

GENÈVE



VILLA VERDE LOT 1.01

CHF 8'300'000.-



7



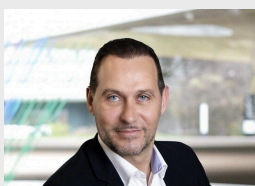
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~328 m²

n° ref.

034014.034014-



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Nestled in the center of Geneva, Promenade Charles-Martin is set in a peaceful environment. This magnificent high-rise project offers you the advantages of urban living, without sacrificing a verdant setting.

This luxurious contemporary residence of 5 apartments, ranging from 4- to 7-room, offers superb volumes and high ceilings. The sleek lines of the building offer an attractive design perspective. High-quality materials have been carefully chosen, bringing a sense of peace and relaxation to every room.

Each apartment is finished to the highest standards, and features a living room that opens onto the dining room, providing a comfortable living space. Wooden flooring enhances the warm character of the rooms. The spacious kitchen features premier quality appliances to meet the needs of any good cook. The central island and its bar transform the room, giving it added conviviality.

All rooms have been carefully designed to maximize serenity, while using noble, natural materials. Integrated home automation equipment and a comprehensive, high-performance security system are just some of the features that will appeal to the most discerning individuals looking for calm and privacy while still being in the center of Geneva.

The apartments feature generous wooden terraces, which enhance these homes.

Parking spaces with a lift system and cellars complete this standing residence.

SURFACES

Living area	~ 328 m ²
Terrace surface	~ 62 m ²
Cellar surface	~ 10.8 m ²
Underground surface	~ 178 m ²

- A patio of 10 m
- A box for 2 vehicles

CHARACTERISTICS

Number of rooms	7
Number of bedrooms	3
Number of bathrooms	4
Number of levels	3
Location floor	Ground floor

DISTANCES

Station	475 m
Public transports	60 m
Nursery school	325 m
Primary school	220 m
Airport	6315 m
Post office	130 m
Bank	381 m
Hospital	1395 m

DISTRIBUTION**Ground floor**

- A master suite with private bathroom and dressing room
- Two bedrooms, each with en-suite shower room
- A TV room

1st floor

- A living room with access to a terrace of 62 m².
- A dining room
- An equipped kitchen
- A WC visitors

Basements

- A fitness room
- A shower room
- A cellar
- A laundry room



LOCATION

Urban living in a green setting.

The Résidence Villa Verde is located in a highly sought-after area of Geneva.

The Malagnou district, close to the city center, offers an exceptional standard of living thanks to its residential atmosphere.

MUNICIPALITY

Malagnou - The residential neighborhood par excellence

Located in the heart of Geneva's Left Bank, just a few minutes from the city center, Malagnou is a charming and truly residential neighborhood. As quiet as it is green, bathed not far from the Arve River, this living space boasts one of the largest urban green spaces in the region: Parc Bertrand. This public garden is particularly popular with Genevans. It offers 110,823 m² of surface area, perfect for jogging, picnicking or strolling.

The Malagnou district is also home to numerous service sector companies, as well as restaurants, various cafés and tea-rooms, not to mention all the

usual amenities such as supermarkets, pharmacies, banks, etc.

Switzerland

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INTERNATIONAL REALTY

INFORMATION

Number of floors above ground 2
Heating installation Floor
Heating system Distance heating

NEIGHBOURHOOD

- Green
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Primary school
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Greenery

INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Open kitchen
- Guests lavatory
- Cellar
- Fitness room
- Built-in closet
- Triple glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Induction cooker
- Oven
- Fridge
- Freezer
- Connections for washing tower
- Bath
- Shower
- Electric blind
- Code door
- Oversee camera
- Home automation

FLOOR

- At your discretion
- Tiles
- Parquet floor

CONDITION

- New

EXPOSURE

- Optimal
- All day

STYLE

- Modern

FINANCIAL DATA

Price

CHF 8'300'000.-

Availability

To be discussed

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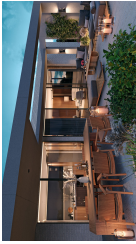












