



FOR SALE

CH-6926 Montagnola, Via Cosliva 3

Prestigious Villa with Pool and Magnificent Lake View

Price upon request

SEQUOIA
CONSULTING

Property description

In one of the most exclusive and sought-after residential areas of Collina d'Oro, in Montagnola, we offer for sale this stunning villa with breathtaking views of Lake Lugano and the surrounding mountains. Situated in a quiet and sunny location, the property is just a 10-minute drive from the center of Lugano and the renowned American TASIS school.

The west-facing villa stands on a plot of approx. 735 sqm and is spread over 5 levels served by internal staircase and elevator (up to 6 people), with a total gross floor area of over 500 sqm.

UPPER FLOOR (living area):

- Main entrance
- Guest WC
- Spacious living room with wood-burning fireplace and dining area
- Spacious modern and fully equipped kitchen
- Large terrace with covered wooden porch and spectacular 180° panoramic view of the lake and mountains
- Direct connection to the pool on the -1 floor via external staircase
- 2 outdoor parking spaces

FLOOR -1 (sleeping area):

- Master bedroom with fitted closets and dressing room, en suite bathroom and direct access to terrace with pool

- Two additional bedrooms
- Full bathroom with tub and shower
- Storage room

FLOOR - 2:

- Guest room
- Bathroom with shower
- Study/bedroom
- Technical room with boiler, laundry and oil burner
- Cellar
- Technical room for swimming pool
- Service toilet

FLOOR - 3:

- Spacious hallway with built-in closets
- Fitness room of 92 sq m with possibility of conversion

FLOOR -4 (garage area):

- Entrance hall
- Hallway
- Garage of 120 sqm with space for 5-6 cars
- Tank with diesel fuel
- Storage room

Equipment and amenities:

- Coil heating powered by oil burner
- Automatic heated pool with whirlpool, countercurrent swimming and electric cover
- Spacious panoramic terraces and large attic space
- Private garden with automatic irrigation system

- Air conditioning
- Alarm system with video surveillance
- Right of use of a private beach by the lake

This exclusive villa is ideal for those who want to live in a private and elegant setting, surrounded by nature, without sacrificing the convenience of urban and international school services.

Characteristics

Availability	To agree	Bathrooms	3
Type	Villa	Number of toilets	2
Reference	2753	Living area	500 m²
Rooms	7.5	Ground surface	735 m²
Bedrooms	5	Parking spaces	7

Object Price	Price upon request
Number of parkings	
Total (incl.)	7x

Picture(s)



Exterior view



Picture(s)



