

COLOGNY



Magnificent Lake View Apartment in a
Prestige Residence

CHF 8'400'000.-

Parking place(s) included



9



5



~303 m²

n° ref. **044082**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in one of Cologny's most prestigious residences in the heart of the village, highly secure thanks to its numerous cameras and two guards, this apartment of over 300 m² PPE will appeal to lovers of exceptional properties. Total surface area of approx. 334 m².

The day area offers sumptuous living rooms, perfect for entertaining guests, as well as balconies totaling approx. 62 sq.m with beautiful countryside and lake views.

The night section features a master suite with bathroom and three bedrooms with shower rooms.

On the other hand, the enjoyment of a magnificent outdoor swimming pool with poolhouse and a fully equipped gym complete this luxurious apartment to perfection.

Finally, a cellar and two indoor parking spaces complete the package.

SURFACES

Living area	~ 303 m ²
PPE surface	~ 303 m ²
Weighted Surface	~ 334 m ²
Balcony Surface	~ 62 m ²

CARACTERISTICS

Number of rooms	9
Number of bedrooms	5
Number of bathrooms	4
Number of toilets	5
Number of levels	1
Number of balcony	7
Location floor	2nd floor

ANNEXES

- Two underground car parks

DISTANCES

Station	2200 m
Public transports	100 m
Nursery school	400 m
Primary school	200 m
Secondary school	1850 m
Stores	1300 m
Airport	5200 m
Restaurants	100 m

DISTRIBUTION**1st floor**

- An entrance hall
- A guest toilet
- A guest cloakroom
- A vast living room with a large lounge and dining room with through fireplace and magnificent lake views
- A fully equipped kitchen with dining area
- A large master suite with living room/office and en-suite bathroom
- A bedroom with en-suite bathroom

- A bedroom with en-suite shower room
- A bedroom with en-suite shower room

Basements

- Cellar

INFORMATION

Number of floors above ground	3
Year of construction	1977
Basements	1
Year of restoration	2020
Heating installation	Radiator, Chimney
Domestic water heating system	Heat pump
Heating system	Heat pump

NEIGHBOURHOOD

- Village
- Park
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Nursery
- Primary school
- Secondary school
- International schools
- Sports centre
- Near a golf course

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden in co-ownership
- Greenery
- Swimming pool

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Garage
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Cellar
- Fitness room
- Swimming pool
- Built-in closet
- Fireplace
- Double glazing
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Electric blind
- Videophone
- Security guard
- Caretaker
- Electric gate
- Outdoor lighting

FINANCIAL DATA**Price**

CHF 8'400'000.-

Availability

To be discussed

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FLOOR

- Tiles
- Parquet floor
- Carpet

CONDITION

- Good

ORIENTATION

- East
- West

EXPOSURE

- Good
- Morning
- In the evening

VIEW

- Nice view
- Lake
- Jura

STYLE

- Classic

MISCELLANEOUS

- With full-time caretaker job





