

CASA / VILLA

LAKEFRONT VILLA - TIMELESS ELEGANCE BY THE LAKE

📍 Via Rossée, 6987 Caslano



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DESCRIZIONE

Tucked away in the residential, prestigious green belt of Caslano, this estate offers absolute privacy just moments from Lugano and the Italian border. It is a masterclass in elegant, classic Mediterranean living.

Built in 1997, the villa's layout is a tribute to the surrounding landscape. The sweeping floor plan integrates indoor comfort with natural beauty.

An upper-level retreat boasting a private lakefront balcony, standalone fireplace, air conditioning, and a bespoke en-suite bathroom featuring a deep-soaking Jacuzzi framed by open views of the lake and mountains.

A grand living room anchored by a cozy fireplace that flows seamlessly onto a massive covered terrace. Here, an outdoor fireplace sets the mood for year-round alfresco dining over the water.

Tucked into the lower level alongside two quiet guest bedrooms and full bathrooms, a private spa with an authentic sauna offers a dedicated space to unwind.

The manicured lakeside lawn rolls directly into the pristine waters of Lake Lugano. Alongside the expansive grounds, the new owners will enjoy use of the neighboring estate's outdoor pool, an XL indoor parking space, and 1-2 outdoor spaces.

As cantonal regulations move to phase out individual shore berths in favor of public havens, this villa's **private boat place** represents a valuable asset. Secure the keys to the property today—with the exclusive option to inject a premium motorboat directly into the contract—and claim your permanent, private gateway to the water.

§ Rarity real estate: Direct lake access

§ Currently with one boat place (canton doesn't guarantee boat places infinitely)

§ Privacy in a green environment

§ Lush lake garden

§ Timeless, mediterranean elegance

§ Double terrace: a covered one with cozy fireplace, one directly on the shore

§ Large Master Suite with terrace, air conditioning, walk-in closet, fireplace and XL-ensuite bathroom

§ Spacious living room with fireplace

§ Jacuzzi with views over the lake

§ Sauna and wellness area

§ 2 guest bedrooms on the lower floor

§ Idyllic location: In a prestigious residential area, immersed in nature

Prezzo di vendita	Metratura	Locali	Bagni
Su richiesta	162m ²	3.5	4

- Garage
- Posteggio
- Doccia
- Vasca da bagno
- Giardino
- Balcone
- Spa
- Aria condizionata
- Cantina
- Lavatrice
- Sauna
- Area BBQ

GALLERIA





L'IMMOBILE LE HA SUSCITATO INTERESSE?

Per ottenere maggiori informazioni o per fissare un appuntamento, non esiti a chiamarci al numero **+41 91 973 30 40** o a scriverci una mail ad **info@uniqhome.ch**.