

# MANNO



Verdea Living - villetta n. 4

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**CHF 1'230'000.-**

Parking place(s) included



5.5



4



145.5 m<sup>2</sup>

n° ref. #5720698

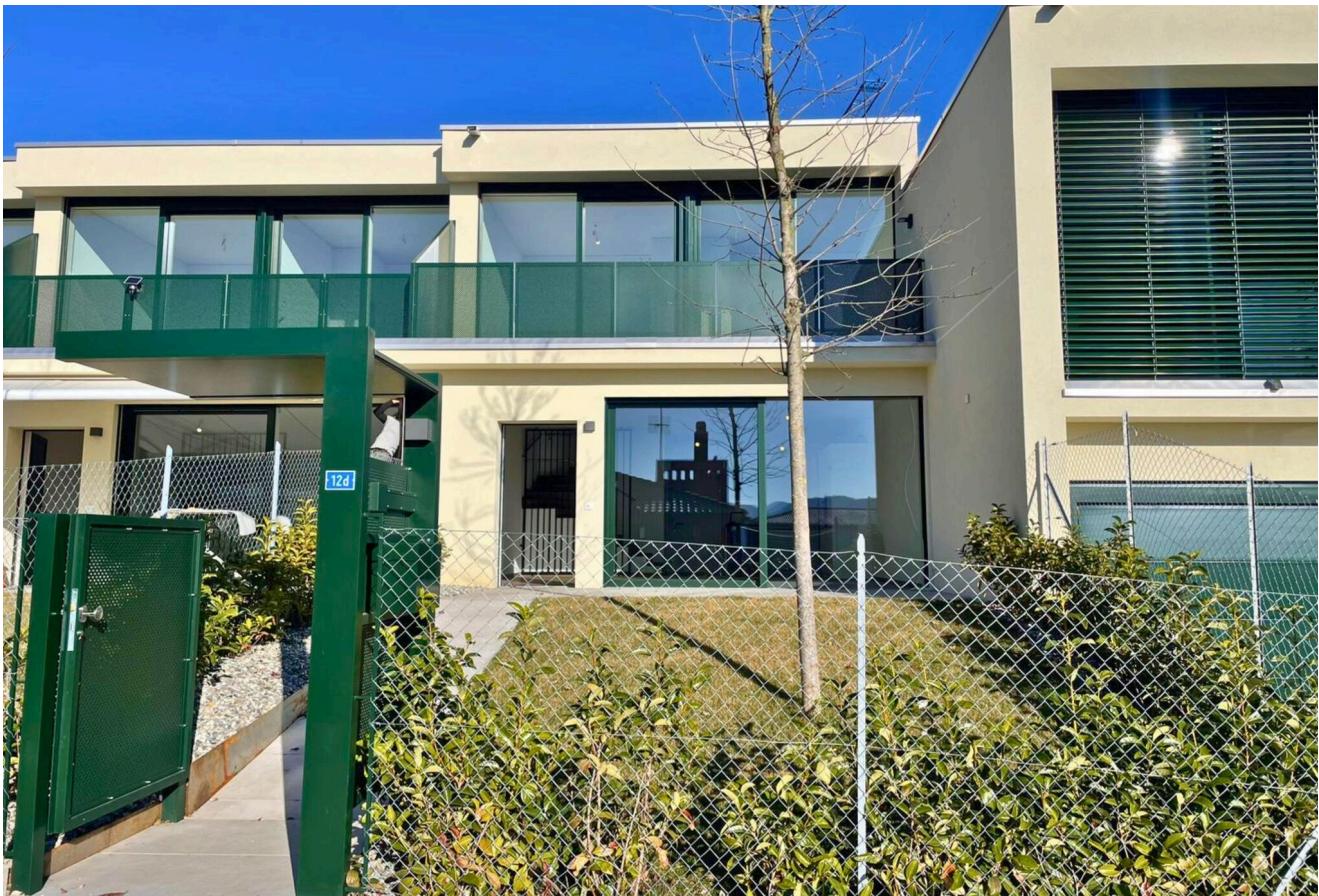


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## SITUATION AND DESCRIPTION

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 fourth 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 183.1 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 (52.6 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 (11.5 m<sup>2</sup>), 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.

