

GENÈVE



Exceptional apartment on the waterfront with
panoramic lake view

Price upon request



5



2

n° ref. **042238**



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SITUATION AND DESCRIPTION

Located on the prestigious Quai Gustave Ador, in the heart of Geneva Rive Gauche, this apartment enjoys an exceptional location facing the jet d'eau. Offering breathtaking views of the lake and mountains, it nestles in a characterful building built in 1890, combining historic charm with contemporary features. Completely renovated in 2015, the apartment boasts top-quality finishes, with high ceilings (2.91 m) and magnificent moldings, testifying to its timeless elegance.

With a PPE surface area of 189 sq.m., this rare property comprises a spacious living/dining room of over 60 sq. m., bathed in light thanks to its wide openings opening onto a balcony with direct views of the lake. The living space incorporates an ethanol fireplace, as well as a built-in TV, sublimating the interior design custom-made by an interior architect. The open kitchen, equipped with a central island, features fully

integrated high-end appliances.

On the night side, the apartment boasts two elegant bedrooms, each with its own bathroom and dressing room, one of which benefits from direct access to a second balcony. A guest toilet and private laundry room with storage complete the apartment. Although no parking space is allocated to the apartment, purchase or rental opportunities are possible in the immediate vicinity.

SURFACES

PPE surface	~ 189 m ²
Balcony Surface	~ 10 m ²
Ceiling height	~ 2.91 m

CARACTERISTICS

Number of rooms	5
Number of bedrooms	2
Number of bathrooms	3
Number of balcony	2
Location floor	3rd floor
Costs	CHF 1'000.-/month

