



Minusio

Project: 6 Modern Detached Houses for Sale in Minusio

CHF 1,340,000.-



Property description

The new neighborhood of single-family homes is located in Minusio, in a quiet and sunny flat area that can be accessed from Via Contra.

Each house is positioned at the center of its own land, is optimally oriented in relation to solar exposure, and is surrounded by a garden on all four sides.

Every room enjoys natural lighting, ideal for the activities taking place there: the entrance is to the north, while the living area is exposed to the southwest.

The windows of the bedrooms face west, and all the bathrooms are naturally lit and ventilated.

The project is based on the fundamental principles of environmental comfort, privacy, and sustainability.

Comfort is achieved through the spacious dimensions of the spaces, the natural light coming in from windows on all four sides, and the use of Kager wooden walls, which guarantee optimal environmental comfort.

Among its many qualities, the construction in a natural and sustainable material like wood has its inertia, that is, the ability to maintain the desired internal temperature for a long time, even with the heating or air conditioning turned off. The efficiency also

contributes to the positioning and high thermal value of the windows.

The respect for privacy is held in high regard in this new Minusio neighborhood, where, as can be observed from the project, there is no promiscuity either in paths or views between individual houses. Wood is a sustainable material with neutral CO2 emissions. Building in wood means actively protecting the climate.

The prefabricated walls from Kager are mounted dry, quickly, and without the use of polluting materials such as cement or lime.

Low CO2 emissions. Energy saving is guaranteed by the high thermal factors of the Kager wooden walls. The houses are prepared for the installation of photovoltaic panels on the roof.

Heating will be via an air-water heat pump that does not produce combustion and therefore has no carbon emissions.

Both pedestrian and vehicular accesses are located on the north side of each lot. Each house has a garage and an open parking space.

The entrance is equipped with a built-in wardrobe, and in the entrance area, there are a toilet, a utility

room, and a laundry room.

At the end of the hallway, the living area opens up, with the kitchen illuminated by two full-height windows that enjoy the afternoon sun and the dining area with a large corner window facing southwest, from which you can comfortably access the veranda and the garden.

The dining area is open to the living area. Halfway down the hallway, you go up to the first floor where there are three spacious bedrooms: the master bedroom, which includes space for a walk-in closet and a bathroom with a bathtub; two bedrooms for children or guests that share a bathroom on the corridor equipped with a shower.

All the bathrooms are naturally lit and ventilated. On this floor, there is also a small study with a window.

Characteristics

Availability	To agree	Living area	198 m²
Type	Single family house	Ground surface	399.2 m²
Reference	6648-3	Total surface	459.4 m²
rooms	5.5	Garden surface	191.5 m²
Bedrooms	3	Terrace surface	26.2 m²
Bathrooms	3	Parking spaces	2

Object Price	CHF 1,340,000.-
Number of parkings	
Total (incl.)	2x

Picture(s)





























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Notes
