

## Villa For Sale in Collina D'oro



**260 mq | Bathrooms: 4 | Bedrooms: 4 | Rooms: 6**

We offer for sale an enchanting **NEW VILLA (A3) of 6.5 rooms in the raw state**, in the splendid Collina d'Oro in Agra, part of a group of 9 high standing villas. The area is precious, it is in fact surrounded by greenery and you can enjoy the tranquility and privacy of an exclusive location and at the same time be just a few minutes by bus or car from Lugano-City and the Lugano-Grancia shopping center. The villas, built with high quality materials and completely independent, are located in a dominant position, with a wonderful panoramic view of the surrounding hills and partly of Lake Lugano. The houses all have a private garden and large terraces and being in their raw state, the buyer still has the possibility to choose the finishes (kitchen, bathrooms, doors and floors). The commercial area is approx. 260 square meters and spread over 3 floors: **LEVEL 3 - NIGHT floor:** entrance hall and corridor, 2 bedrooms, bathroom with shower, large double bedroom with wardrobe and master bathroom. **LEVEL 2 - DAY floor:** corridor, guest WC, 1 study - bedroom, large living room with open kitchen and large windows, access to the terrace and garden. **LEVEL 1 - GARAGE floor:** entrance hall with available space that can be used at will, shower-toilet, hobby room, laundry and boiler, access to the garage. The property includes 2 internal parking spaces at chf 50'000.- each, not included in the price. Customizable finishes. Gas-coil autonomous heating. Triple glazing. Electric shutters. **Very advantageous tax multiplier at 60%.**

### Property detail

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**Code:** D2238-A3

**Contratto:** FOR SALE

**Type:** Villa

**Region:** Ticino

**Province:** Distretto di Lugano

**Municipality:** Collina d'Oro

**ZIP:** 6927

**Price:** 1,720,000 CHF

**Total Sqm:** 260 sq.m

**Bedrooms:** 4

**Bathrooms:** 4

**Rooms:** 6

### Features

Hobby room

Cable line

Air-Conditioned

Parquet

Guest Bathroom

Shutters

Tiles

Bathroom with Bathtub

Porch / Lounge

additional room

Guest Parking spaces

Spot lights

Bidet

Bathroom with Shower

MAIN RESIDENCE

Garden

### Nearby

Banks

Spa

Football Fields

Sport Centers

Tennis Courts

Childrens playgrounds

Public Transport

Kindergarten

Elementary Schools

Middle Schools

High Schools

Bar / Restaurants

Post Offices

Shopping Centers

Municipal Offices



