

NYON



NEW - Contemporary duplex penthouse with
panoramic terrace

CHF 3'620'000.-

Price of parking place(s) in addition



5.5



4



225 m²

n° ref. **045244**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Nested at the top of a contemporary residential building erected in 2015 and certified with the Minergie* label, this remarkable 5.5-room duplex attic boasts 225 sq.m of living space for a total floor area of around 425 sq.m., offering an exceptional living environment, combining privacy, elegance and modernity.

Completely renovated in 2025 with meticulous attention paid to the choice of materials, volumes and finishes, it stands out for its exclusive character and rarity on the Nyonnais market.

Private elevator access leads directly to the heart of a generous reception area, bathed in light thanks to vast bay windows and open onto a terrace of around 200 m², a true outdoor extension of the living space.

This unique place to relax offers a rare atmosphere,

ideal for savoring long summer evenings, entertaining in style or simply contemplating the horizon.

The contemporary, fully-equipped kitchen is at once sober, functional and luxurious, perfectly integrated into the sleek living room.

This same level distributes a guest WC, a WC shower room, a private laundry room and two comfortable bedrooms, including an "Owner's suite" with dressing room and private bathroom.

The lower floor hosts two soothing bedrooms and a bathroom, offering comfort and privacy for everyone. Every detail has been thought out to ensure a high-end residential experience, with discreet, timeless refinement.

The apartment benefits from two parking spaces, in an underground parking lot at CHF 40'000.-- per unit

sold in addition to the sale price, and a private room of 20 m2.

This property complies with accessibility standards for people with reduced mobility.

Ideally located just a stone's throw from the city center, in a sought-after residential environment, this penthouse will appeal to a discerning clientele looking for a rare property combining serenity, contemporary design and exceptional quality of life in the heart of one of the most sought-after communities in the Lake Geneva basin.

SURFACES

Living area	225 m ²
Weighted Surface	291 m ²
Terrace surface	201.5 m ²
Cellar surface	19.7 m ²
Useful surface	425 m ²
Total surface	425 m ²

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	4
Number of toilets	4
Number of levels	2
Number of terraces	1
Location floor	3rd floor
Costs	CHF 1'100.-/month

DISTANCES

Public transports	116 m
Primary school	198 m
Stores	465 m
Restaurants	82 m



LOCATION

This apartment enjoys a privileged location in **Nyon**, in the heart of a quiet, sunny residential area.

Just a few minutes from the city center, it offers easy access to shops, restaurants, schools and public transport, while preserving the tranquility of a sought-after residential setting.

Immediate proximity to the lake and main roads means you can quickly reach Geneva, Lausanne or the surrounding mountains, combining urban comfort with exceptional quality of life.

Thanks to ideal **accessibility** - trains, buses, roads and freeways - the town connects easily to Geneva, Lausanne and the surrounding regions, while preserving the serenity of a sought-after residential environment.

Nyon thus embodies the perfect balance between **nature, culture and modern comforts**, making every day a pleasure and every moment a daily luxury.

MUNICIPALITY

Located on the shores of Lake Geneva, Nyon combines historic charm with incomparable quality of life. Its picturesque **old town**, its **refined restaurants**, its **elegant boutiques** and its **sports and cultural facilities** offer a living environment that's both lively and refined.

INFORMATION

Number of floors above ground	4
Year of construction	2015
Number of flats	7
Basements	1
Year of restoration	2025
Heating installation	Floor
Domestic water heating system	Solar
Heating system	Heat pump

- Storeroom
- Parking
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Built-in closet
- Triple glazing
- Bright/sunny
- With character

NEIGHBOURHOOD

- City centre
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- International schools
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Steamer
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Private laundry
- Connections for washing tower
- Bath
- Shower
- Videophone

FINANCIAL DATA

Price	CHF 3'620'000.-
Price park. int. ②	CHF 80'000.-
Total price	CHF 3'700'000.-
Availability	To be discussed

