

## Villa For Sale in Collina D'oro



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

We offer for sale an enchanting **NEW VILLA (B2) of 5.5 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 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 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. 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 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

<b>Code:</b> D2238-B2	<b>Contratto:</b> FOR SALE
<b>Type:</b> Villa	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Lugano	<b>Municipality:</b> Collina d'Oro
<b>ZIP:</b> 6927	<b>Price:</b> 1,720,000 CHF
<b>Total Sqm:</b> 245 sq.m	<b>Bedrooms:</b> 4
<b>Bathrooms:</b> 4	<b>Rooms:</b> 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
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



