

LUXURY PORTFOLIO

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A MODERN PENTHOUSE ON THE NORTHERN SHORE OF LAKE LUGANO



SWITZERLAND, FOR ALL ITS NATURAL BEAUTY, IS NOT TYPICALLY ASSOCIATED WITH palm tree-lined streets. Benefitting from a sub-tropical climate and roughly 300 days of sunshine annually, Ticino, an Italian-speaking region in the south of the country, is anything but typical. While basking in the crystalline waters of Lake Lugano, one can take in the striking views of Monte San Salvatore and the Swiss Alps that serve as the backdrop for the region's largest city, Lugano.



It's here, among an abundance of rich vegetation with bamboo and camellia flowers, that we found a Mediterranean-style penthouse of the highest degree. Ideally located in the center of Europe, both the Mediterranean Sea and world-class Alpine ski resorts can be reached within a two-hour drive, while the Milan International airports are less than an hour away.

The elegant detail of this sumptuous penthouse makes it a noticeable property in the neighborhood commonly known as "Lugano's best." With no through traffic, large historic properties with lavish parks and famous ownership, the neighborhood is an advantageous choice for those looking for a peaceful and private environment. Conveniently close to the historical streets of Lugano, including Via Nassa, where exquisite boutiques and delightful cafés and restaurants with international fare line the lakeshore.

The current owner of this unique jewel notes that "the magnificent views of the little idyllic fishing village along the lake shores, the verdant nature, Lake Lugano and the legendary Swiss Alps, feel like being in sheer paradise. The American school TASIS and the airport are just a few minutes' drive away, so this is definitely the perfect location for a family."

Spanning over 6,391 square feet, this outstanding residence features a living area hallmarked by a modern design covering over two floors. A custom-designed front door entrance leads to a spacious atmosphere, including a dramatic main living area

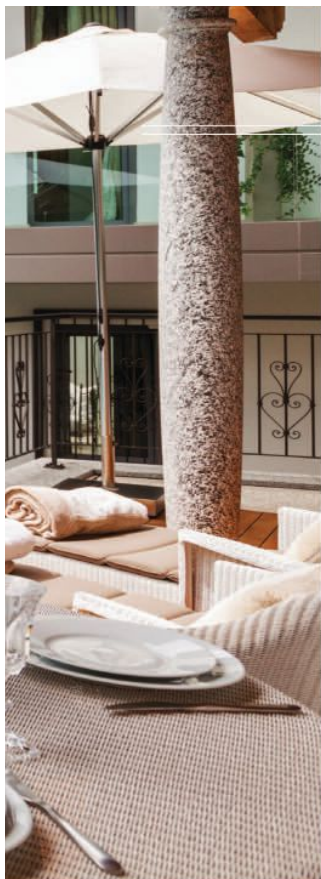
with glass walls, high-beamed ceilings, elegant fireplaces and access to a private elevator.

A chef's paradise, the kitchen is equipped with state-of-the-art appliances and designer countertops and cabinets. Perfect for entertaining guests, the formal dining room offers luxurious space with custom-made shelving designed to display a bespoke wine collection.

The lower level consists of a spacious master suite with an individual living area, walk-in wardrobe and attached master bathroom. An additional en-suite bedroom and a lovely internal courtyard are situated on the lower level. Added storage is included with three cellars and an ample six-car garage. A calming wellness area provides relaxation with a Turkish bath, sauna and roomy whirlpool, which lead to a large outdoor entertainment space with terraces spanning almost 3,000 square feet. The partial outdoor infinity swimming pool with a timber deck area, completes the offer.

This flawless penthouse, surrounded by astounding views, provides the ultimate Swiss Mediterranean lifestyle and would make an ideal family home or vacation getaway for those with the most discerning taste and expectations.

FOR MORE INFORMATION ON THIS STUNNING MODERN PENTHOUSE, visit luxuryportfolio.com and search Web ID: RENW88



TOP LEFT: While resting between laps in the infinity pool, take in the striking views of the Swiss Alps.

TOP RIGHT: Natural light fills the luxurious formal dining room.

BOTTOM RIGHT: A spacious master suite with an individual living area is situated on the lower level.