## **SURFACES**

Living area	145.5 m <sup>2</sup>
Surface of parcel	52.6 m <sup>2</sup>
Terrace surface	11.5 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Gross living area	183.1 m <sup>2</sup>
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

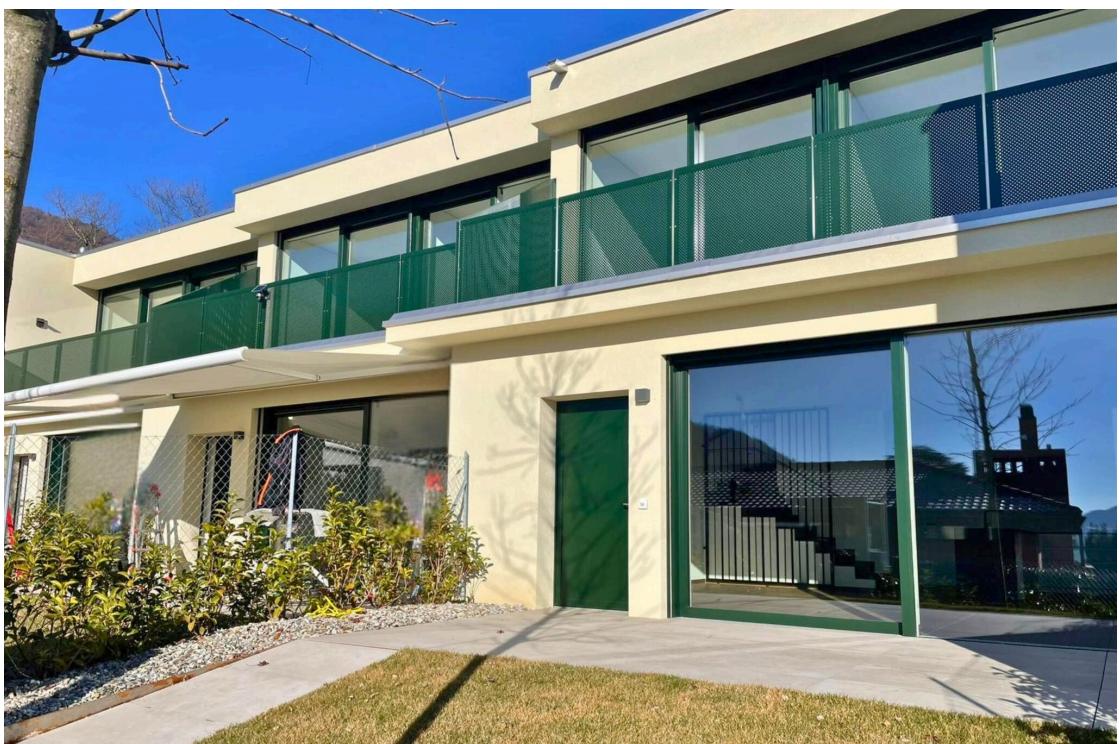
- BBC (Energy-saving building)

