heart of Malcantone, this enchanting Mediterranean property is a sanctuary of absolute privacy, natural beauty, and understated luxury. Surrounded by over 20'000 m² of pristine land — vineyards, orchards, and woodland — it offers a level of seclusion and exclusivity rarely found in Ticino.

From its panoramic terraces, the view unfolds in breathtaking grandeur: Lake Maggiore shimmering in the distance, framed by rolling hills and the majestic Alpine skyline. Here, every sunrise and sunset becomes a private spectacle.

The estate with a total surface living space of 453 m² includes a luxury **main villa** complemented by **2 independent apartments** (3.5-room and 2.5-room) and a **studio flat**, all with separate entrances — ideal for hosting the guests in complete discretion or accommodating staff.

Designed for refined living and effortless entertaining, the residence combines timeless architecture with generous, light-filled interiors (renovated in 2002/2003) that open seamlessly onto sun-drenched outdoor spaces. Days unfold by the 8x5 meter **heated pool** under swaying palms, while evenings are best enjoyed on the terraces or beneath the **barbecue patio with pergola**, where the scent of nature and the warmth of the **outdoor fireplace** create unforgettable

moments.

PARKING SPACES:

- garage parking spaces for 9 cars
- 1 box and 1 covered space

A sanctuary where nature, privacy, and Mediterranean flair meet — yet only 25 minutes from the vibrant heart of Lugano.

This is more than a home; it is a place to slow down, breathe, and truly live.

PARTICULARS:

- Outdoor and large indoor fireplace
- Extensive meadows and chestnut woodland, vegetable plots, vineyards, and orchard
- Heated outdoor pool with counterflow system and massage function
- Park-like, sheltered garden and expansive sunny terraces
- Covered patio with barbecue area including outdoor fireplace and vineyard-covered pergola
- 2 separate, self-contained apartments and 1 studio suitable for guests
- Climatized vine-cellar
- Expansion project available for underground car park and recreation rooms.

Characteristics

Availability	To agree	Latest renovations	2024
Type	Villa	Living area	453 m²
Reference	8723	Ground surface	20,130 m²
Rooms	8	Total surface	565 m²
Bedrooms	7	Volume	2,580 m³
Bathrooms	7	Terrace surface	121 m²
Year of construction	1970	Parking spaces	11

