AREAS

Collina d'Oro, Montagnola

Villa_Via Promessi Sposi 5
Dock_Via Riva Cantonetto 58

VILLA

Gross Floor Area (GFA/SUL)	338.5 mq
- First floor	145 mq
- Ground floor	123.5 mq
- Basement	70 mq
Spa Area	63 mq
Storage/Technical Area	35 mq
Terrace Area (Covered and Uncovered)	142 mq
Garage Area	46.5 mq
Garden Area (Green + Outdoor floor)	466 mq

Villa Sales Area	Villa + Spa	Storage + Terrace + Garage	Garden
667.03 mq	401.5 mq (100%)	223.5 mq (50%)	466 mq (33%)

DOCK

Property Area	71 mq
Building Area	37 mq

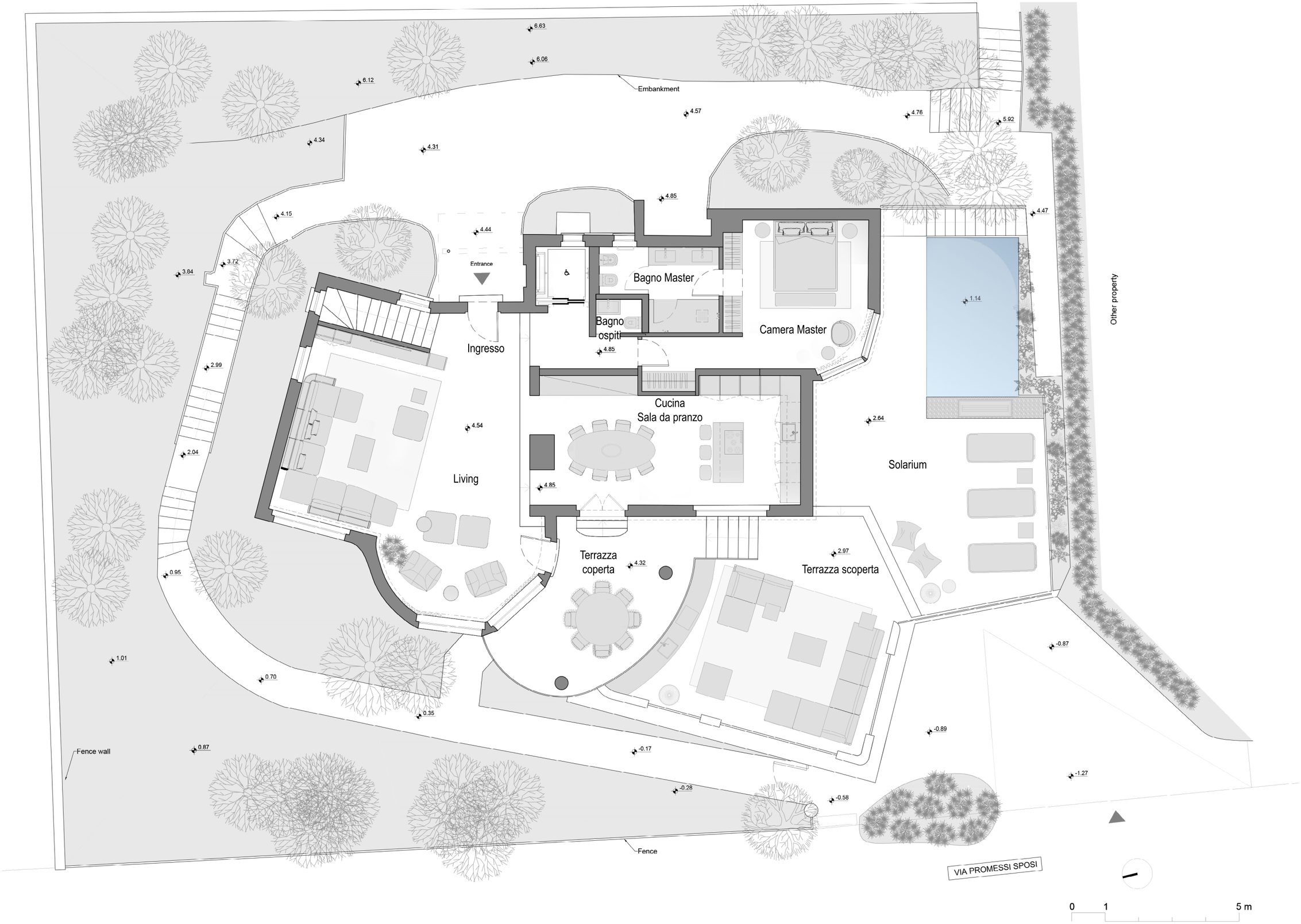
For sale single villa surrounded by a large garden located in via Promessi Sposi 5, in the Montagnola fraction of Collina d'Oro, which will be completely renovated with fine finishes for floors and walls, with the primary aim of optimizing the spaces by making the internal layout functional and modern.

