

MANNO



Verdea Living - central villa

CHF 1'160'000.-

Parking place(s) included



5.5



4



141.9 m²

n° ref. **#5645854**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

In Manno, in a well-served and sunny residential area, stands the Residenza Verdea Living, consisting of five modern townhouses. Their exposure provides the interiors with plenty of natural light, emphasised by the large windows overlooking the private gardens. The homes are located in the immediate vicinity of the nursery, schools, bus stop and all amenities.

In this newly completed residence (2025), we are offering for sale the central 5.5-room house with a modern design, spread over two floors and completely independent. Each unit has its own garage, a dedicated heat pump, solar panels and electric car charging. The five villas are built using green building techniques combined with excellent materials and innovative design, minimising environmental impact and allowing you to live in complete harmony with the environment.

The villa, measuring 172.2 sqm, is laid out as follows:
ground floor: large open space with living room, dining room and fully equipped open-plan kitchen, a guest bathroom with connections for a washer-dryer. From the ground floor, access to the garden (571 sqm), partly terraced, and to the garage (the garage leads directly into the house).

1st floor: master bedroom with en-suite bathroom, 3 further bedrooms, two of which have a shared panoramic terrace (11.8 m²), a bathroom, a utility room (with connections for a washer-dryer, sanitary fittings, etc.).

This housing solution is ideal for a family that loves elegance and comfort.

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SURFACES

Living area	141.9 m ²
Surface of parcel	51.7 m ²
Terrace surface	11.8 m ²

CHARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Gross living area	172.2 m ²
Year of construction	2025
Heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Parking places	Yes, obligatory

DISTANCES

Public transports	20 m
Primary school	50 m
Stores	300 m

PROXIMITY

- Village
- Villa area
- Green
- Bus stop
- Child-friendly
- Playground
- Nursery
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden

INSIDE CONVENIENCES

- Garage

CONDITION

- New

ORIENTATION

- South

EXPOSURE

- Optimal
- Favourable

STYLE

- Modern

STANDARD

- BBC (Energy-saving building)

FINANCIAL DATA

Price

CHF 1'160'000.-

Availability

immediately

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