Villa Verde

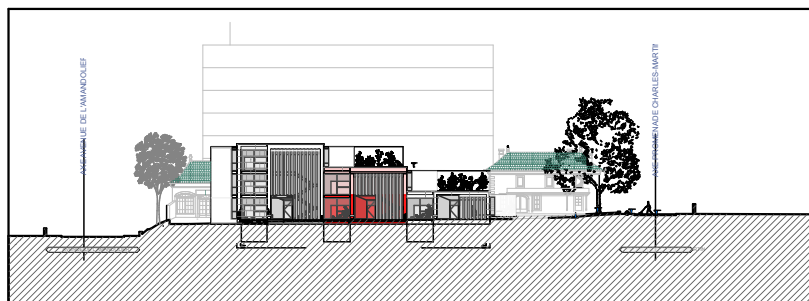
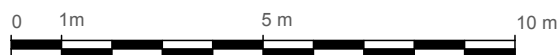
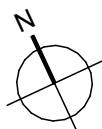
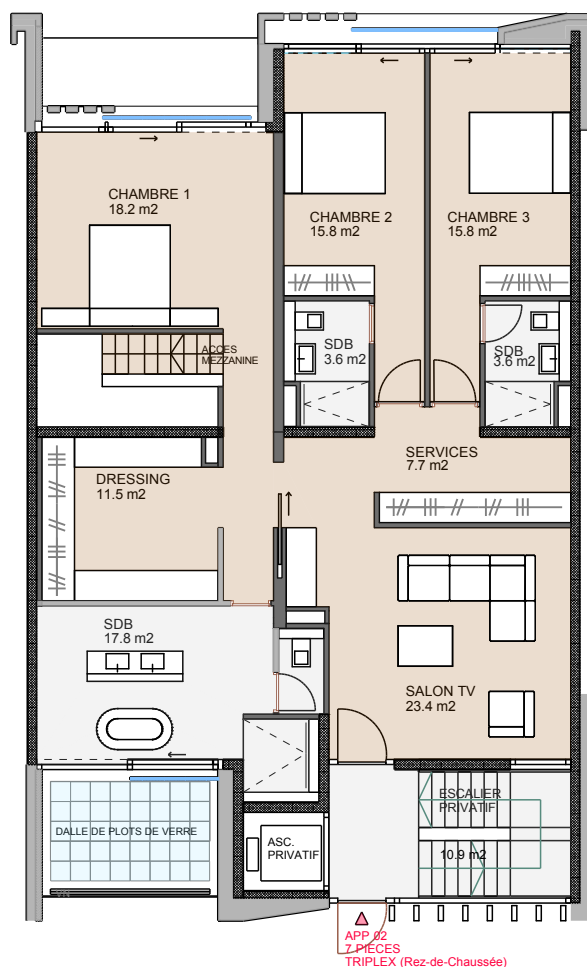
1208 Genève, Genève

Batch	Reference	Type	Floor	Rooms	Living surface	Terrace surface	Price	Status
034014-1	FOR SALE							
Lot 1.01	034014.034014-1.034111	Condominium apartment	Ground floor	7	328 m ²	62 m ²	CHF 8'300'000.-	For sale
Lot 4.01	034014.034014-1.034114	Condominium apartment	2nd floor	5	182 m ²	34 m ²	CHF 5'900'000.-	For sale



