

# MIES



Rare and exclusive plot to build your villa

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**CHF 2'200'000.-**

 964 m<sup>2</sup>

n° ref. **20712D**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

Ideally located in a peaceful residential area and perfectly preserved from view, this superb **964 m<sup>2</sup>** building plot represents a rare opportunity to realize your real estate project in an exceptional setting. A true haven of tranquillity, it offers the ideal backdrop for building a prestigious villa, while remaining just a few minutes from Geneva and its amenities.

Prepared as early as 2010 to accommodate a new construction, the plot already has all the necessary infrastructure: ducts and connections for water, electricity, SWISSCOM, etc. Plans drawn up by SWISSCOM are available, greatly facilitating the integration of your future project.

The gently sloping topography ensures optimal natural drainage and opens up great prospects for landscaping at different levels. Thanks to its generous amount of sunshine and abundant vegetation, the plot guarantees total privacy and a particularly pleasant living environment.

The current **CUS of 0.28** allows for the erection of a villa with **284 m<sup>2</sup> of living and non-liveable areas (e.g. underground garage)**, this figure including the 5% bonus for Minergie-labeled construction. In addition, these regulations authorize the construction of closed (non-habitable) outbuildings representing a surface area of 6% of the total 964 m<sup>2</sup> plot, i.e. 58 m<sup>2</sup>, positionable at the plot boundary, with eaves up to 1.50 m.

A 19 m<sup>2</sup> log chalet is already present, perfectly integrated into the verdant surroundings, and intended for garden maintenance.

The future villa project will be able to unfold over several levels:

- a spacious basement
- a bright ground floor
- an upper floor offering superb views
- partially convertible attic space guaranteeing all the comfort and living space desired

Externally, the richly planted garden has been designed to offer well-being and serenity. Several quality features are already in place: covered gate with electric door, full fencing of the plot, automatic watering and lush vegetation ensuring privacy.

This rare address allows you to build the villa of your dreams in a privileged environment, while benefiting from direct access to Geneva, its international airport and all amenities. The commune of **Mies**, perfectly served by the Geneva-Lausanne railroad line (a train every 15 minutes), also offers a full range of shops, services and educational establishments, including private and international schools.

A unique opportunity to combine calm, comfort and practicality, in one of the region's most sought-after settings.

## **SURFACES**

Surface of parcel 964 m<sup>2</sup>

## **CARACTERISTICS**

Number of parcels 1

## **DISTANCES**

Public transports 430 m

Primary school 413 m

Restaurants 427 m

## OUTSIDE CONVENIENCES

- Beautifully planted garden with Provencal species and fully fenced
- An automatic covered gate
- Plank chalet
- Automatic watering
- Exterior lighting

## NEIGHBOURHOOD

- Villa area
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Nursery
- Primary school
- Secondary school
- College / University
- International schools

## OUTSIDE CONVENiences

- Garden
- Greenery

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Garden

## FINANCIAL DATA

Price  
Availability

**CHF 2'200'000.-**  
immediately

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