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- Ventilation

FLOOR

- Parquet floor

CONDITION

- New

EXPOSURE

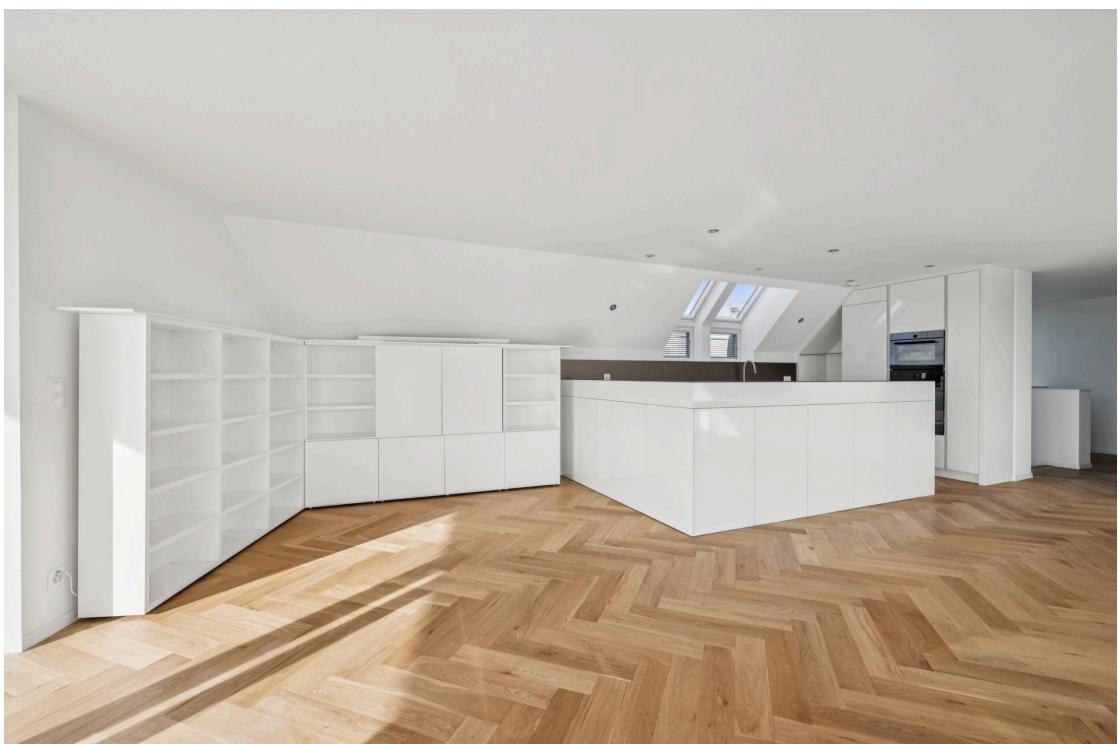
- Optimal
- All day

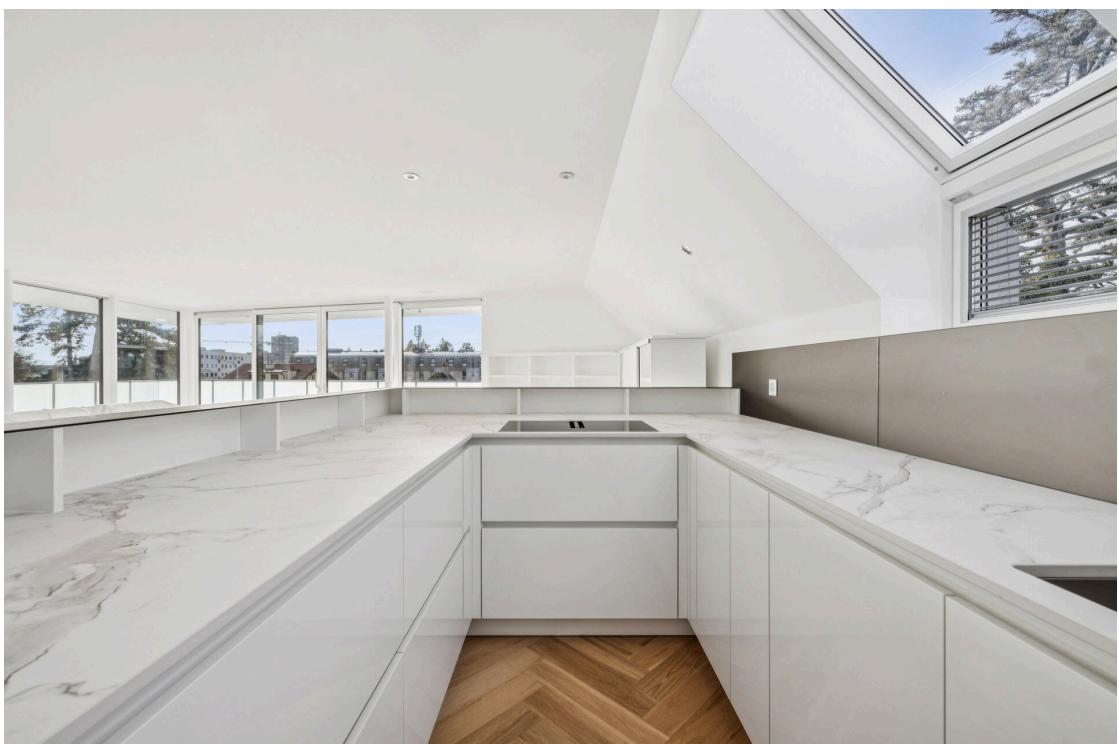
STANDARD

- Minergie® certified



