

FOR SALE

CH-6948 Porza, Via Cantonale 17

Exclusive "Floridiana" Villa with Lake View and Building Land

CHF 28,000,000.-

SEQUOIA
CONSULTING

Property description

Villa Floridiana is an 'exclusive historic Art Nouveau villa located in Porza, in a quiet and sunny location that guarantees maximum privacy, just 5 km from the center of Lugano and 6 km from the prestigious American school TASIS.

This magnificent villa, with a living area of approx. 1,400 sq m on 4 floors, is surrounded by a beautiful manicured park of approx. 4,390 sq m with two beautiful fountains with sculptures, a charming pergola and a lovely little chapel. Facing southeast, the property offers spectacular panoramic views of Lake Lugano, the city and the surrounding mountains.

The villa, designed in 1890, has undergone careful restoration and renovation with fine materials and luxury finishes, and is in excellent condition. The villa has high ceilings of 3.5 meters, restored original interiors, a large indoor swimming pool, elevator, alarm system with video surveillance, automatic irrigation and lighting systems.

Villa Floridiana is an exclusive and rare property, one of the few remaining historic villas in the Lugano area.

The property offers 2 parking spaces in enclosed garage and 5 parking spaces under canopies, with additional uncovered parking spaces available in the large outdoor yard.

The property is also compulsorily combined with the purchase of the **underlying land of 1,347 m²**, which is currently buildable with a **exploitation index of 0.4**. With the coming into force of the new Master Plan, the volumetric index will be increased to **0.5**, making it possible to build a villa with a **Gross Useful Area (SUL) of 344.08 m²**.

Land price: CHF 2'000'000.- (not included in the price of the villa).

With its timeless elegance and privileged location, Villa Floridiana represents the essence of luxury and comfort, combining history, charm and style to perfection.

Characteristics

Availability	To agree	Bathrooms	6
Type	Villa	Year of construction	1890
Reference	2934	Living area	~ 1400 m²
Rooms	16	Ground surface	~ 4690 m²
Bedrooms	7	Parking spaces	7

Object Price	CHF 28,000,000.-
Number of parkings	
Total	7x

Picture(s)

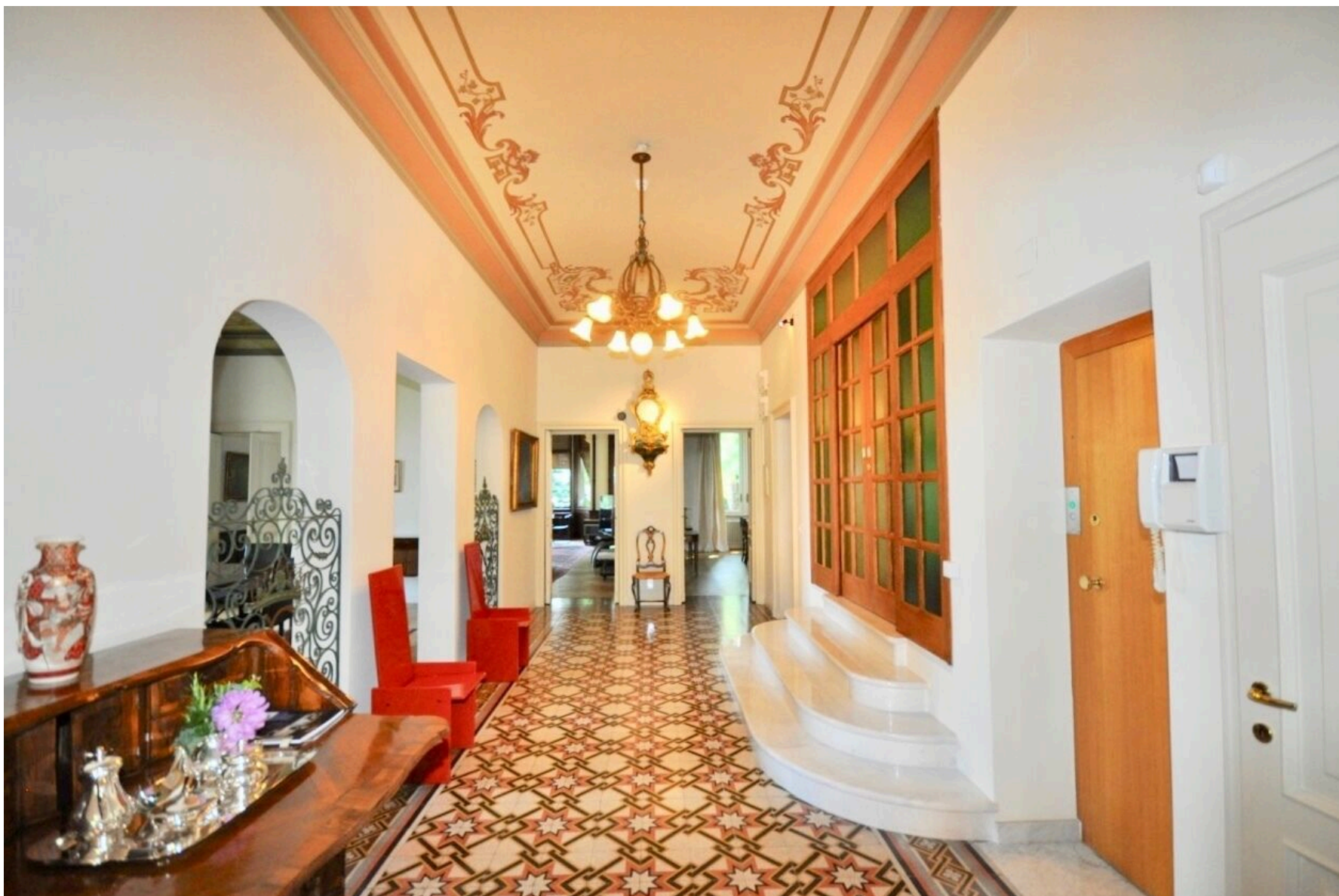


















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Notes
