

# LUGANO

— PRIVATE SALE —



## Villa Mirabilis

### Collina d'Oro

Lugano, Switzerland

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# The best location in Lugano

Located within the prestigious Residenza Villa Mirabilis in Collina d'Oro, this elegant 4.5-room duplex maisonette offers breathtaking views of Lake Lugano and Mount San Salvatore. Due to its perfect exposure, the apartment and the two gardens are flooded with sunlight all year round. The interiors enjoy abundant natural light and a warm, inviting atmosphere. Its strategic location provides easy access to the city center. TASIS, Franklin College and Villa Principe Leopoldo Hotel are all at walking distance.



Overlooking lake Lugano, Villa Mirabilis sits at walking distance from TASIS and Franklin College.



2 minutes

Walk to Grand Hotel Villa Principe Leopoldo



15 minutes

by bicycle to the main square, Piazza Riforma



10 minutes

Walk to TASIS, The American School in Switzerland



15 minutes

Walk to Franklin College Collina d'Oro



10 minutes

Drive by car to Lugano railway station, downtown



60 minutes

Drive by car to Malpensa Airport, Milan

# Elegant Duplex with Lake Views in Collina d'Oro

Located on two levels with an internal glass staircase, the apartment offers 185 sqm of living space and a 340 sqm outdoor area, with tiled terrace and two gardens. Renovated and upgraded in 2020, it features high-quality materials such as marble and parquet flooring. The living area is designed as an open space, including a living room, dining area and a modern stainless steel kitchen with an island.

The night area consists of a master bedroom, two additional bedrooms (one at the lower level), three bathrooms (the master ensuite with jacuzzi bathtub) and a laundry room with storage. The lower ground floor features a separate entrance and can be configured as an independent studio apartment or staff quarters.



# Exterior Design

Villa Mirabilis is part of an exclusive and elegant residential complex designed for discerning residents. With timeless architecture and meticulous upkeep, the building is a testament to understated luxury. What truly sets it apart, however, is its private garden—a rare privilege in a small block of flats. This unique outdoor space enhances the sense of seclusion and offers a peaceful escape in the heart of Lugano.

Exterior features	
Stone façade, renovated 2024	Safe refuge with blast proof door and segregated air system
Main entrance electric door, with 5 guest parking spaces	Side entrance electric door to underground garage
Concierge service	showers and rest room
CCTV in all public spaces and garages	Out-of-ground cellars with metal doors
Large communal garden with pedestrian access to the side street towards City Center	Large sports center with indoor heated pool, gym with Technogym equipment, sauna, Turkish bath, showers and rest room



## The interiors

The interior is finely furnished, with Italian elements and bespoke joinery units. A high chair by Giorgetti and a sofa by Cassina represent the main items in the living room. The space is efficiently divided in three areas: living room, dining space and a stainless steel bespoke open kitchen.

The night area features a master bedroom on creamy tones, with a leather bed and a bespoke wardrobe. The second bedroom is available in two configurations: children's room with 2 beds and desk, or study with a him-her bespoke wardrobe. The lower ground room can also be configured as bedroom or study according to need. All three bathrooms are designed by Italian architects with bespoke tiling.

The exterior of the night area features a long terrace overlooking the internal garden and the sports center. The terrace is in stone and glass, complete of electric sun curtains.





Interior Features

Open floor living area	Hardwood flooring in all rooms
Centralised underfloor heating	Centralised air conditioning system
Recess lights and LED spotlights	All rooms wired for data connection
Wi-Fi in all rooms	Two reinforced steel main doors
CCTV in the external areas, connected to concierge	All rooms featuring BOSE audio diffused system
TV / data preset sockets in all bedrooms	Centralised alarm system with sensors on all doors, windows
Electric steel curtains ("roladen") on all windows	Electric internal curtains in the living area



Kitchen appliances

6 burner gas hob in steel	self-cleaning oven
microwave	integrated Miele coffee machine for Nespresso
double refrigerator – freezer with ice maker	integrated wine fridge

# The Garden

The private garden is one of Villa Mirabilis’ most distinctive features. Spanning 340 m<sup>2</sup>, it offers an expansive outdoor sanctuary rarely found in similar properties. Surrounded by lush landscaping, the garden provides ample space for relaxation, family gatherings, or quiet reflection. A four-seat Jacuzzi, conveniently positioned outdoors, adds an extra touch of indulgence—perfect for unwinding under the open sky. Whether enjoying a morning coffee under the trees or hosting an elegant al fresco dinner, this garden is a true extension of the home’s luxurious lifestyle.



## 2 private gardens

340  
Sq Mt Gardens

2  
Tiled Terraces

1  
Jacuzzi, shower

# Property Specifications

Elegant 4.5-room duplex in Collina d'Oro with stunning views of Lake Lugano. Features 185 m² of living space, 340 m² of private gardens, designer interiors, and a Jacuzzi terrace. Includes access to indoor pool, gym, spa, and concierge. Minutes from TASIS and Lugano center.