Object Price **CHF 9,600,000.-**

Number of parkings

11x Total

Exterior view









Interior view











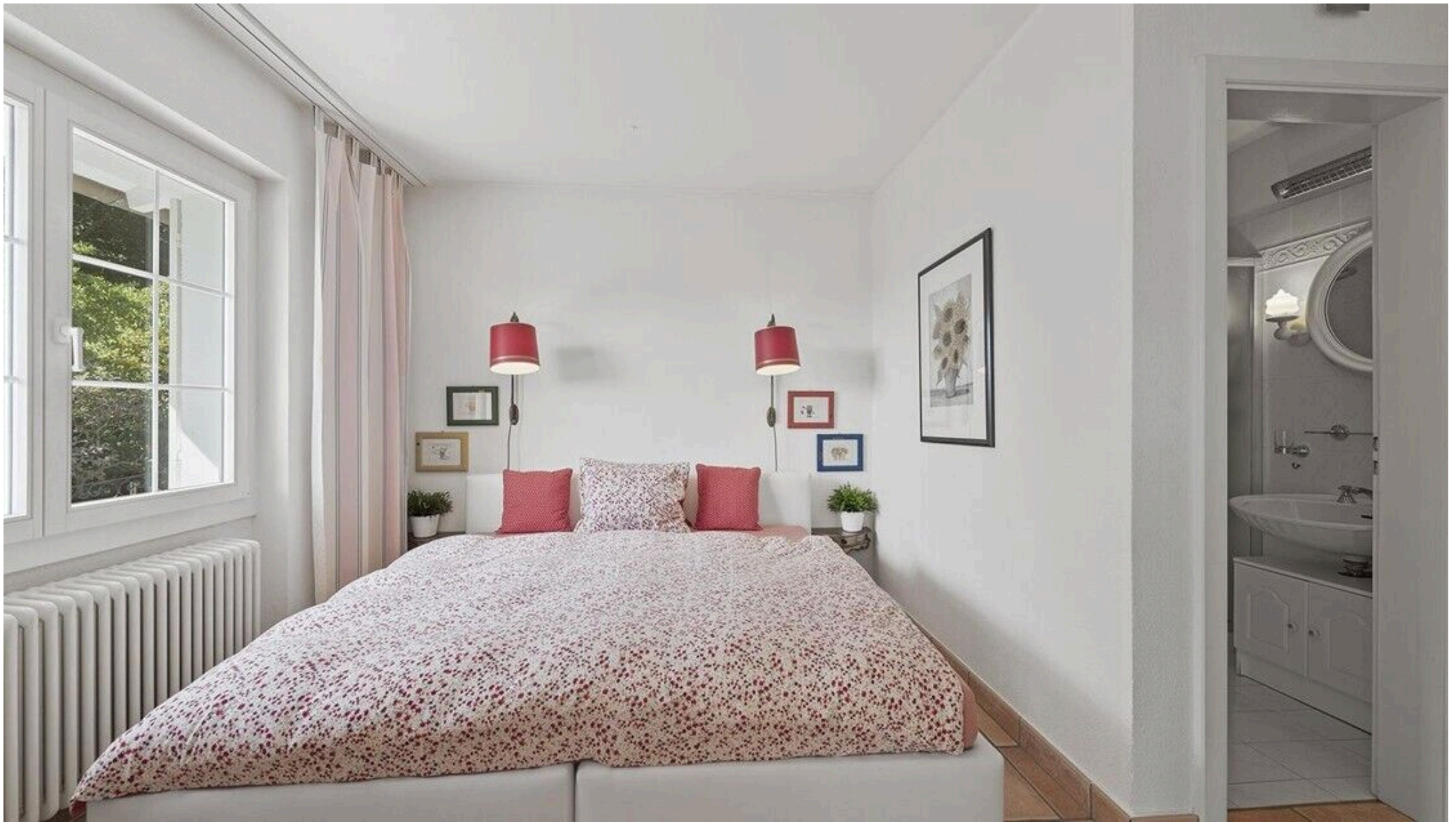












Exterior view



Interior view









Exterior view















Contact

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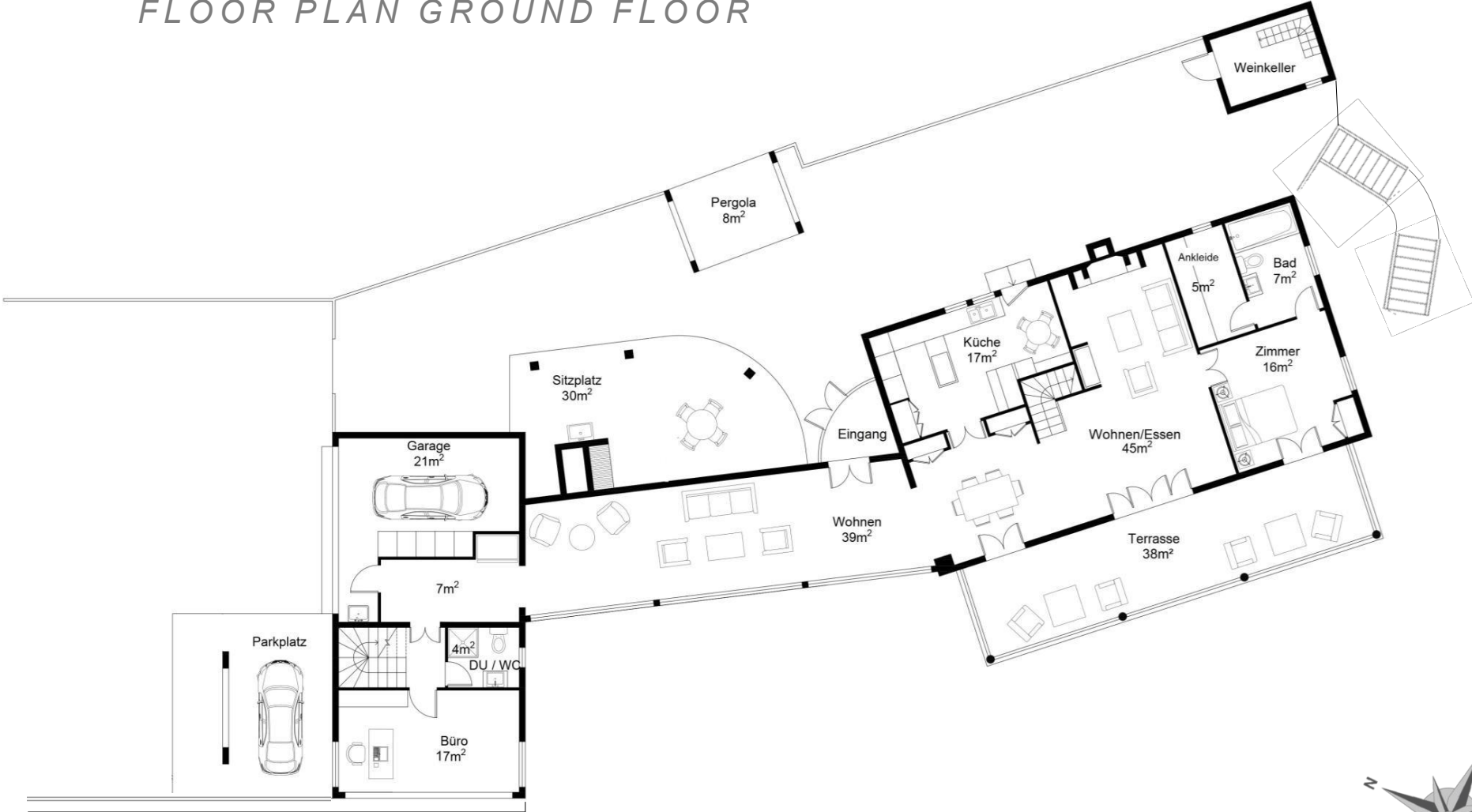
Your consultant