ANNEXES

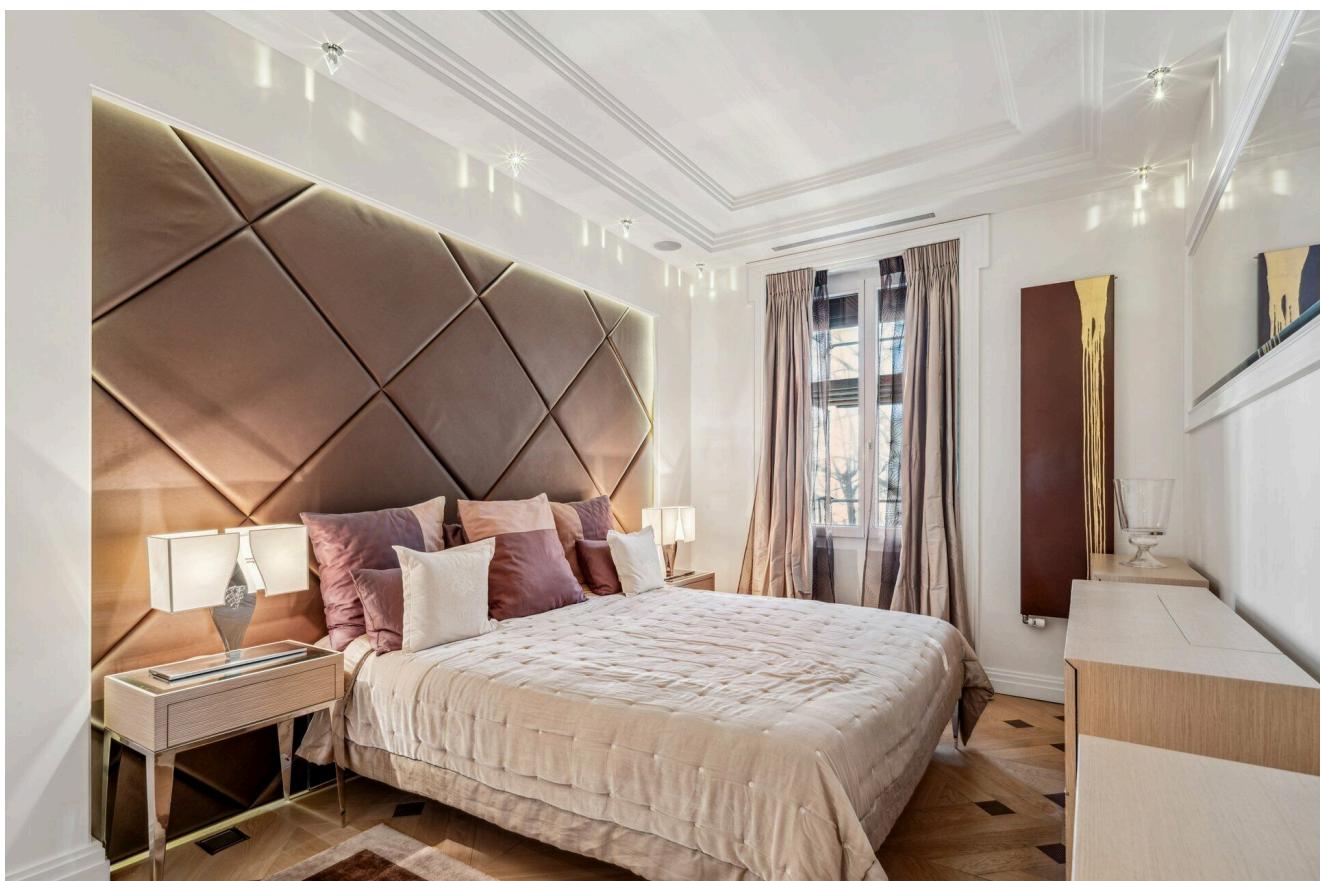
- 1 large 8 m² tiled cellar

DISTANCES

Public transports	139 m
Primary school	204 m
Stores	139 m
Restaurants	56 m

DISTRIBUTION

- Entrance hall
- Living/dining room with balcony access
- Open kitchen with central island, and built-in appliances
- Visitors' toilet
- Private laundry room
- 2 spacious en-suite bedrooms, bathroom and dressing rooms



CONSTRUCTION

The characterful, fully renovated building benefits from gas heating with a recently replaced boiler room. The building's stairwell is currently being refreshed.

The meticulously maintained apartment is like new and requires no work.

Equipped with top-of-the-range amenities, it features double-glazed windows with wood joinery, videophone, alarm, electric blinds and mosquito screens.

The roof is currently being renovated and the building has an elevator.

INFORMATION

Year of construction	1890
Year of restoration	2015
Heating installation	Radiator
Domestic water heating system	Gas
Heating system	Gas

- Shower
- Bath
- Electric blind
- Alarm
- Videophone
- Home automation

NEIGHBOURHOOD

- City centre
- Lake
- Shops/Stores
- Restaurant(s)
- Bus stop

OUTSIDE CONVENIENCES

- Balcony/ies

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Mosquito screen
- Fireplace
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Private laundry

