



FOR SALE

CH-6948 Porza, Via San Rocco 19

Exclusive Villa Surrounded by Vineyards with Unobstructed Views of
the
Price upon request

SEQUOIA
CONSULTING

Property description

In one of the most picturesque and exclusive locations in Porza, nestled in lush greenery and surrounded by vineyards, we are offering for sale under an **EXCLUSIVE LISTING** this charming property that blends the authentic character of Ticino architecture with a refined contemporary style.

Villa “San Rocco” is the result of a meticulous renovation, designed to preserve the soul and charm of the original structure, harmoniously integrating them with modern lines, spacious interiors, and high-end amenities.

Situated in a commanding position, the villa enjoys an extraordinary panoramic view of Lake Lugano, the city, and the surrounding mountains, in a setting of absolute tranquility and privacy, yet just a few minutes from downtown Lugano.

The property spans approximately 16,250 m² of land, distributed across six parcels within a prestigious protected agricultural and wine-growing area. A natural setting of rare beauty, offering a sense of space, privacy, and exclusivity that is difficult to replicate in the Lugano region.

Interior Layout

The residence offers approximately 690 m² of living space spread over three levels, connected by an

internal staircase and an elevator.

GROUND FLOOR

The main entrance leads through an elegant archway to a spectacular double-height foyer, the true architectural heart of the home. The large living area, facing southeast, features expansive windows that frame the landscape and open directly onto the panoramic terrace. The ground floor also houses a generously sized kitchen, a spa, a gym, and an indoor garage for two cars.

FIRST FLOOR:

The first floor features the master bedroom with an en-suite bathroom and a separate walk-in closet, a study with its own bathroom, and a secondary sleeping area consisting of two bedrooms with private bathrooms and a living room that overlooks the vineyards directly. This section is connected by a glass walkway suspended above the atrium.

BASEMENT:

The lower level further expands the spaces dedicated to wellness and entertainment, featuring a movie theater, a hobby room, a wine cellar, a bar area, a guest bedroom with a bathroom, a laundry room, and utility rooms, as well as a separate entrance from the outside.

Materials and Systems

The villa's facade is clad in natural stone, installed over a new-generation ventilated structure. The windows and doors are made of aluminum with minimalist profiles by Ponzio, in an anthracite finish. The roof, which has been completely redone, is covered with integrated photovoltaic panels manufactured by 3S. The interior spaces are designed for flexibility, thanks to utility systems that allow for **customization of finishes, the kitchen, and bathroom fixtures.**

Energy

From a systems perspective, the building is equipped with a **latest-generation geothermal heat pump**, which ensures a sustainable and efficient system for providing **heating and cooling via coil systems**. The system is complemented by controlled mechanical ventilation, **centralized climate control, and an integrated home automation system**, ensuring advanced and customizable living comfort.

All of this is in line with the criteria of the **Minergie certification**, a Swiss guarantee of energy efficiency, air quality, and sustainability. The structure meets strict standards for insulation, ventilation, and energy consumption, featuring optimized resource use and a reduced ecological footprint, in perfect harmony with the surrounding agricultural landscape.

Outdoor Spaces

The outdoor spaces are one of the property's most distinctive features. The landscaping design, by Studio Enea, enhances the existing natural environment through terraces, nature trails, lounge areas, and spaces designed for socializing. The panoramic southeast-facing terrace includes a living area and a dining area with a pergola, while a path through the vineyards leads to a picturesque "green living room" overlooking the lake.

On the west side, beneath a majestic, centuries-old linden tree, there is another resting spot, designed for moments of contemplation. Opposite it, a small pond/fountain accompanies an outdoor staircase that connects the house to the lower road, creating a natural and scenic path.

Tenuta Roccolo

In the heart of the vineyards stands the Roccolo di San Rocco, a protected historic building now converted into a small, independent space with a panoramic view. This building, symbolic of the region, has also given its name to a local selection of Ticino Merlot.

The property has a total of 6 parking spaces: 2 indoor in the garage, 2 inside the annex, and 2 covered outdoor spaces.

