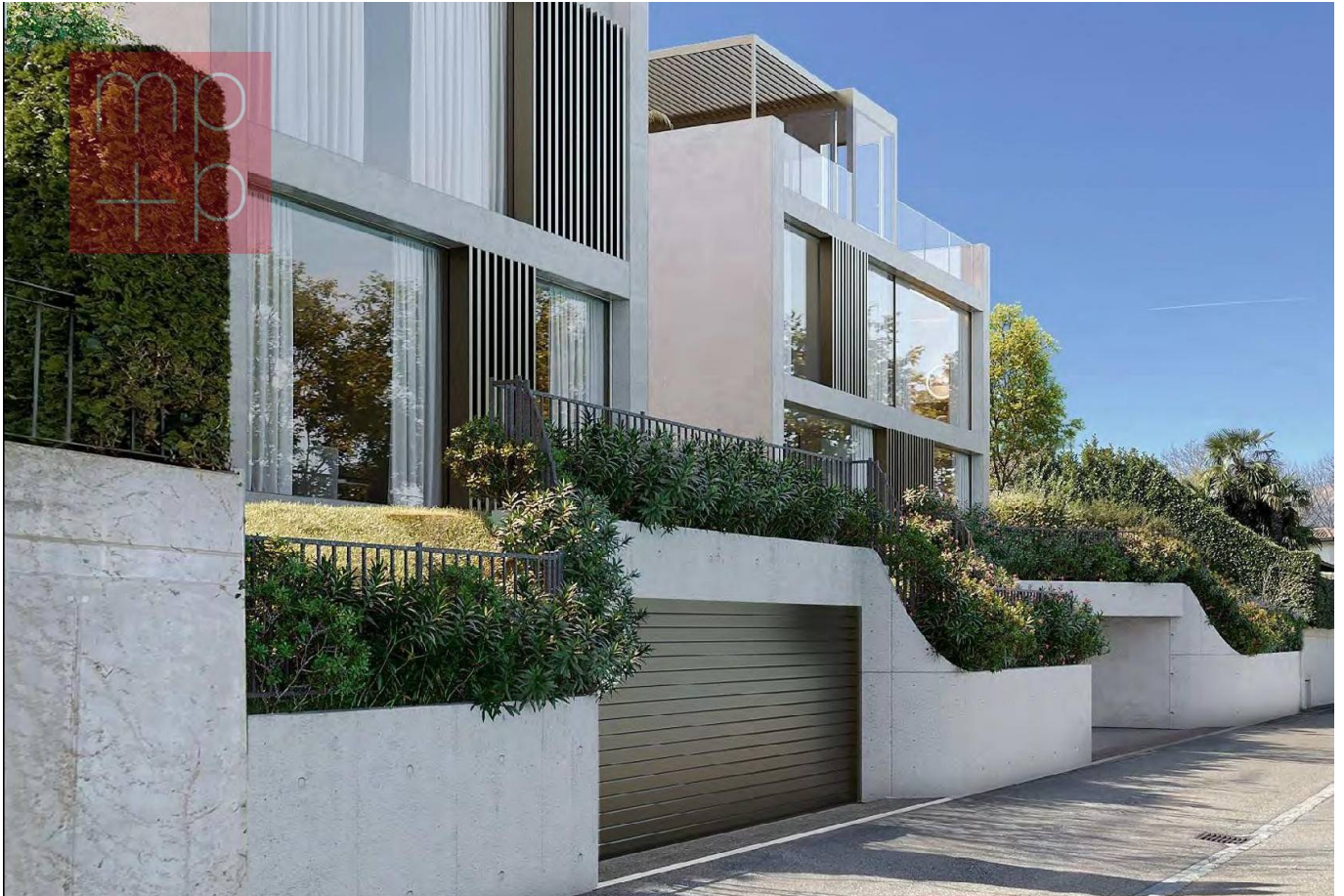


Villa For Sale in Collina D'oro



385 mq | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

Located in the renowned and prestigious **Collina d'Oro**, in the town of **Gentilino**, we are selling an **elegant 4.5-room VILLA (B) under construction**. The villa is located in a particularly quiet, sunny, and high-end residential area, with access via a private dead-end road, ensuring complete traffic freedom and maximum privacy. **Total area of approx. 385 sq m, gross living area of approx. 200 sq m, and a roof terrace of approx. 81 sq m.**

The location is strategic: a short distance from **TASIS** (The American School in Switzerland), the center of Lugano and all the main services.

The property is spread over three levels connected by a central staircase, designed with great attention to functionality and quality of space.

Basement: double garage with space for motorcycles and bicycles, a large storage room, a utility room, a laundry room and a stairwell.

Ground floor: spacious, bright, and welcoming living area, comprising a large living room with an open staircase, a guest bathroom, a kitchen with a pantry, and a dining area. Access to the garden.

First floor: sleeping area consisting of master bedroom with en-suite bathroom and wardrobe, 2 bedrooms and a full bathroom.

Second floor: two large terraces, one with a mini hydromassage pool and the other with a solar



pergola.

Contemporary rationalist architecture, with exposed reinforced concrete, large sliding windows, glass parapets, and metal sunshades.

Delivery expected in February 2027.

A highly attractive real estate offering, designed for a demanding clientele.

Call now for more information and to book a visit!

Property detail

Code: D2618

Contratto: FOR SALE

Type: Villa

Region: Ticino

Province: Distretto di Lugano

Municipality: Collina d'Oro

ZIP: 6925

Price: 3,500,000 CHF

Total Sqm: 385 sq.m

Bedrooms: 3

Bathrooms: 3

Rooms: 4

Features

Parquet	RASI (electricity certification)	Guest Bathroom
Tiles	Swimmingpool	Blackout curtains (vertical)
Bidet	Bathroom with Shower	Heat pump
MAIN RESIDENCE	Laundry	Storage-Utility room

Nearby

Spa	Football Fields	Sport Centers
Tennis Courts	Kindergarten	Elementary Schools
Bar / Restaurants	Post Offices	

