

# GENÈVE



Prestigious duplex in the heart of Champel

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**Price upon request**

Parking place(s) included

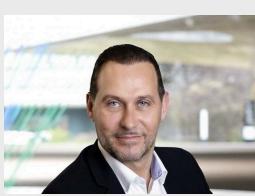


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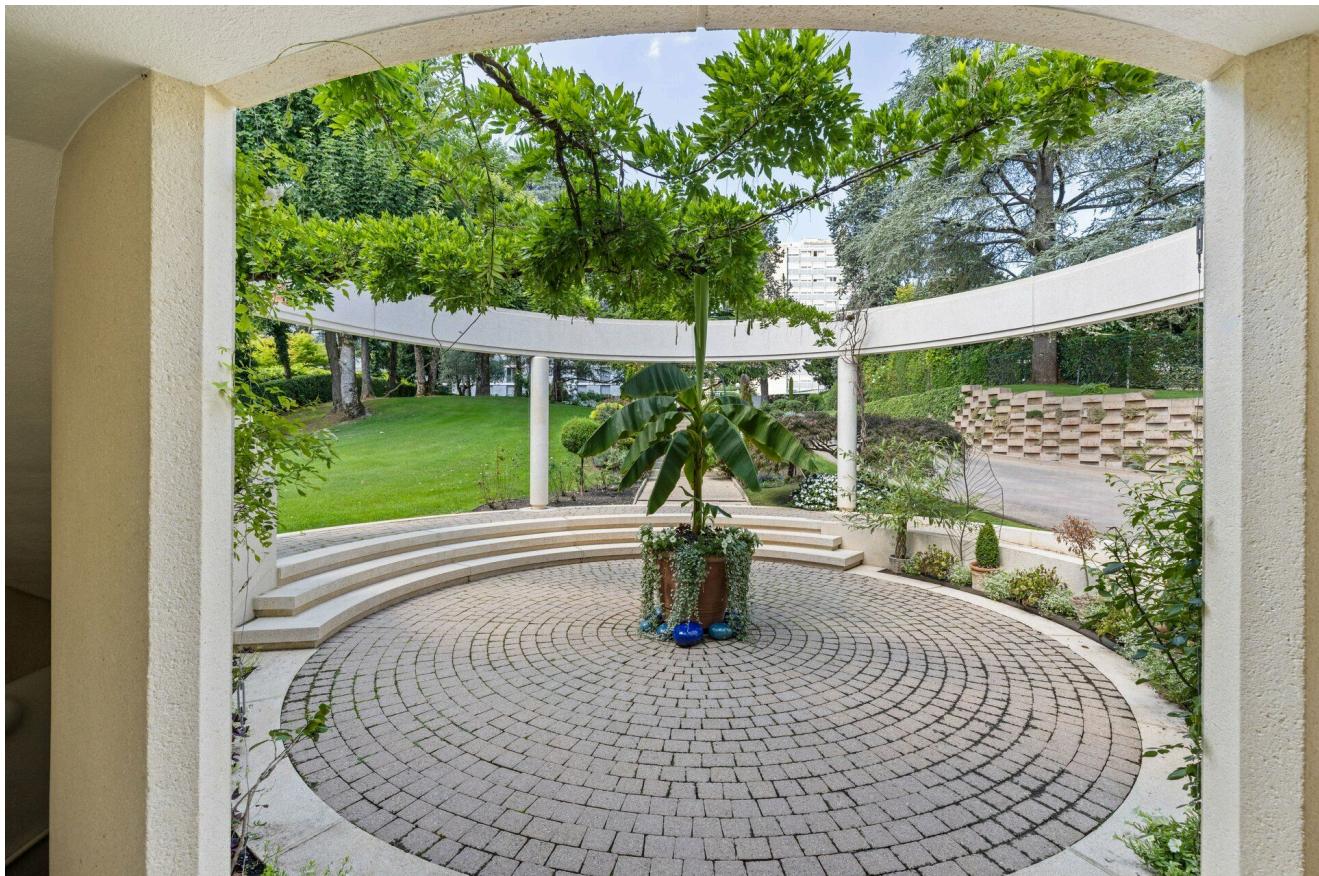
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n° ref. **039722**



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## SITUATION AND DESCRIPTION

Discover this exceptional apartment, nestled in a highly secure, luxury residence in the sought-after Champel district.