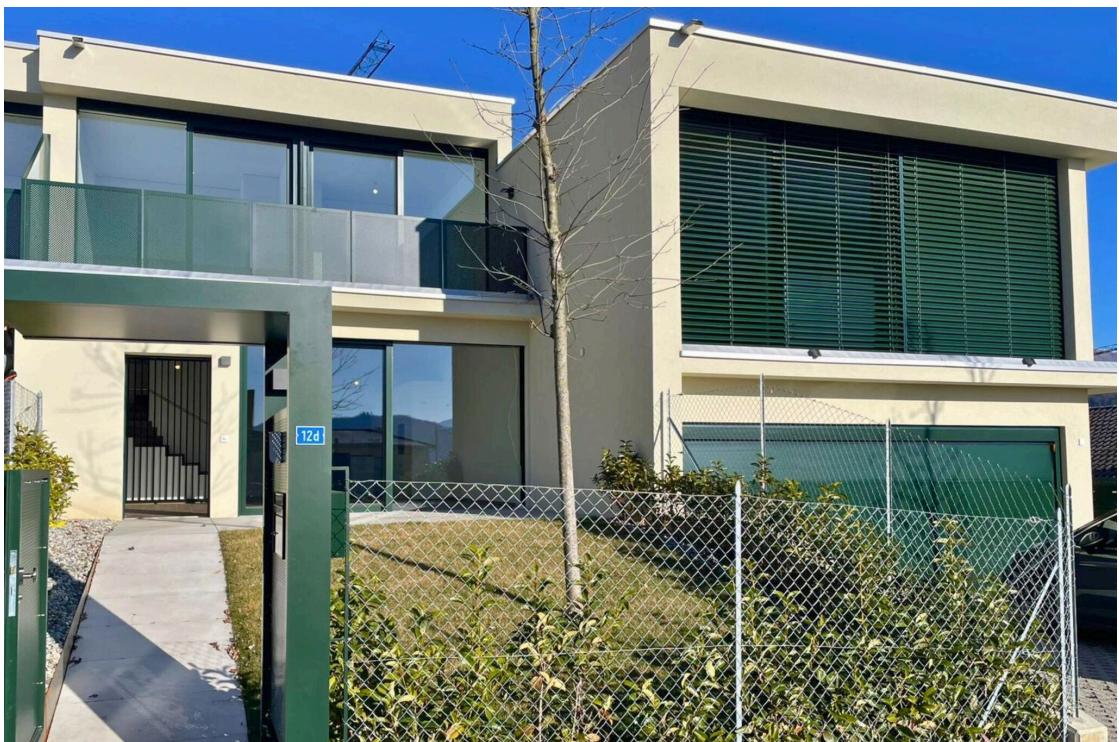
## FINANCIAL DATA

Price  
Availability

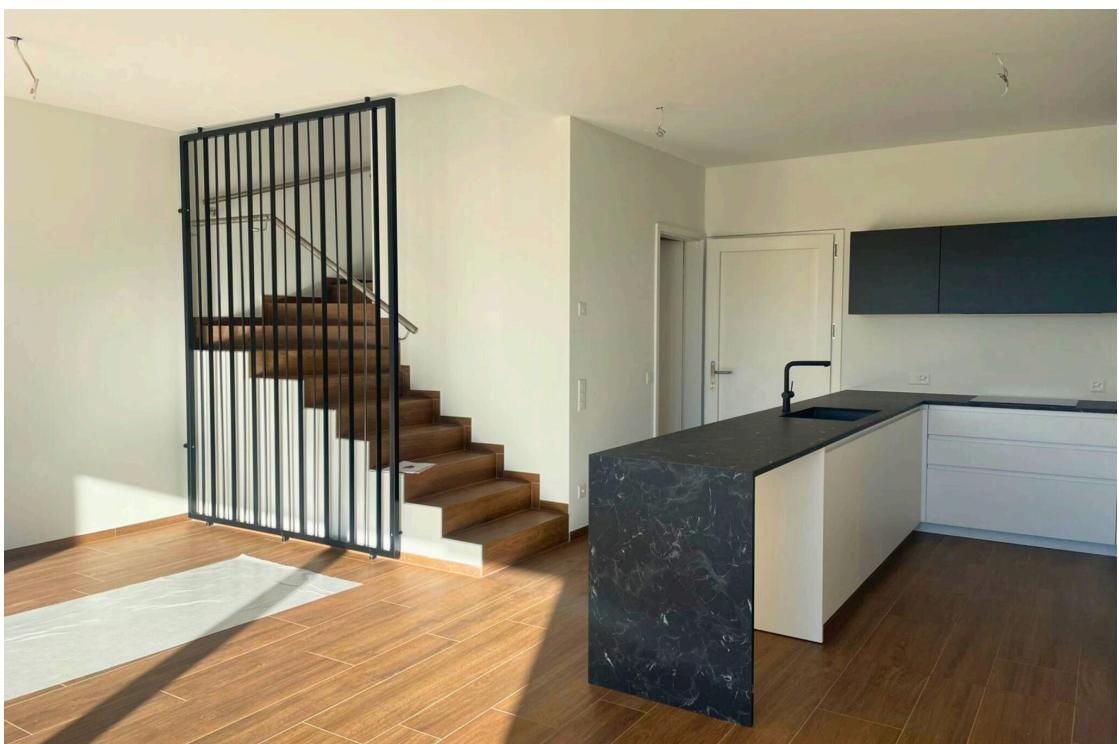
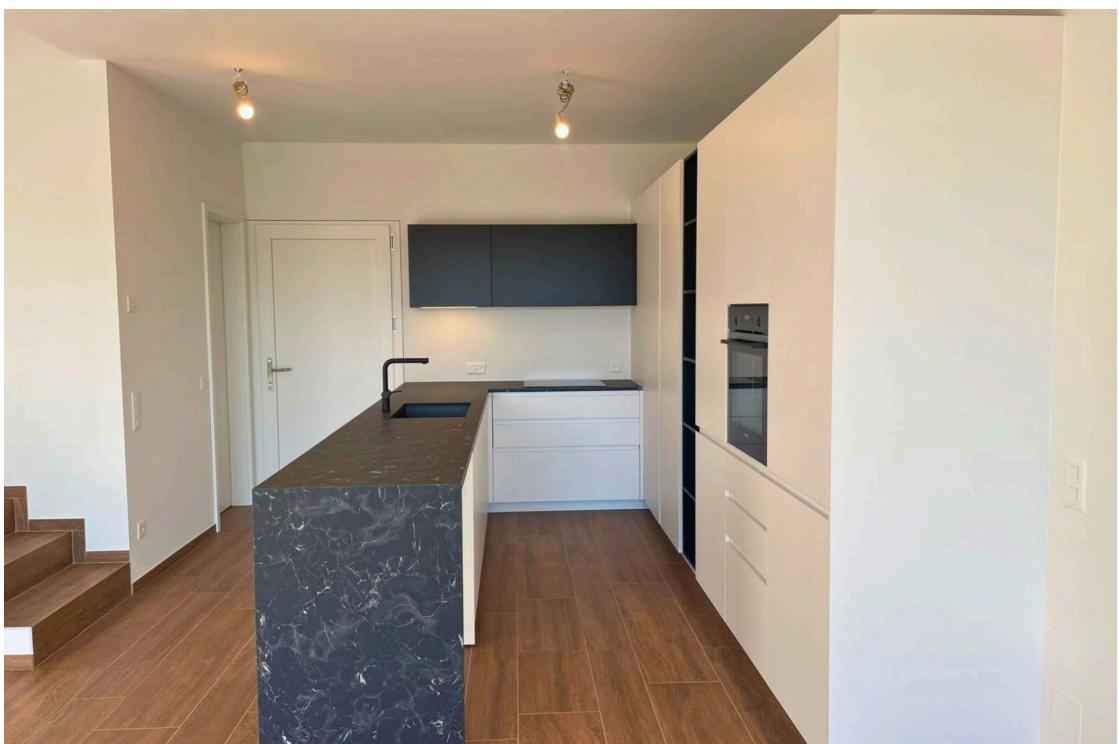
**CHF 1'230'000.-**  
immediately

