

# GENÈVE



An exceptional address in Florissant

**CHF 4'700'000.-**



9



5



~310 m<sup>2</sup>

n° ref. **044718**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

**In the heart of the Florissant district, the 9-room apartment occupies an entire floor and develops more than 300 sq.m.**

The day area includes a **triple living/dining room in enfilade**, offering large volumes and a beautiful luminosity. Marble flooring, a fireplace and a wrap-around balcony complete this reception area. The **enclosed and equipped kitchen** features a dining area.

The night area comprises **five bedrooms**, all with built-in wardrobes. The master bedroom benefits from an en-suite bathroom with bath, shower and dressing room. Two further bathrooms serve the secondary bedrooms. A **private laundry room** and **guest toilet** complete the distribution.

The apartment, which occupies **the entire first floor**, offers rare privacy, sought after by buyers looking for calm and discretion.

Two basement parking spaces and a large cellar complete this property.

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## **SURFACES**

Living area ~ 310 m<sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	9
Number of bedrooms	5
Number of bathrooms	4
Location floor	4th floor
Service costs	CHF 1'250.-/month

## **DISTANCES**

Public transports	231 m
Primary school	416 m
Stores	186 m
Restaurants	251 m

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## INFORMATION

Year of construction

1996

## NEIGHBOURHOOD

- City centre
- Park
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus station
- Bus stop
- Tram stop
- Playground
- Nursery
- Preschool
- Primary school
- International schools
- Sports centre
- Tennis centre
- Museum
- Theatre
- Water park
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Parking

## INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Guests lavatory
- Fireplace
- Bright/sunny
- With character

## EQUIPMENT

- Fitted kitchen

## FLOOR

- Marble

## CONDITION

- Very good

## VIEW

- Clear
- Park

## FINANCIAL DATA

**Price**

**CHF 4'700'000.-**

**Availability**

To be discussed

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