This rare property will seduce you with its privileged location and unique amenities.

Located in the heart of a verdant setting bordered by the Arve River, this residence offers its occupants the exclusive opportunity to enjoy a private park, a rarity in the heart of the city.

Residents thus benefit from a soothing natural environment, giving this property unrivalled charm.

Occupying the 4th and 5th floors, this spacious apartment spans almost 430 m<sup>2</sup>.

It stands out for its vast terraces, totaling around 120 m<sup>2</sup>, which offer spectacular panoramas of the

surrounding mountains.

This prestigious duplex has been designed with meticulous care, combining top-quality materials and refined finishes.

The generously dimensioned living spaces are flooded with natural light, creating a warm and welcoming ambience.

The night area of this apartment comprises two bedrooms with dressing rooms, one bedroom with en-suite shower room, two bathrooms, and a sumptuous master suite with a rare wooden dressing room, shower room, luxuriously finished Jacuzzi bathroom, adjoining study, and private access to the glass roof and garden.

Perfect for moments of relaxation or conviviality, this

apartment will meet the expectations of the most demanding.

Note that a staircase connects the two levels of the apartment.

Two cellars as well as two garages in underground parking complete the ensemble.

Coup de coeur assured for this exceptional property!

## SURFACES

PPE surface	~ 429 m <sup>2</sup>
Weighted Surface	~ 470 m <sup>2</sup>
Terrace surface	~ 118 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	14
Number of bedrooms	5
Number of bathrooms	7
Number of terraces	1
Location floor	5th floor

## ANNEXES

- Two cellars
- Two garages

## DISTANCES

Station	950 m
Public transports	200 m
Nursery school	300 m
Primary school	400 m
Secondary school	400 m
College / University	900 m
Stores	300 m
Post office	800 m
Bank	350 m
Hospital	1600 m
Restaurants	300 m
Park / Green space	950 m

