

## House For Sale in Lugano



**318 mq | Bathrooms: 3 | Bedrooms: 4 | Rooms: 6**

In Figino-Barbengo (municipality of Lugano), we are selling a modern **high standing VILLA with 6,5 rooms and spectacular LAKE VIEW**, also as a **SECONDARY RESIDENCE**, in a **new and very prestigious residence nZEB** (near zero energy building) high energy efficiency, in a fantastic residential area exposed to south-west, very sunny and quiet, being located in a secondary road, **approx. 100 m from Lake Lugano with private shared beach** and a few minutes' drive from the Grancia shopping centres, the motorway entrance and approx. 10 minutes from the center of Lugano. The villa has a private access and a **private lift** that leads directly from the garage into the house; it overlooks the buildings of the residence, offers breathtaking views and a garden with **private swimming pool** overlooking the **LAKE**. Spread over 4 levels from the 2nd floor to the 5th floor and is divided as follows: **2nd Floor - Hobby area:** large, which lends itself to various uses; **3rd Floor - Sleeping area:** large hallway-lift-stairs, master bedroom with en suite bathroom and SPA, 2 bedrooms, complete bathroom, laundry room. **4th Floor - Living area:** lift-staircase, large living-dining room with fireplace and American kitchen, balcony, study, bathroom. From the 3rd and 4th levels there is access to the terrace and private garden. **5th Floor - Roof-top:** large, with solarium, living area with barbecue, swimming-pool. **Floor 0 - Garage:** 4 parking spaces in the garage and any additional spaces available. **For the exclusive use of the owners** of the residence there are further services such as: **heated indoor swimming pool, private beach at the lake** (about 100 meters



away and easily reachable on foot), **events room equipped with kitchen for parties, equipped gym, 2 shared electric vehicles.** The commercial area of the property (calculated with the various % coefficients) is approx. **318 sqm**, of which: **209 m2 day and night area** (3rd and 4th floors); **100 sqm roof top** (5th floor); **96 m2 hobby area** (2nd floor), **350 m2 garden** with private swimming pool. **An exclusive property, in a privileged context, for a high quality of life !** Possibility of purchasing a **BOAT PARKING** a hundred metres from this residence ! Construction start Autumn 2024 / Delivery Autumn 2027.

## Property detail

**Code:** D2326-D **Contratto:** FOR SALE

**Type:** House **Region:** Ticino

**Province:** Distretto di Lugano **Municipality:** Lugano

**ZIP:** 6918 **Price:** 4,761,000 CHF

**Total Sqm:** 318 sq.m **Bedrooms:** 4

**Bathrooms:** 3 **Rooms:** 6

## Features

Hobby room	Fireplace	Air-Conditioned
RASI (electricity certification)	Guest Bathroom	Tiles
Bathroom with Bathtub	Photovoltaic panels (electricity)	Grill / Barbecue
Grotto	Minergie	HOLIDAY RESIDENCE
Bidet	Bathroom with Shower	Heat pump
MAIN RESIDENCE	Garden	

## Nearby

Spa	Sport Centers	Bike Lanes
Childrens playgrounds	Kindergarten	Elementary Schools
Middle Schools	Bar / Restaurants	Post Offices
Shopping Centers		