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Notes

GRUNDRISS ERDGESCHOSS

FLOOR PLAN GROUND FLOOR

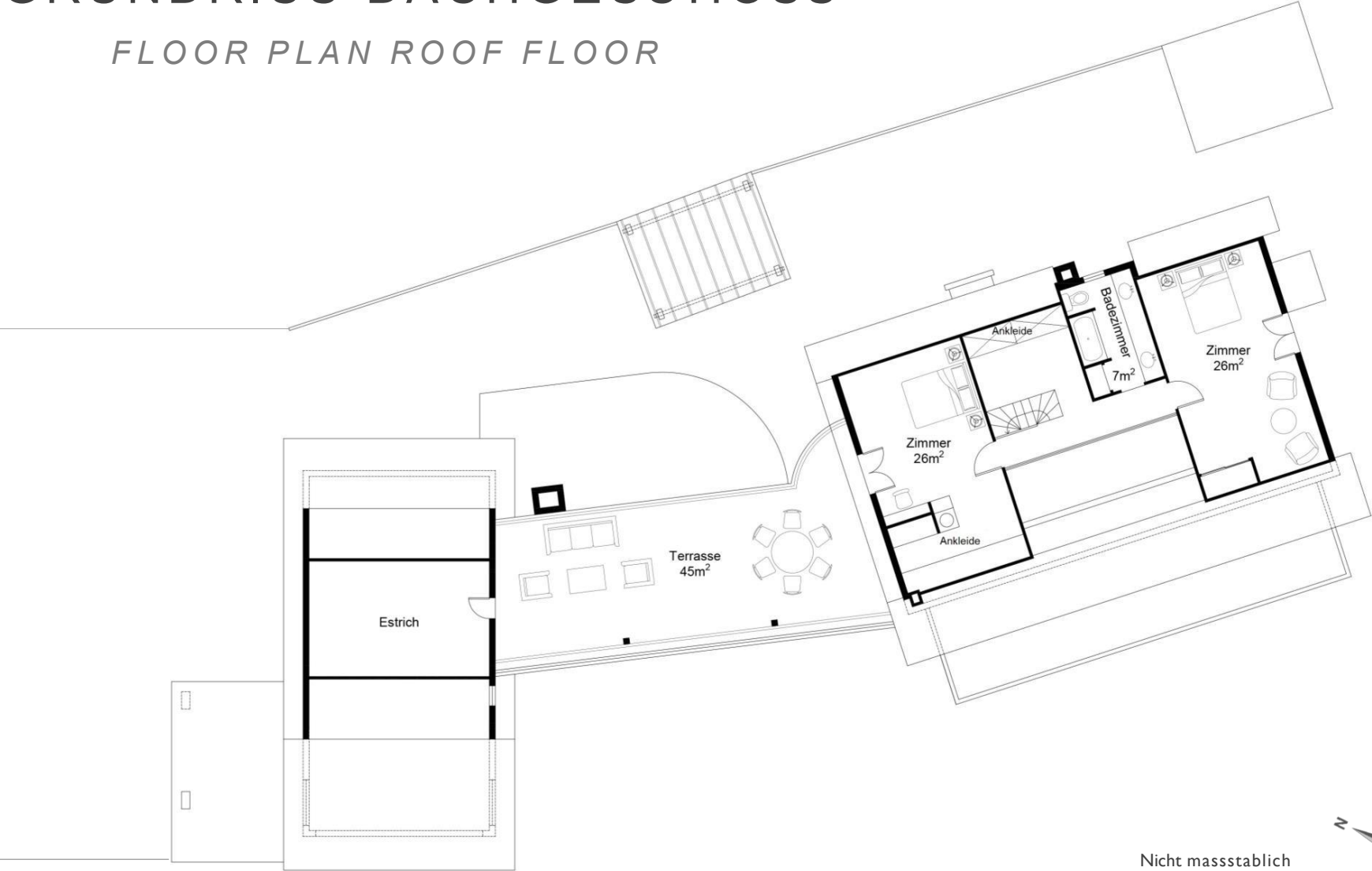


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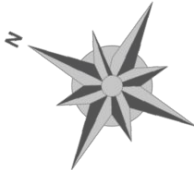


GRUNDRISS DACHGESCHOSS

FLOOR PLAN ROOF FLOOR



Nicht massstablich
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GRUNDRISS UNTERGESCHOSS

FLOOR PLAN BASEMENT
2 1/2 ROOM APARTMENT
STUDIO
3 1/2 ROOM APARTMENT