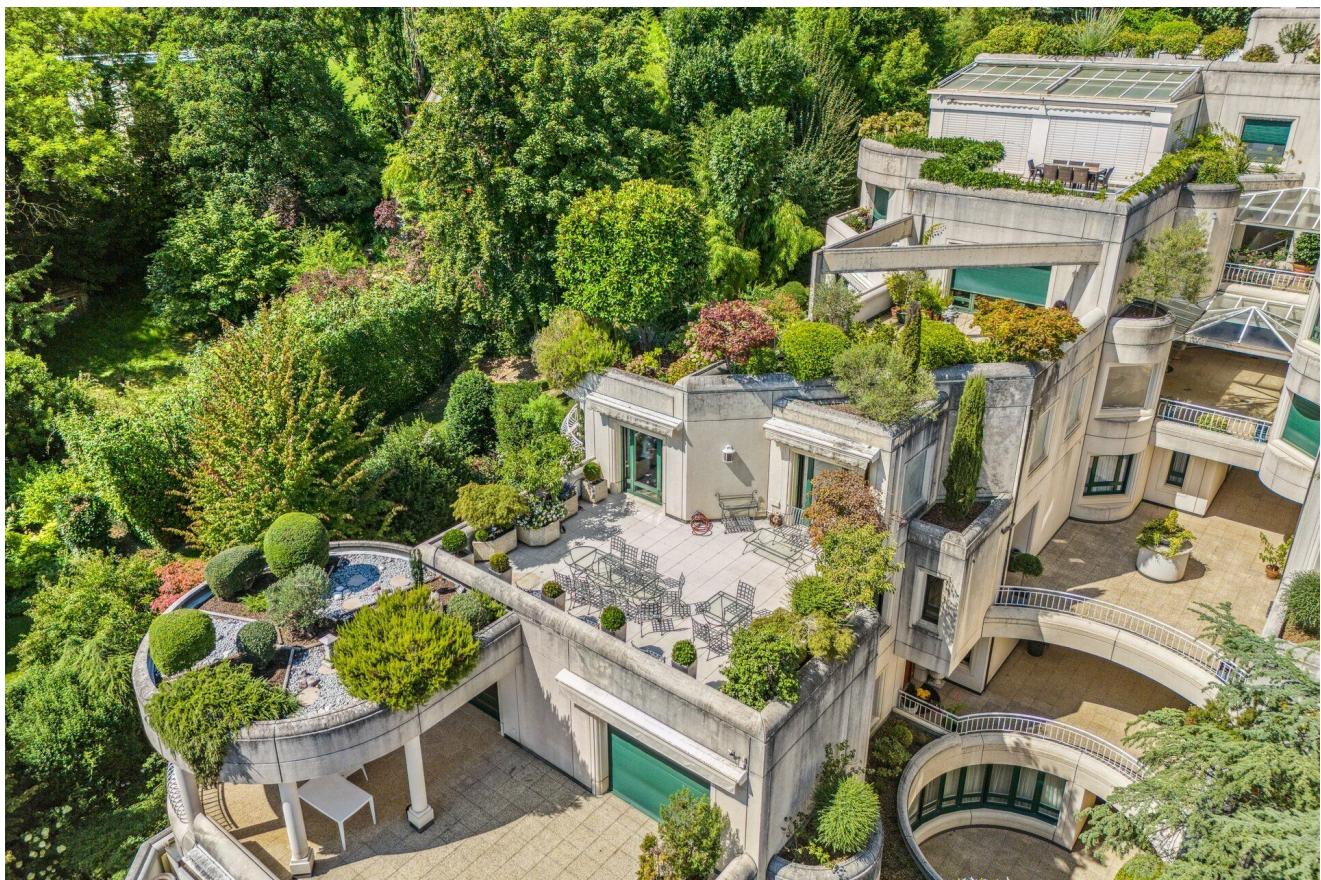
## DISTRIBUTION

### 1st floor

- A cinema room
- A complete shower room
- A laundry room
- A technical room
- A cellar
- A storage space

### 2nd floor

- A spacious entrance hall
- A fully fitted and equipped kitchen
- A dining room adjoining the kitchen
- A flowing living room with access to a terrace
- A master suite with its dressing room, shower room and full bathroom
- An adjoining study with private access to the outside
- Two bedrooms with dressing rooms
- A bedroom with its adjoining shower room
- Two bathrooms
- A guest toilet



## LOCATION

The residence is located on the left bank of Lake Geneva, close to Geneva city center, offering easy access to amenities while retaining a peaceful, leafy atmosphere.

Thanks to its elevated position, the apartment enjoys panoramic views of the city and surrounding mountains

- A private garden

## MUNICIPALITY

Champel is a chic residential neighborhood in Geneva, renowned for its green spaces, breathtaking views of the jet d'eau, and tranquility.

This neighborhood is also home to the Parc Bertrand, a popular spot for locals for its vast lawns and century-old trees

## OUTSIDE CONVENIENCES

- A vast terrace

## INFORMATION

Year of construction	1994
Year of restoration	2024
Heating installation	Radiator, Floor
Domestic water heating system	Gas
Heating system	Gas

- Quiet
- Greenery

## INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Underground car park
- Eat-in-kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Cellar
- Built-in closet
- Double glazing
- Bright/sunny
- With character

## NEIGHBOURHOOD

- City centre
- Park
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Primary school
- Secondary school
- College / University
- Public swimming pool
- Sports centre
- Tennis centre
- Bike trail
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden

## EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Connections for washing tower
- Bath
- Shower
- Phone
- WiFi
- Interphone
- Code door
- Ventilation

## CONDITION

- As new

## FINANCIAL DATA

### Price

**Price upon request**

### Availability

To be discussed

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## ORIENTATION

- South
- East

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Unobstructed
- Mountains

## STYLE

- Classic