The villa, that can be buyed both as primary than secondary residence, has 3 levels with the main entrance at the first floor; here there are the living and dining room, a separeted kitchen with view on the day area and a powder room, plus the master bedroom with private bathroom, provided with wide shower and double washbasin.
From both the living room and the kitchen it's possible to access the huge terrace with panoramic view on the Lugano lake; the terrace is composed of a first covered area used as dining room and an outdoor space with relax area, solarium and pool.
Walking down on the ground floor with the internal stair there are 3 bedrooms, each with its own bathroom with shower, plus a closet and a powder room.
A different internal stair leads to the basement, where there are a private studio with lobby, another guest bedroom with private bathroom, the laundry with washing machine and dryer, a Spa with sauna and hydromassage, a little gym, plus storages, technical rooms and a garage with 2 parking spaces, having direct access from the street.

The property includes a private dock with access from Via Riva Cantonetto 58, equipped with a berth and a technical room/deposit as well as n. 1 parking space at the street level.

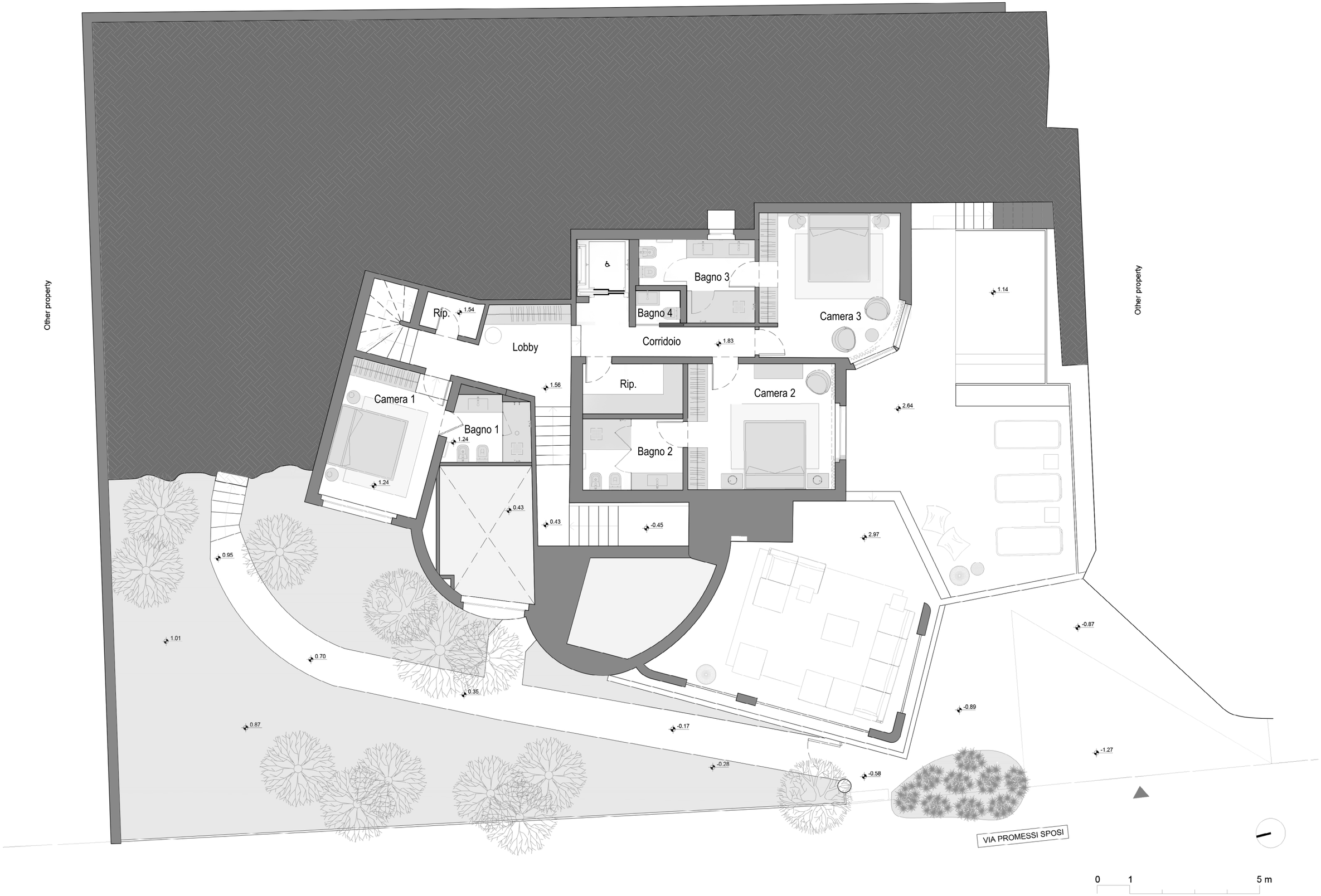
GENERAL LAYOUT

First floor



GENERAL LAYOUT

Ground Floor



GENERAL LAYOUT

Basement