

VEYRIER

OFF-MARKET

Chantier ouvert - Superb off-plan villa for
autumn 2027 delivery

Price upon request

Price of parking place(s) in addition



4.5



2

n° ref. **046716**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in a quiet, residential area of Veyrier, the four contemporary villas of the "Villas Florea" project seduce with their clean lines and resolutely modern, elegant architecture.

Designed to offer harmonious living comfort, they combine aesthetics and functionality. Vast bay windows invite natural light to flood the interiors, while opening up the living spaces to beautiful, unobstructed, verdant vistas.

Each villa benefits from a private garden, carefully fenced and ideally oriented, guaranteeing calm and sunshine throughout the day. Carefully selected finishes offer a wide choice of materials and shades, enabling everyone to personalize their future living space to suit their tastes.

Built to **very high energy performance (THPE)** standards, the villas ensure excellent sound and heat insulation, a guarantee of comfort and cost control. The villas are equipped with **thermal and photovoltaic solar panels** combining efficiency, sustainability and respect for the environment.

Villa A is built on a 226m² plot and has 4 levels totaling around 162m² of usable space. It has two underground parking spaces accessible by a car elevator. There is a possibility of enlarging the living spaces by adding a veranda of approx. 25m² in addition.

The building site is open, delivery scheduled for autumn 2027.

SURFACES

Surface of parcel	~ 226 m ²
Terrace surface	~ 12 m ²
Useful surface	~ 162 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	2
Number of bathrooms	3
Year of construction	2027
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	1 not included
Total nb. of parkings	1 not included
Parking places	Yes, obligatory

DISTANCES

Public transports	130 m
Primary school	60 m
Stores	770 m
Restaurants	260 m

DISTRIBUTION**1st floor**

2 superb suites with their own shower room and dressing room

2nd floor

Superb roof top with a living room with access to a private terrace with an unobstructed view

Basements

Large cellar, multi-purpose room, shower room and laundry/technical area

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area

OUTSIDE CONVENIENCES

- Terrace/s
- Rooftop terrace
- Garden
- Exclusive use of garden
- Quiet
- Covered parking space(s)
- Gabled

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light

EQUIPMENT

- Fitted kitchen
- Home automation

FLOOR

- At your discretion
- Tiles
- Parquet floor

CONDITION

- New
- To build

ORIENTATION

- North
- East
- West

EXPOSURE

- Favourable
- All day

VIEW

- Nice view
- Mountains

STYLE

- Modern

FINANCIAL DATA**Price****Availability****Price upon request**

To be discussed

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