

GENÈVE



EXCLUSIVITY: Magnificent 6-room apartment
with Mont Blanc and lake view

CHF 3'100'000.-



6



3



170 m²

n° ref. **044587**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Ideally located on the right bank, close to Mon-Repos Park, the shores of Lake Geneva and the International Organizations, this superb walk-through apartment is in one of Geneva's most prestigious residences. It boasts exceptional views of Mont Blanc and Lake Geneva, yet is only minutes from the city center.

With a 170 m² PPE surface area and two large balconies of 14 m² each, this magnificent 6-room apartment on the 3rd floor was completely renovated in 2021.

As soon as you enter, you'll immediately be seduced by the view and generous volumes of this apartment, bathed in light thanks to its through-facing aspect and sits large bay windows.

The day area comprises a vast living room with a beautiful fireplace and fully equipped open-plan

kitchen, offering panoramic views of the lake and Mont Blanc.

The night area comprises three bedrooms. A master suite on the lake side with dressing room, bathroom and separate toilet. Two bedrooms and a shower room on the park side with balcony access.

A cellar and visitor parking spaces complete this property.

Possibility of renting a closed box in the basement.

This luxury residence will enable you to benefit from direct access to the promenades on the quays.

Sale in SI.

SURFACES

Living area	170 m ²
Balcony Surface	28 m ²
Cellar surface	1 m ²
Useful surface	198 m ²

CARACTERISTICS

Number of rooms	6
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	4
Location floor	3rd floor
Costs	CHF 650.-/month

DISTANCES

Public transports	149 m
Primary school	258 m
Stores	531 m
Restaurants	157 m

DISTRIBUTION

- PEP area 170 m²
- 2 Balconies of 14 m²
- Entrance hall
- Guest WC
- Large Living room with fireplace and balcony access and lake view
- Fully equipped American kitchen (wine cellar,...) open to the living room and lake view
- 1 lakeside master suite with dressing room, bathroom and separate WC
- 2 park-side bedrooms with balcony access
- 1 park-side shower room with balcony access
- 1 separate WC (laundry room)



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INFORMATION

Number of floors above ground	11
Year of construction	1955
Number of flats	23
Year of restoration	2021
Heating installation	Radiator
Heating system	Gas

NEIGHBOURHOOD

- City centre
- Park
- Lake
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Tram stop
- Highway entrance/exit
- Nursery
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden in co-ownership
- Public parking
- Parking
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Public parking
- Underground car park

- Visitor parking space(s)
- Guests lavatory
- Fireplace
- Double glazing

EQUIPMENT

- Fitted kitchen
- Videophone
- Caretaker

CONDITION

- Renovated

ORIENTATION

- North
- South

EXPOSURE

- Good
- All day

VIEW

- Clear
- Lake
- Garden
- Park
- Alps

MISCELLANEOUS

- With part-time caretaker job

FINANCIAL DATA**Price**

CHF 3'100'000.-

Availability

To be discussed

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