

COLOGNY



Luxury apartment with beautiful volumes

CHF 3'600'000.-

Parking place(s) included



5



2



~160 m²

n° ref. **031908**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

This superb garden-level apartment is located in a small condominium in the sought-after commune of Cologny. Enjoying a quiet, residential setting, it is ideally located close to the Fondation Bodmer, just a few minutes from downtown Geneva.

The 160m² PPE apartment 250m² garden/terrace features a beautiful entrance hall with built-in cupboards, a large fully-equipped independent kitchen with dining area, a spacious living/dining room with access to the first garden/terrace.

The night area comprises a luminous master suite with dressing room and en-suite bathroom, opening onto the second garden/terrace, as well as a second bedroom with separate shower room.

The Résidence's communal areas were completely renovated by an interior designer in 2016.

A large double garage and cellar complete this property.

SURFACES

Living area	~ 160 m ²
PPE surface	~ 160 m ²
Weighted Surface	~ 185 m ²
Garden surface	~ 250 m ²

CARACTERISTICS

Number of rooms	5
Number of bedrooms	2
Number of bathrooms	2
Location floor	Garden floor
Service costs	CHF 980.-/month

ANNEXES

- A very large double box
- A cave

DISTANCES

Public transports	171 m
Primary school	242 m
Stores	400 m
Post office	360 m
Restaurants	288 m
Park / Green space	829 m

DISTRIBUTION

- An entrance hall with fitted wardrobes
- A large fully equipped kitchen with dining area
- A very large living-dining room with access to the 1st garden garden
- A large master suite with its large dressing room and adjoining bathroom, access to the 2nd garden
- A second bedroom with separate shower room

INFORMATION

Year of construction	2001
Year of restoration	2010
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

- Eat-in-kitchen
- Separated lavatory
- Guests lavatory
- Cellar
- Built-in closet
- Air conditioning
- Double glazing
- Bright/sunny

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Shops/Stores
- Restaurant(s)
- Bus stop
- Nursery
- Preschool
- Primary school
- International schools
- Sports centre
- Near a golf course
- Bike trail
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Box

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park

EQUIPMENT

- Fitted kitchen
- Oven
- Steamer
- Wine cooler
- American Fridge
- Shower
- Bath
- Armoured door

ORIENTATION

- South
- East

EXPOSURE

- Optimal
- All day

STYLE

- Classic

FINANCIAL DATA

Price

CHF 3'600'000.-

Availability

To be discussed

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