

VILLA EUREKA (ENG) 2022

Magnificent villa in a dominant position with a wonderful view of Muzzano lake, residential neighbourhood near the renowned TESIS American School and the center of Lugano, Ticino, Switzerland. Lugano Airport (LUG) is only 5 minutes away, Milan downtown and Milan Malpensa international airport (MXP) is 1 hour by car.

Large living room with fireplace, modern new kitchen, dining room on two levels with access to the winter garden, sleeping area with 3 bedrooms and two bathrooms, plus a bedroom with ensuite bathroom w. jacuzzi, massage area, living garderobe and solarium in the attic, large garden, panoramic outdoor pool with hydrojet, SPA, many parking spaces and typical Ticino grotto with wood-burning oven and rustic kitchen. Dépendance apartment suite with bedroom, small living area perfect for a sofa-bed, living garderobe, bathroom with emotional shower and veranda with winter-garden in the basement. Also perfect as home-office or independent atelier.

Completely refurbished in 2019. Fast delivery with adjustments to your taste.

Technical details:

5+2 Bedrooms

5 Bathrooms, all new

1 Guest toilet

2 walk-in closets

3 Kitchens, all new

2 Verandas with winter garden and view

2 Wineries

1 SPA area with shower and WC

2 Parking places in the indoor garage equipped with 11KW wallbox for EV cars

5 Outdoor parking places plus 3 optional covered parking places

1 Swimming pool with powerful water jets, changing room, sunbathing area and grill area, organic garden with a nice well that collects rain and spring water

Land plot: 1,325 sqm
Living space: 500 sqm
SUL: 390 sqm
Tot. Volume: 2'450 cm (SIA 416)

Eco-friendly materials, remote heating control system, led lights.
Usable as mono- or two-family house.

Current situation:

It is currently exploited as a two-family house and is inhabited by the owners and a tenant with a short-term contract in the semi-basement.

Excellent investment:

Muzzano is a highly prized residential area in the Lugano area with a tax multiplier of 75% among the lowest in Switzerland.

Value development:

According to *Fahrländer Partner Raumentwicklung* (FPRE), the market value is rapidly increasing (+12% since November 2021). An excellent investment. Ask us for the official evaluation and the price!

Main Broker:

Swisspresence SA, Via Verzino 2, 6933 LUGANO-MUZZANO (TI),
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Ask for a private visit or more info by email

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