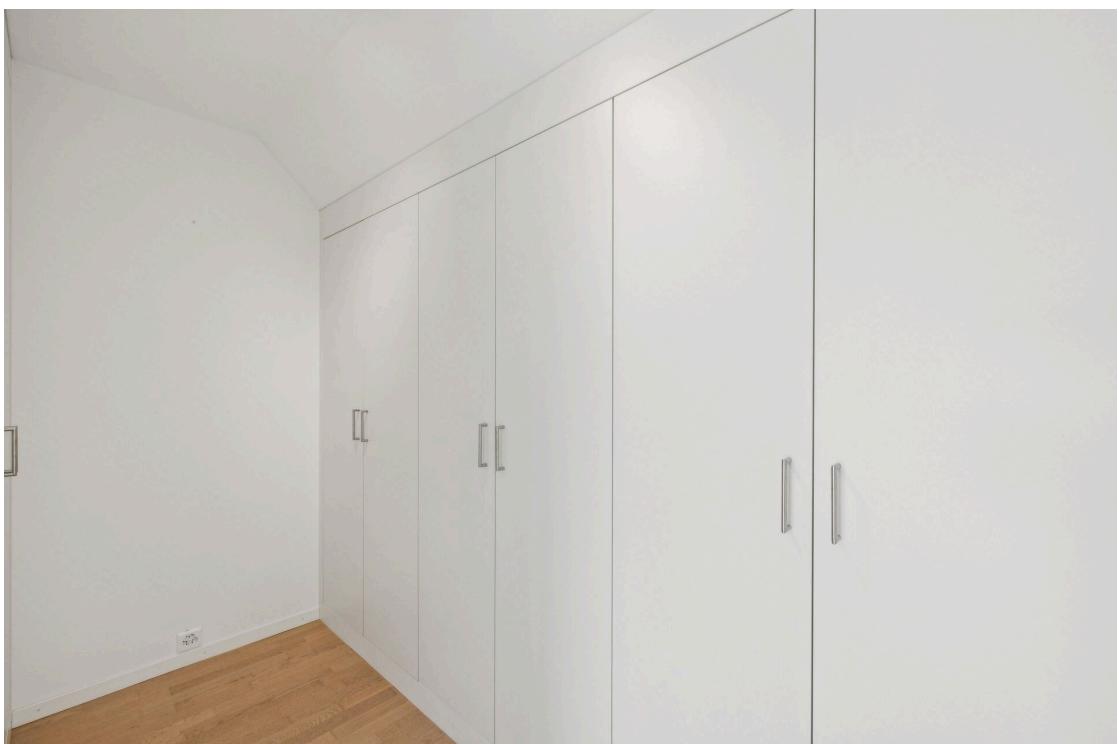




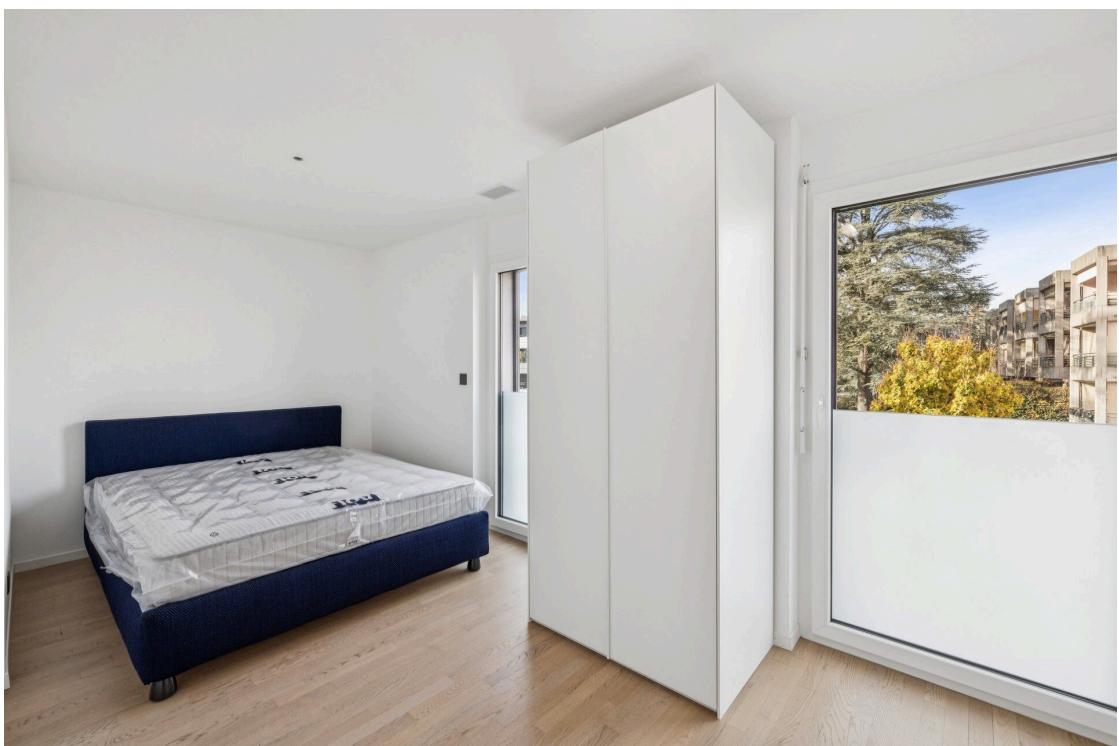


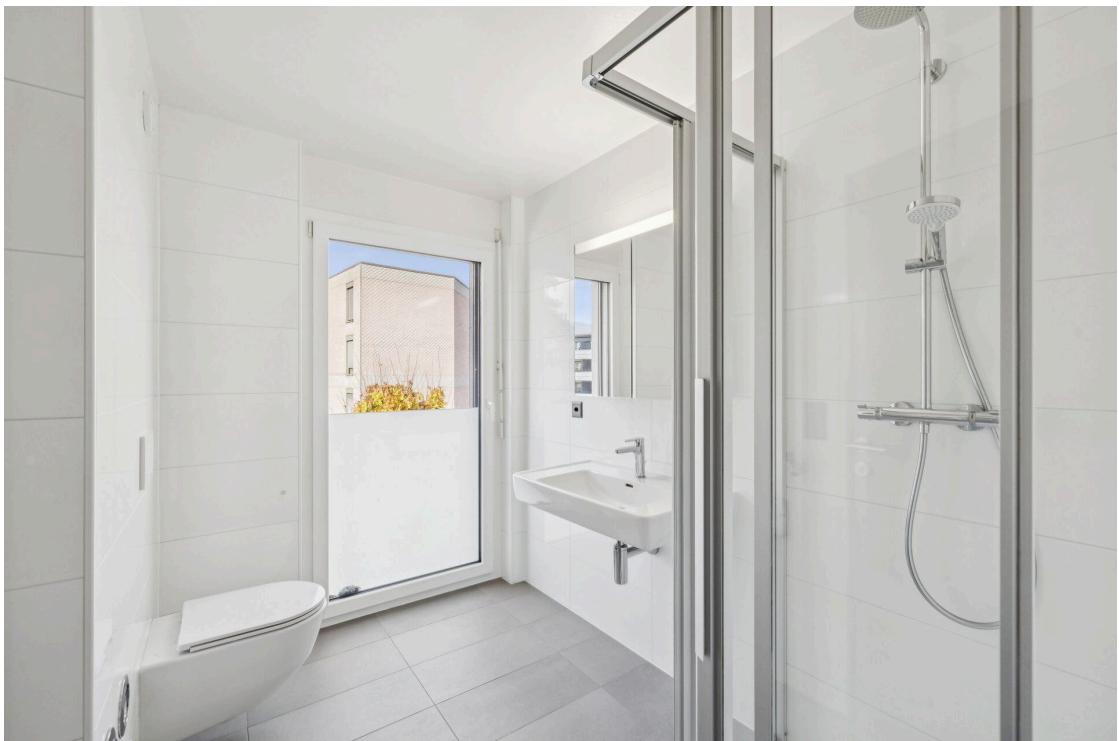
