

## Villa For Sale in Collina D'oro



**245 mq | Bathrooms: 4 | Bedrooms: 4 | Rooms: 5**

In the splendid **Collina d'Oro in Agra**, we offer for sale an enchanting **NEW VILLA (B2) of 5.5 rooms**, 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 the **city of Lugano** 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. The commercial area is approx. 245 sqm and spread over 3 floors: **LEVEL 3 - NIGHT floor:** entrance hall, spacious bedroom with private bathroom, master bedroom with wardrobe and private bathroom. **LEVEL 2 - DAY floor:** large living and dining area with large windows and semi-secluded open kitchen, access to the terrace and garden, 1 guest toilet. **LEVEL 1 - GARDEN floor:** storage-cellar, laundry and boiler, large room that can be divided into 2 bedrooms, bathroom, access to the garden. The property also includes 2 indoor parking spaces for CHF 100,000, which are not included in the price. Gas-coil autonomous heating. Triple glazing. Electric shutters. **Very advantageous tax multiplier at 60%. Call now to**



## schedule an appointment!

### Property detail

**Code:** D2238-B2

**Contratto:** FOR SALE

**Type:** Villa

**Region:** Ticino

**Province:** Distretto di Lugano

**Municipality:** Collina d'Oro

**ZIP:** 6927

**Price:** 1,780,000 CHF

**Total Sqm:** 245 sq.m

**Bedrooms:** 4

**Bathrooms:** 4

**Rooms:** 5

### 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

### 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