VILLA VERDE
Genève

By ikone



LOT 02 - APP. TRIPLEX DE 7 PIECES

Niveau Rez-de-Chaussée

Surface PPE 176 m²

Surface terrasse couverte 00 m²

Surface terrasse non couverte 00 m²

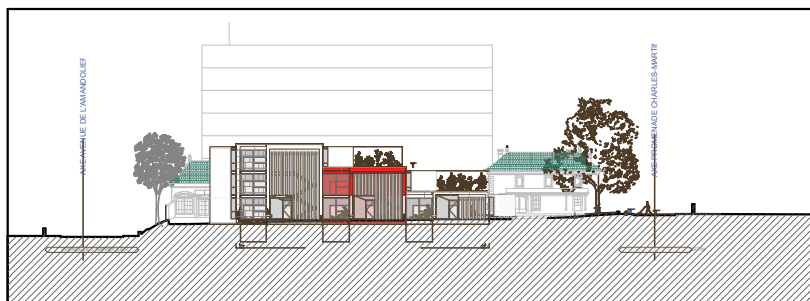
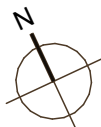
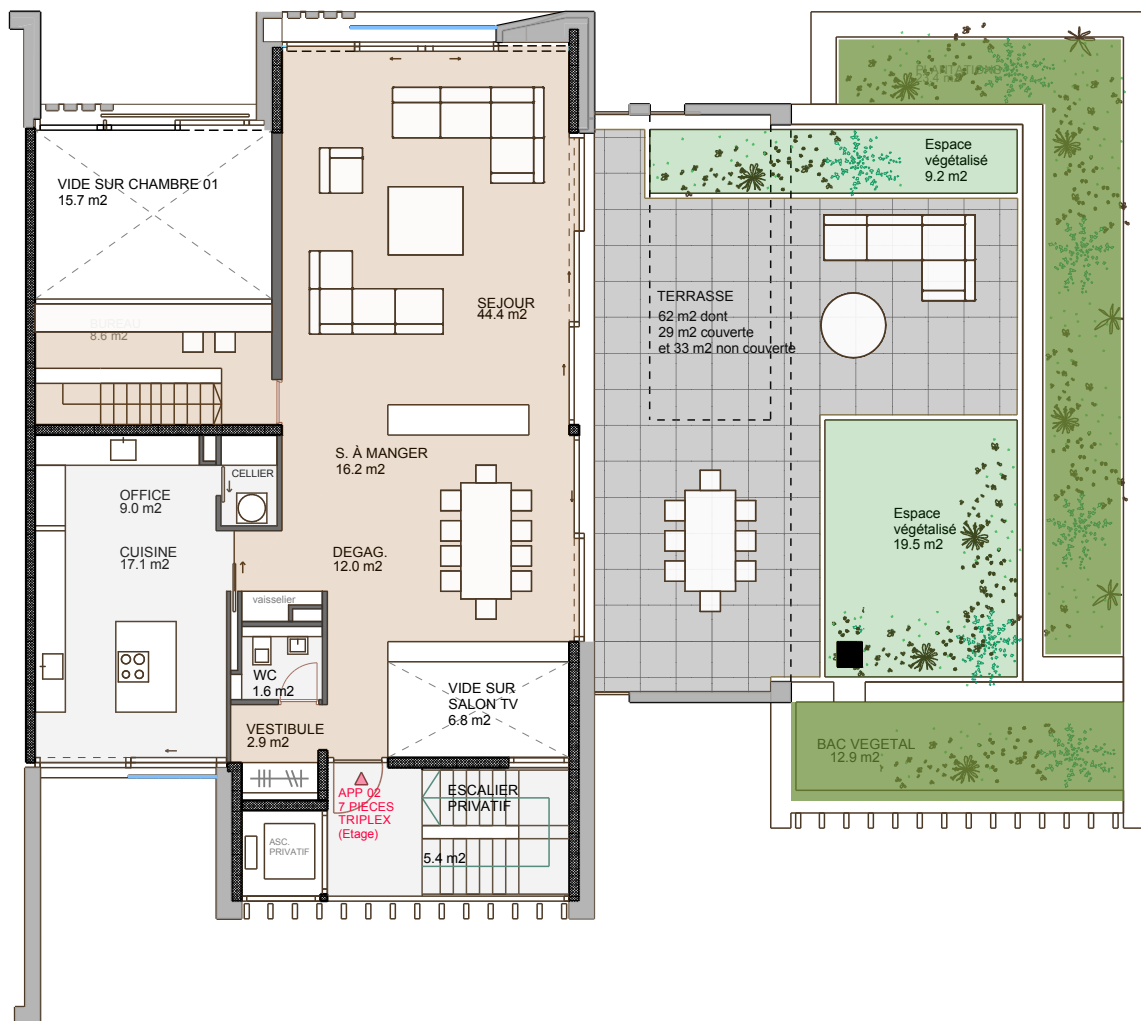
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LOT 02 - APP. TRIPLEX DE 7 PIECES

Niveau	Etage 1
Surface PPE	152 m²
Surface terrasse couverte	29 m²
Surface terrasse non couverte	33 m²

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LUMIERE
ZENITHALE

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ZENITHALE

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BOX APP. 05



LOT 02 - APP. TRIPLEX DE 7 PIECES

Niveau	Sous-rez
Surface PPE : local	178 m ²
Surface PPE : patio	10 m ²

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