2 floors



3 bedrooms



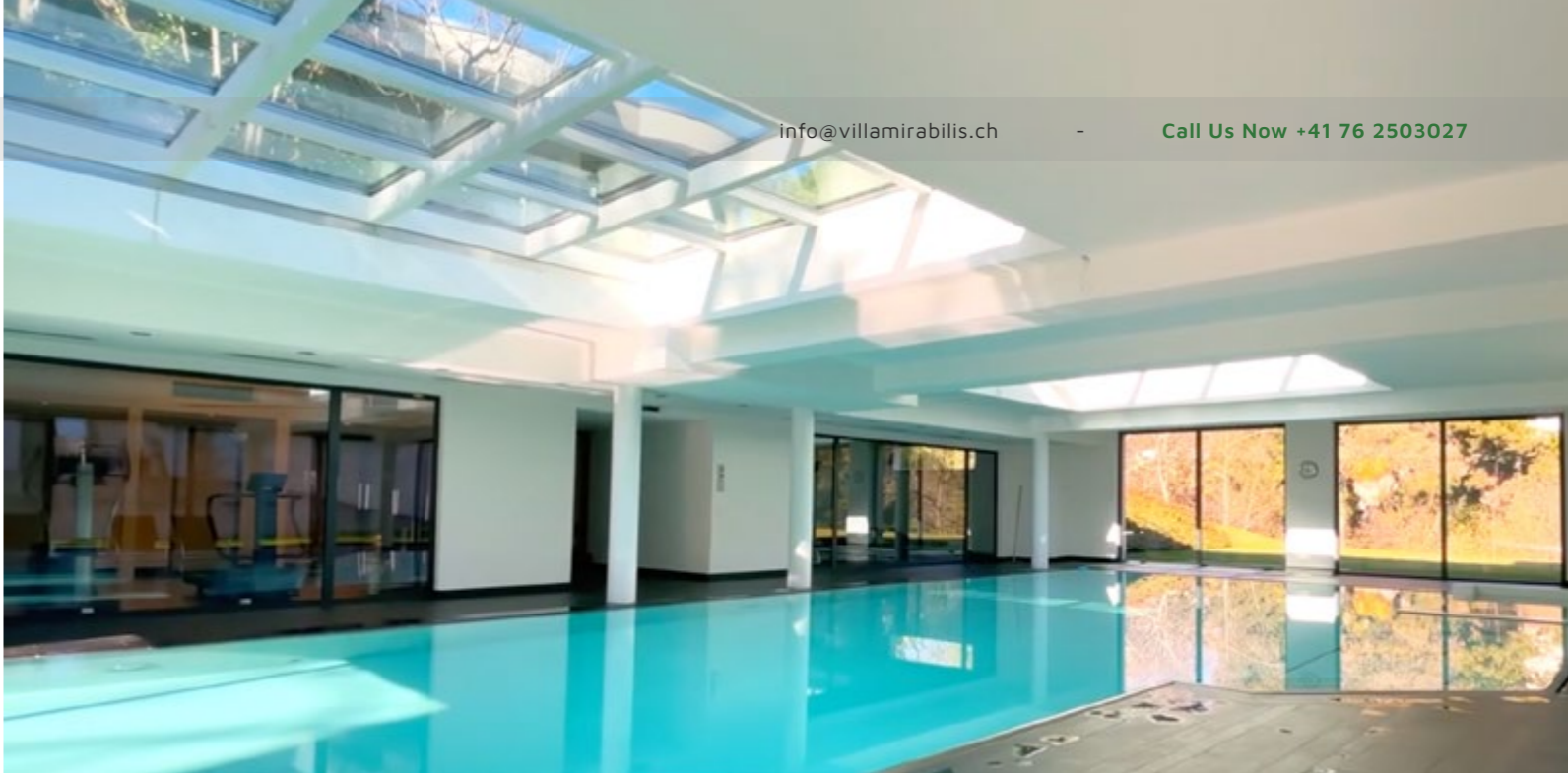
Guest parking



3 bathrooms

## Essential Information

Living Area	185 m² (duplex layout)
Outdoor Area	340 m² (2 gardens + tiled terrace)
Bedrooms	3 (master + 2 additional)
Bathrooms	3 (master ensuite includes jacuzzi tub)
Extra Rooms	Laundry, storage, optional studio/guest room on lower floor
Renovated	Fully upgraded in 2020 (interior); façade renovated in 2024



## Shared Amenities

- Concierge service
- 25m indoor heated pool
- Gym (Technogym), sauna, Turkish bath
- Communal gardens with pedestrian access to Lugano city center
- Guest parking (5 outdoor spaces + 2 garage spots)



# ABOUT Villa Mirabilis



## Your Sanctuary in the Heart of Lugano

Villa Mirabilis is more than a residence—it's a lifestyle defined by elegance, comfort, and tranquility. With its rare garden, premium interiors, and exceptional wellness amenities, every element has been crafted for those who value refined living.

Discover your place in this exclusive community.

Contact us today to schedule a private viewing and experience Villa Mirabilis for yourself.

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