Exterior view













Interior view

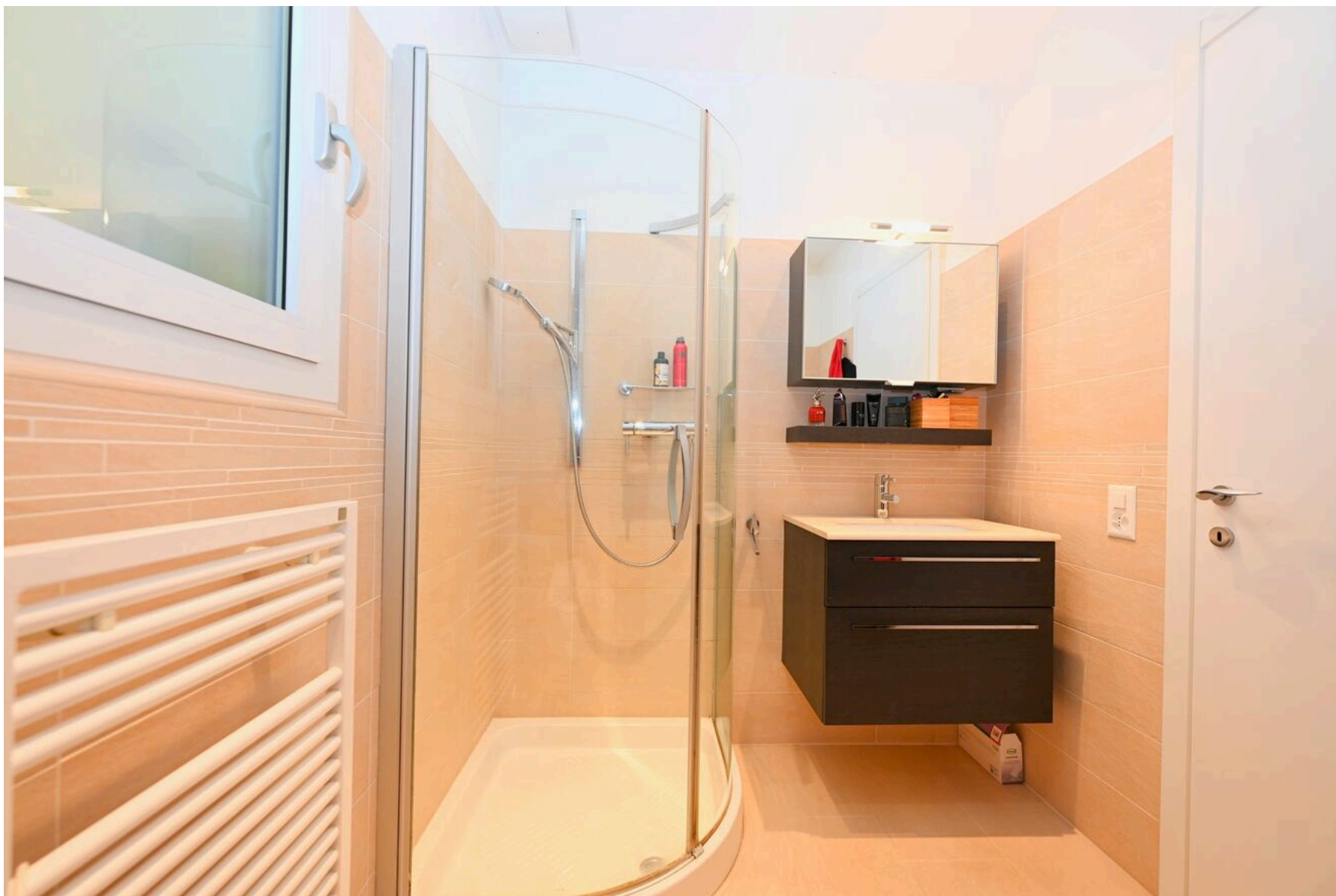




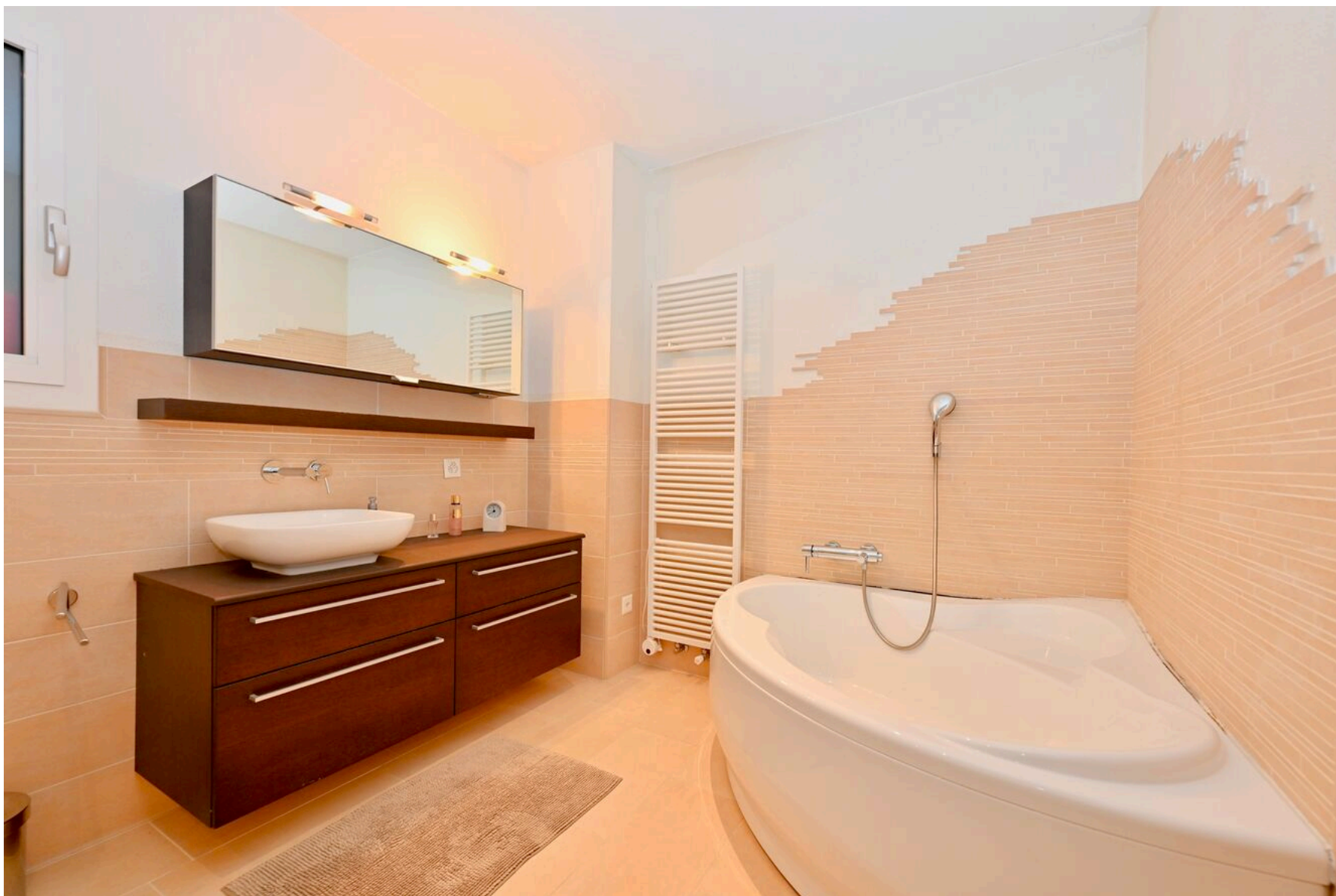


