

# GENÈVE



Prestigious duplex in the heart of Champel

**Price upon request**

Parking place(s) included

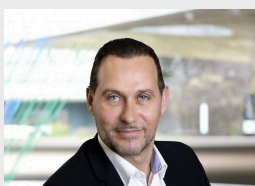


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## SITUATION AND DESCRIPTION

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

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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>

**CHARACTERISTICS**

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

**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

- 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

**EQUIPMENT**

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

**CONDITION**

- As new

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

To be discussed

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## **ORIENTATION**

- South
- East

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Nice view
- Clear
- Unobstructed
- Mountains

## **STYLE**

- Classic