Villa San Rocco represents a rare opportunity for those who wish to live just a few minutes from downtown Lugano, surrounded by nature and vineyards, in a highly prestigious residence where privacy, panoramic views, architecture, and technology coexist in perfect harmony

Characteristics

Availability	To agree	Total number of floors	3
Type	Villa	Heating type	Geothermal sonde
Reference	5215	Heating installation	Floor
Rooms	8.5	Living area	690 m²
Bedrooms	5	Ground surface	16,250 m²
Bathrooms	6	Parking spaces	6

Object Price	Price upon request
Number of parkings	
6x Total	

Conveniences

Outside conveniences

- > Covered parking space(s)

Inside conveniences

- > Garage
- > Wine cellar
- > Sauna
- > Fitness room
- > Home cinema
- > Air conditioning

Equipment

- > Controlled ventilation
- > Home automation

Picture(s)



Exterior view

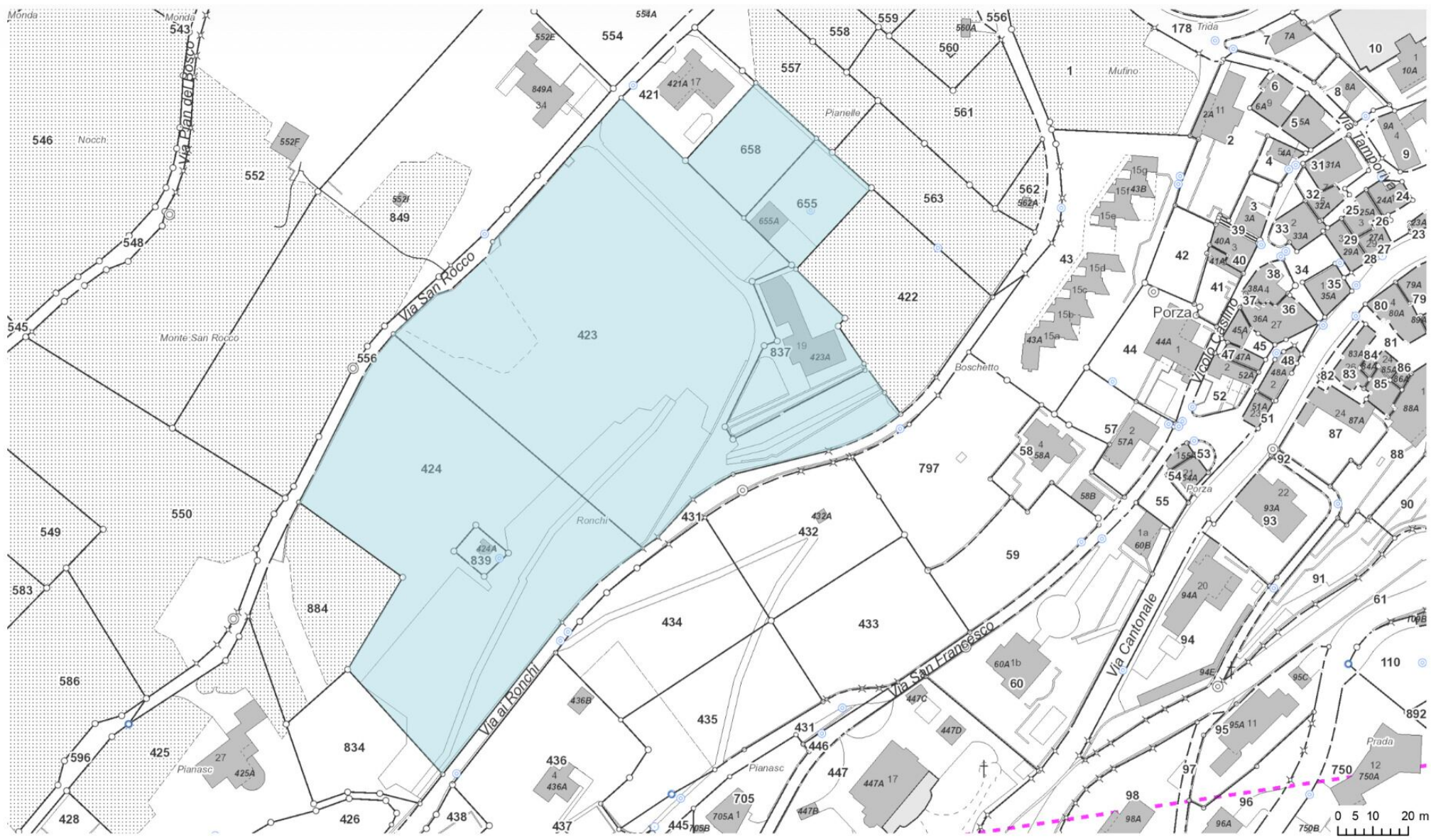




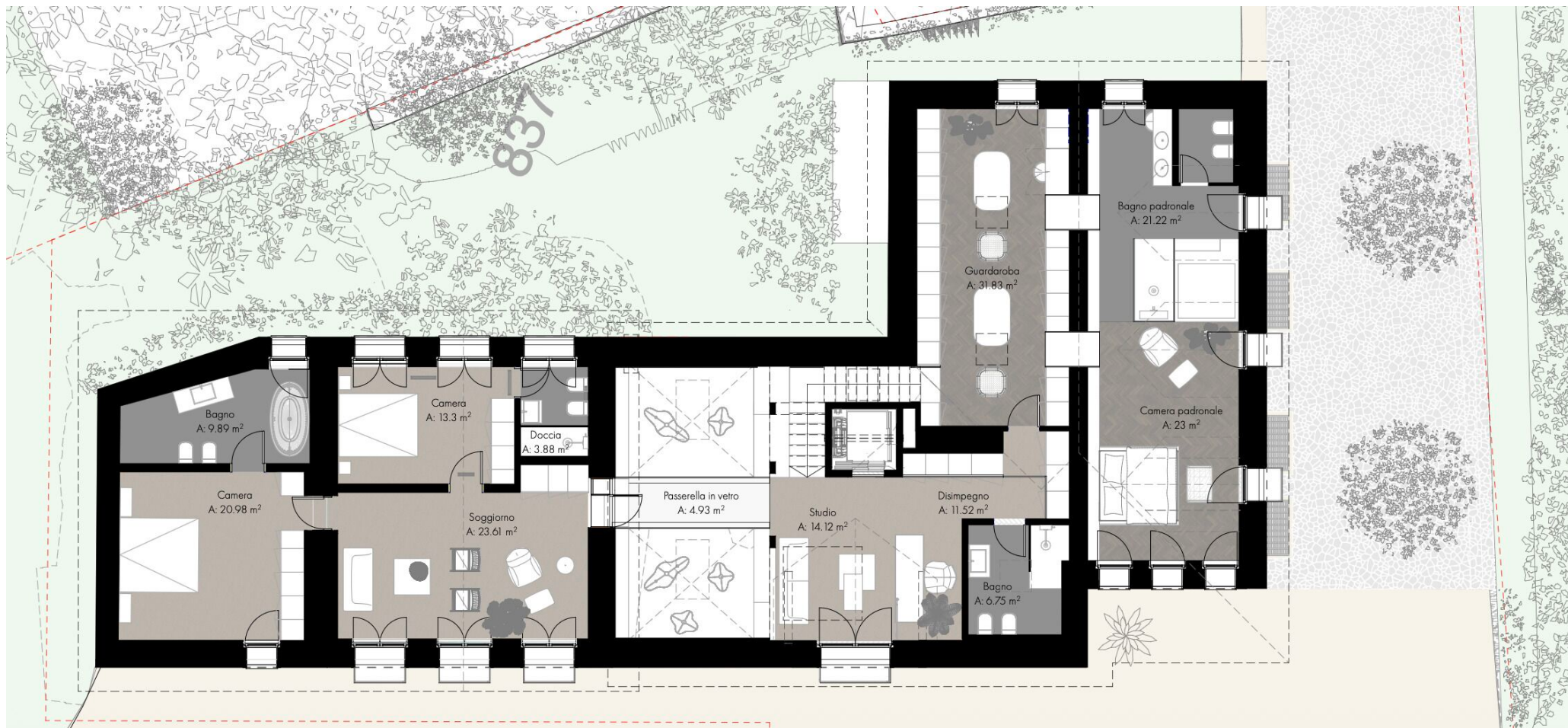


Plan

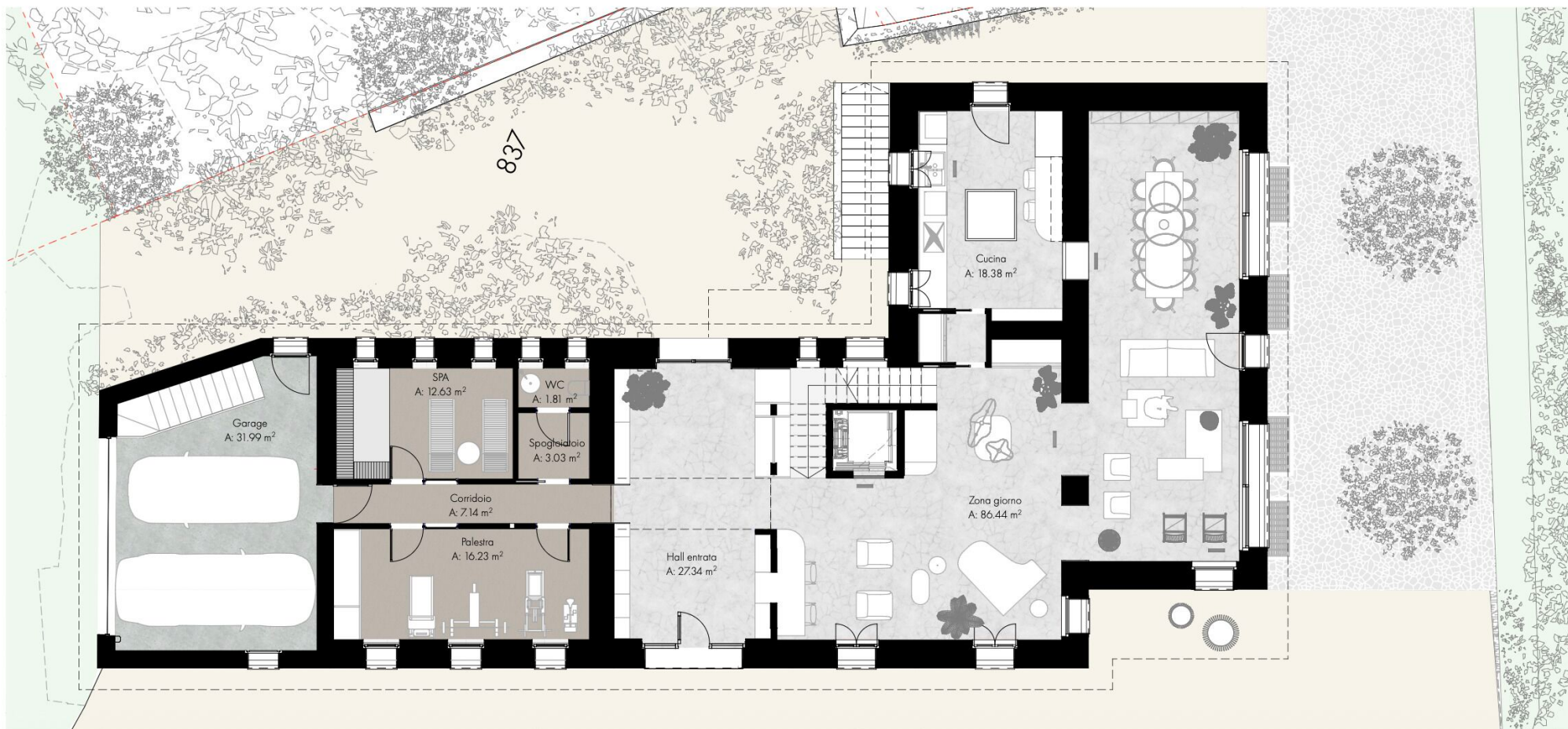








Ground Floor



First Floor



Lower ground floor



Landscape and identity

Contact

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Notes
