

## VILLA EUREKA (ENG)

Magnificent villa in a dominant position with a wonderful view of Muzzano pond, residential neighbourhood near the renowned TASIS American School and the center of Lugano, Ticino, Switzerland. Lugano Airport (LUG) is only 5 minutes away, 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, 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 af home-office.

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

### Technical details:

- 7 Bedrooms
- 5 Bathrooms
- 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
- 4 Outdoor parking places plus 3 optional covered parking places
- 1 Swimming pool with powerful water supply, changing room, sunbathing area and grill area

Land plot: 1,350 sqm

Living space: 500 sqm

Tot. Volume: 2'450 cm

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.

UBS 2015 estimate: CHF 13,000 per square meter, **now offered at CHF 10,000 per living square meter**

Main Broker:

Swisspresence SA, Via Verzino 2, 6933 LUGANO-MUZZANO (TI), Switzerland

Ask for a private visit or more info by email

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