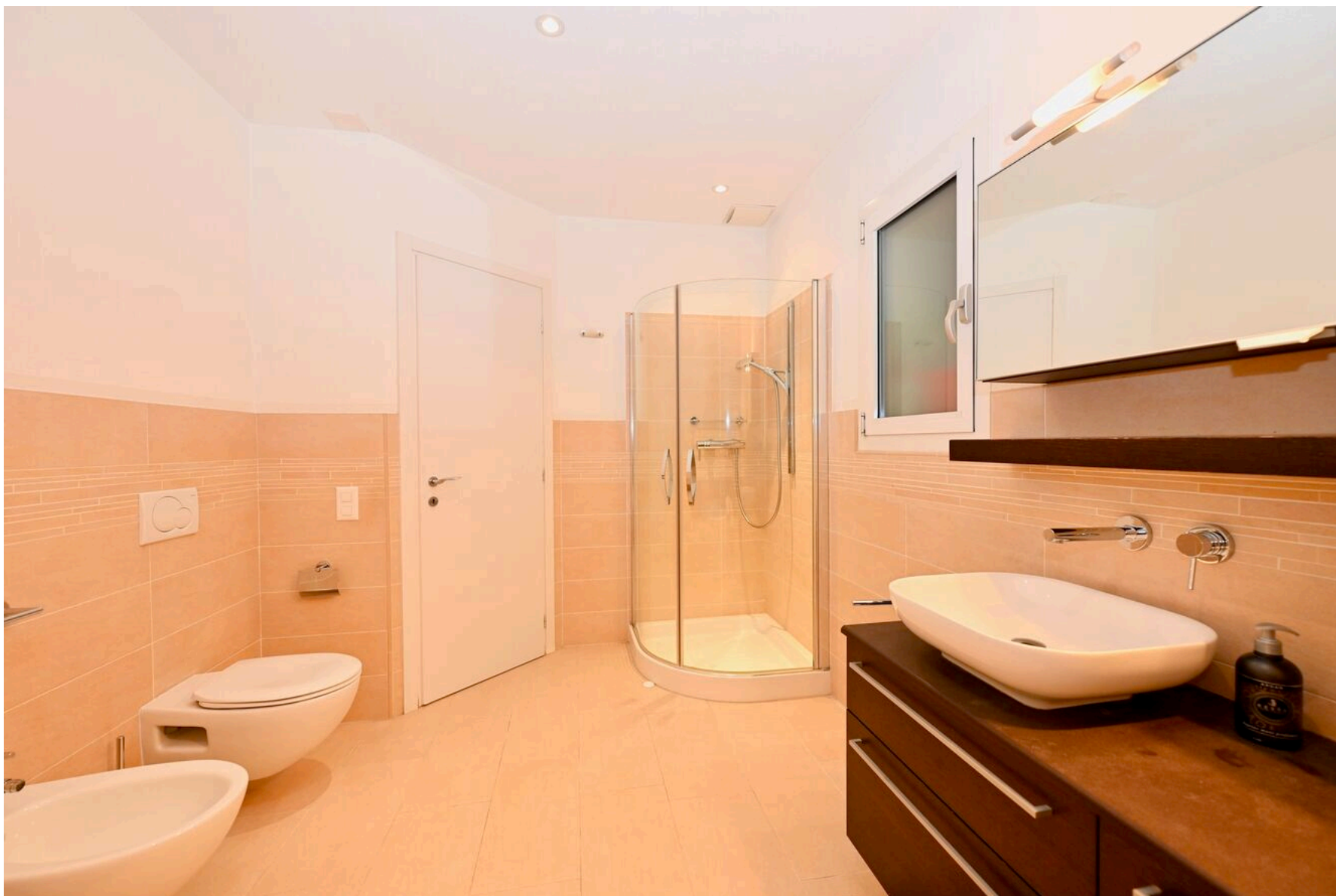
























Exterior view



Contact

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Notes