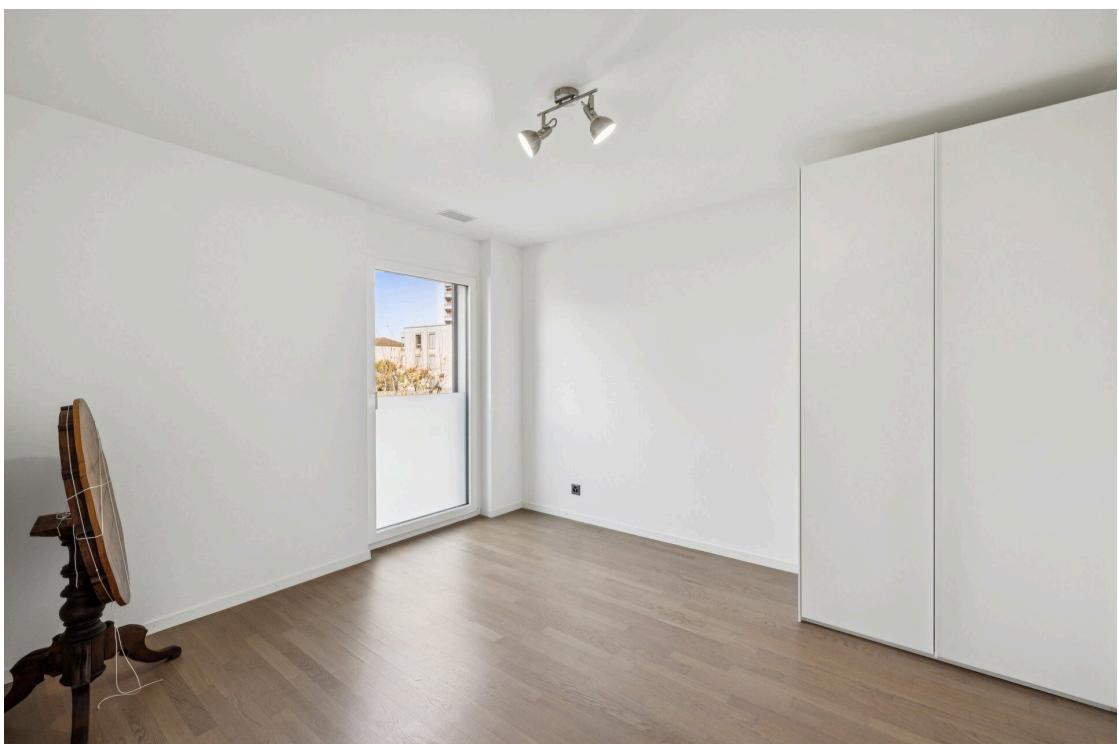












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