









Features

Surface 637 m² GFA

Residency Primary

Parking spaces 4 in the garage - 6 outside covered

Floor 2

Year of construction 2019

Windows Aluminum-framed windows with triple-glazed glass

(Schüko)

Heating Thermopump - underfloor heating system

Master plan area Residential

CHF/m2 GFA CHF 13'784-/m²

Parking spaces 4 in the garage - 6 outside covered

Ground floor

Bathrooms 2

Spa Sauna, Turkish bath, Jacuzzi

Pool zone Heated, fitness room

Utility Rooms Laundry room, utility room,

technical room with $\ensuremath{\mathsf{IT}}$ rack

Extra Cinema (multimedia room),

dumbwaiter





First floor

Bathrooms 5

Bedrooms 3 (2 with bathroom / 1 master with

bathroom + walk-in closet)

Living area Living and dining area

Kitchen Fully equipped kitchen with a central

island and dining space

Extras Dumbwaiter

Separate guest or staff apartment

Bathrooms 1

Bedrooms

Living area Living area + kitchen

Comfort

- Prestigious position
- Privacy
- SPA
- Heated Pool
- Automation System
- Proximity to the TASIS International American School
- Large garden
- Single house







Extras

- Solar plant (2024)
- Technical room with racks
- Apartment for guests or servants
- Surveillance and alarm system
- Dumbwaiter
- Rainwater tank for garden irrigation



Description

Nestled in the heart of Collina d'Oro, just a short walk from the prestigious TASIS International School, this residence embodies a rare blend of elegance, comfort, and natural light. Every space is designed to offer harmony with the surrounding landscape, combining privacy, wellness, and refined living.

On the ground floor, a spacious and elegant entrance hall with a guest bathroom leads to the main living area, where the living and dining rooms open directly into the garden through large windows, bathing the interiors in light and offering a splendid view, the perfect setting for family gatherings or serene evenings with friends.

The kitchen, fully equipped and featuring a generous central island, serves as the heart of the home. Ideal for family breakfasts or informal moments, it offers ample space for a dining table of six, leaving the main dining area for special occasions. A convenient dumbwaiter connects the lower level, making it easy to transport groceries and beverages.

The same floor hosts two bedrooms, each with its own en-suite bathroom, and a versatile hobby room perfect for use as a playroom, or creative space. The master bedroom, bright and spacious, includes a bathroom with a bathtub and direct access to the garden, while an adjoining study with wardrobe and private bathroom provides an ideal retreat for work or reading.

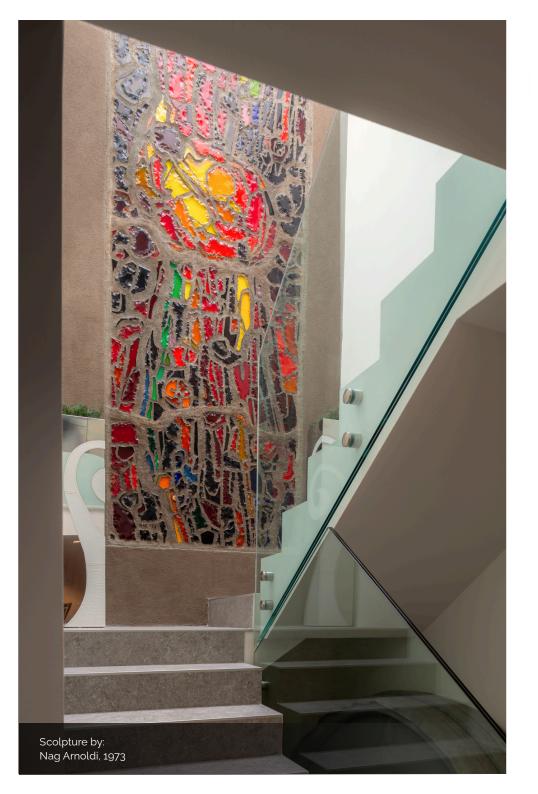
As you move towards the lower level, a stunning original sculpture by Nag Arnoldi, graces the stairway landing, adding a unique artistic touch that enhances the property's sophistication and character.

The lower floor opens to a true wellness sanctuary. The indoor heated pool with direct garden access and shower area invites relaxation in a bright, serene atmosphere. The fitness room, separated by a long glass wall, allows one to exercise while overlooking the pool, and the SPA area with sauna, steam bath, and whirlpool offers a private haven for body and mind.

This level also features a self-contained apartment with living room, kitchen, bedroom, and bathroom, perfect for guests or staff, as well as a private cinema room for exclusive entertainment. Service areas such as a laundry room, technical space with structured cabling, and an internal garage complete the lower floor.

Surrounded by the lush landscape of Collina d'Oro, the property offers a lifestyle immersed in nature, culture, and tranquility. Picturesque walking trails, fine dining, and cultural landmarks such as the Hermann Hesse Museum in Montagnola create a setting where leisure, sophistication, and well-being merge seamlessly.

Living here means embracing a life where nature, art, and elegance coexist in perfect harmony, with the convenience of TASIS just a few minutes away and the refined quality of life that defines the Ticino region.





Visit our website



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