

# GENÈVE



Florissant - Sumptuous Penthouse  
Panoramic view terrace

---

**CHF 3'600'000.-**



5



2



~141 m<sup>2</sup>

n° ref. **19829**



**Switzerland | Sotheby's International Realty**  
Boulevard Georges-Favon 18, 1204 Genève

**Thierry Barnier**  
+41 79 829 98 11  
thierry.barnier@swsir.ch



## SITUATION AND DESCRIPTION

Located on the 8th and last floor of a luxury building, in the heart of the sought-after Florissant district, this superb attic apartment bathed in light will delight you with its impressive U-shaped terrace nicely planted with trees, with a surface area of 145 m<sup>2</sup> and a breathtaking view.

This rare object for sale, made with high quality materials, offers beautiful volumes and a beautiful height under ceiling. All rooms have large windows with direct access to the terrace, which reduces the separation between the outside and inside.

With a surface area of 141 m<sup>2</sup>, the day part is composed of an entrance hall with integrated cupboards, a very nice living room and a fully equipped kitchen with access to the terrace.

The night part offers a large master suite with custom made storage and a complete adjoining bathroom and a dressing room. A second bedroom and a shower room with hammam and toilet complete the night space.

This penthouse is perfect for clients who want to enjoy a breathtaking view. Its privileged setting with its vast living spaces, its unique comfort and its ideal location close to all amenities make this object a highly sought-after property.

A cellar and a box complete this exceptional property.

## SURFACES

Living area	~ 141 m <sup>2</sup>
Weighted Surface	~ 190 m <sup>2</sup>
Terrace surface	~ 147 m <sup>2</sup>
Cellar surface	~ 9 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	5
Number of bedrooms	2
Number of bathrooms	2
Number of terraces	1
Location floor	8th floor
Service costs	CHF 1'275.-/month

## ANNEXES

- A cellar
- A box

## DISTANCES

Station	630 m
Public transports	110 m
Nursery school	300 m
Primary school	300 m
Secondary school	370 m
Stores	80 m
Post office	530 m
Bank	70 m
Restaurants	120 m
Park / Green space	200 m

## DISTRIBUTION

- An entrance hall with built-in cupboards
- A large living room of about 30 m<sup>2</sup>.
- A fully equipped kitchen with a central island
- A master suite with built-in wardrobes as well as a bathroom with adjoining bathtub and a custom-made dressing room
- A bedroom
- A bathroom with shower/hammam and a toilet
- A corridor with storage space separating the living room from the second bedroom

## INFORMATION

Year of construction	1972
Year of restoration	2012

## NEIGHBOURHOOD

- City centre
- Park
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Tennis centre
- Museum
- Theatre
- Concert hall
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

- Rooftop terrace
- Terrace/s
- Garage

## INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Eat-in-kitchen
- Dressing
- Cellar
- Hammam
- Built-in closet
- Double glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Kitchen island
- Shower
- Bath
- Interphone
- Caretaker

## FLOOR

- Tiles
- Parquet floor
- Marble

## ORIENTATION

- South
- East
- West

## EXPOSURE

- Optimal
- All day

## FINANCIAL DATA

### Price

CHF 3'600'000.-

### Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

## **VIEW**

- Nice view
- Clear
- Unobstructed
- Panoramic
- With an open outlook
- Rural
- Lake
- Mountains