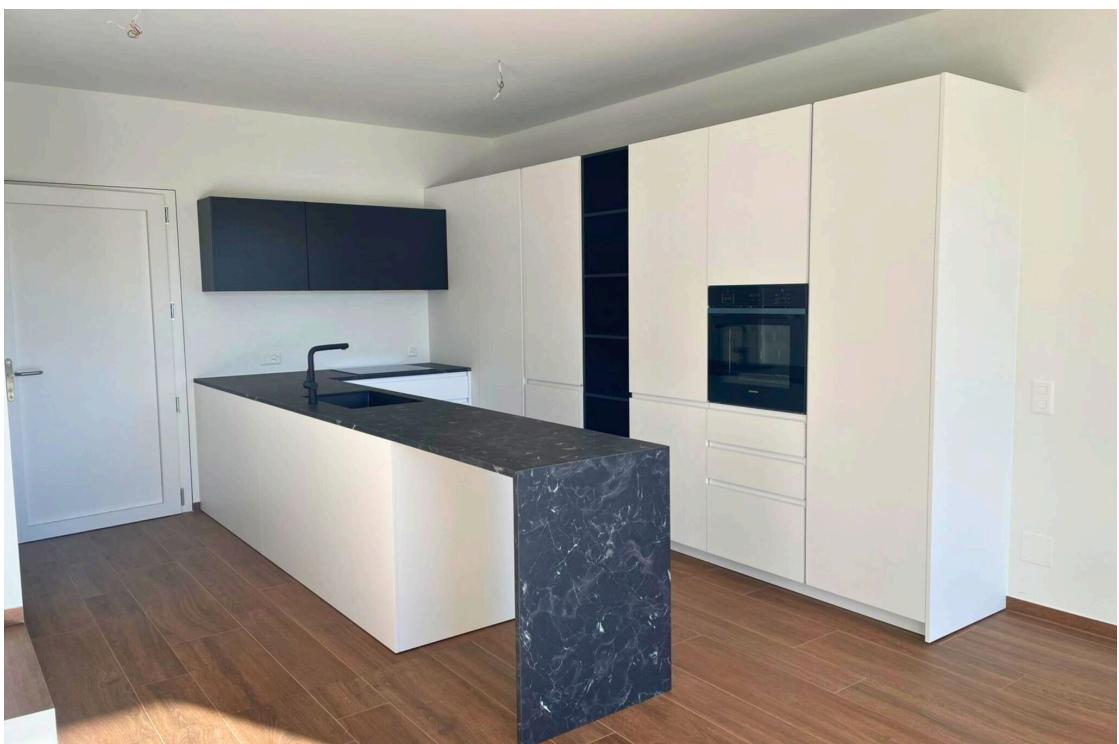
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