FLOOR

- Tiles
- Antique parquet floor
- Marble

CONDITION

- Renovated

ORIENTATION

- North
- West

VIEW

- Clear
- Lake
- Mountains

STYLE

- Modern

FINANCIAL DATA

Price

Price upon request

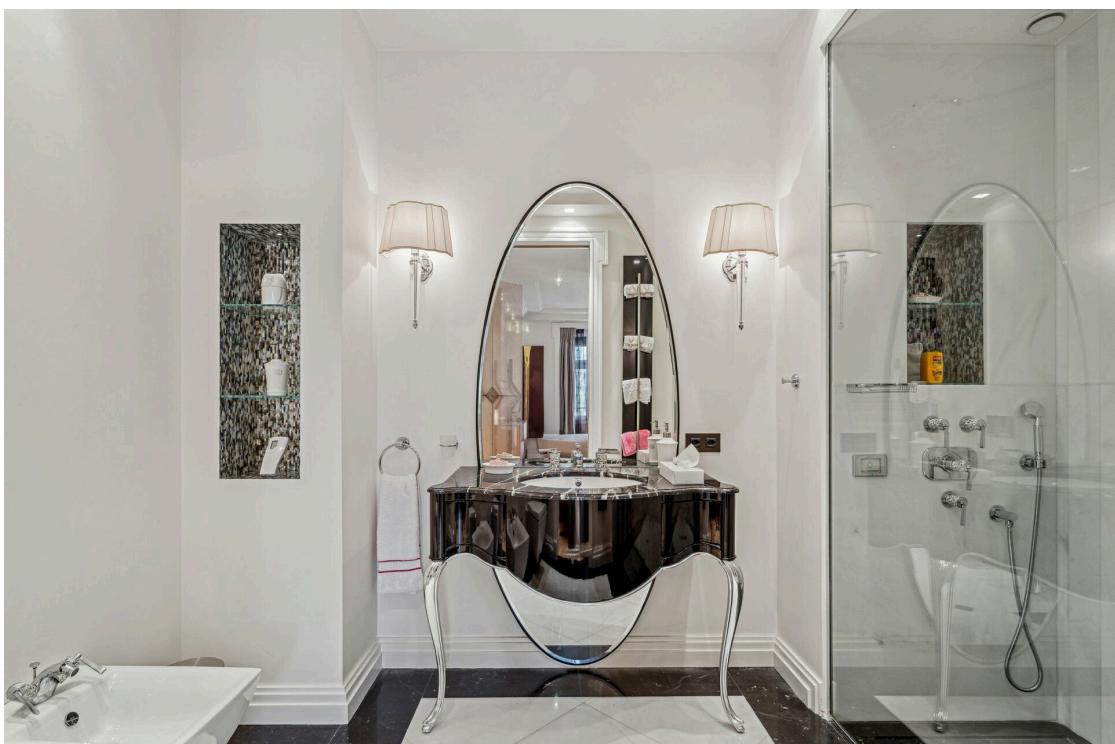
Availability

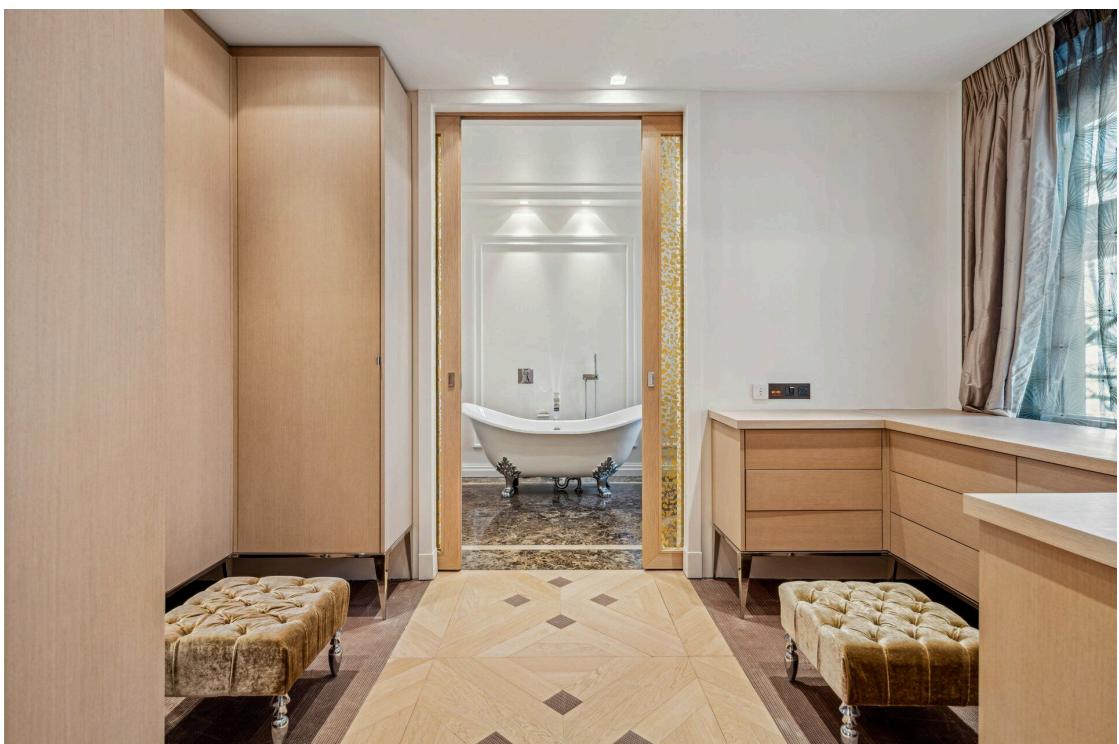
To be discussed

Judicial form

En PPE

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