

Lugano – Pregassona

# privacy & elegance: Villa Sunrise Projekt Sunshine Lugano

Property ID: CH22447048



[www.von-poll.ch](http://www.von-poll.ch)

ROOMS: 9.6 • LAND AREA: 8.900 m<sup>2</sup>

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## At a glance

Property ID	CH22447048	Condition of property	First occupancy
Available from	According to the arrangement	Construction method	Solid
Rooms	9.6	Usable Space	ca. 0 m <sup>2</sup>
Bedrooms	6	Equipment	Terrace, Guest WC, Swimming pool
Bathrooms	6		
Year of construction	2023		
Type of parking	3 x Outdoor parking space, 3 x Underground car park		

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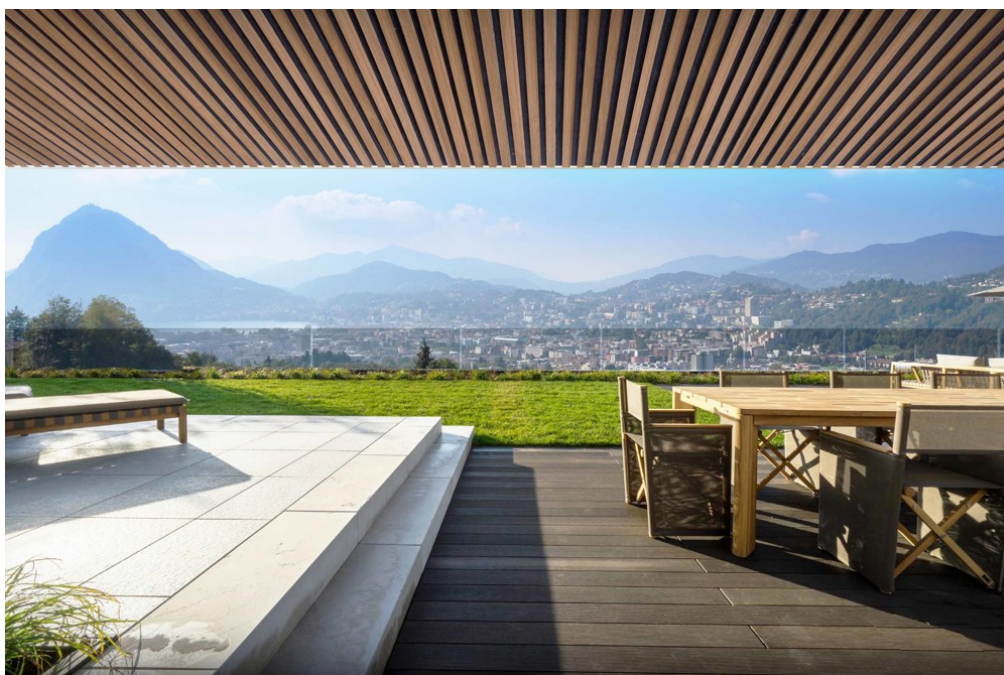
## The property





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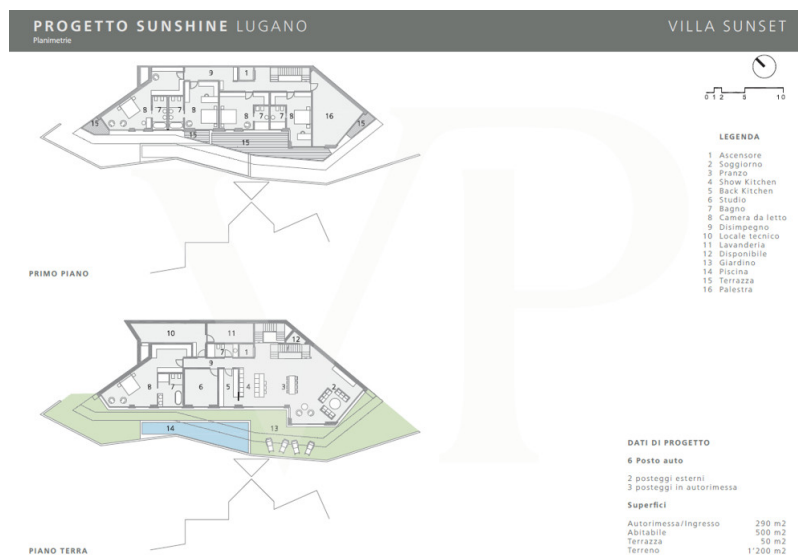
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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

The Lugano Sunshine Villas project: The exceptionally beautiful nature of the site, located on one of the sunniest banks of the Lugano plain, from where one can enjoy an unobstructed view of the hills, the city and the lake, distinguishes this project. The design idea results from this special piece of land, ideally located between the city center and the unspoiled nature of the surrounding woods, which exudes a special charm. The building is divided into two volumes, each with an exposure of over 70 linear meters, opening to the south, southwest, to the lake and to the generous hills at the foot of the foothills of the Alps. The image of this place favors green spaces that present themselves as a new natural park, offering a delicate dialogue between nature and new spaces that expand without obstacles in an almost pristine landscape. All habitats are kissed by the sun from sunrise to sunset. The "Sunshine Project" consists of the construction of 2 exclusive villas, nestled in a private park of over 7000 m and can also be used as a second home.

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## Details of amenities

Von Poll Real Estate presents the upper of the two villas of the project "Sunshine": the villa "Sunrise".

Surrounded by the most beautiful intact nature and with a fantastic view over the bay of Lugano, Villa Sunrise offers you perfect symbiosis of luxury and privacy on two living levels.

Optimally thought-out room layout and architectural highlights such as the kitchen layout in show kitchen and working kitchen, the walk-in wardrobe or even the planned gym will inspire you.

In the selection of materials, the architect was intent on luxurious standard, here the interior will more than satisfy even the highest demands. The furniture has already been worked out by the architect of the villa and promises an exquisite living feeling. Of course, design changes are still possible here.

On the spacious terrace with the exceptional pool can spend wonderful hours with loved ones.



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## All about the location

The city of Lugano is located on the northern shore of Lake Lugano, a glacial lake surrounded by mountains. It is certainly advantageous that Lugano is located on the highway axis that directly connects northern Europe with the countries of southern Europe. From Milan: Autostrada A9 dei Laghi, direction Como-San Gottardo or Autostrada A8, direction Varese-Stabio (Gaggiolo). Recommended exit: Lugano SUD. From Zurich: Motorway A2, direction Saint Gotthard-Chiasso-Italy. Recommended exit: Lugano NORD.

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## Other information

Architecture of the project Sunshine Villas: Davide Macullo (b. 1965 in Giornico, Switzerland) is a Swiss architect who lives and works in Lugano. He studied art, architecture and interior design at various schools in Switzerland and Berkley, USA. For 20 years (1990-2010) he was a project architect in Mario Botta's studio, responsible for over 200 international projects worldwide. In 2000 he opened his own studio. His work has been published and awarded nationally and internationally. [www.macullo.com](http://www.macullo.com)

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## Contact partner

For further information, please contact your contact person:

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