

# GENÈVE



Renovated apartment in a luxury residence

**CHF 1'990'000.-**



5.5



3



107.5 m<sup>2</sup>

n° ref. **043246**



**Switzerland | Sotheby's International Realty**  
Boulevard Georges-Favon 18, 1204 Genève

**Kevin Furlan**  
+41 78 850 91 60  
kevin.furlan@swsir.ch



## SITUATION AND DESCRIPTION

Ideally located on the right bank, in one of Geneva's most prestigious residences close to the lake and hyper center as well as the International Organizations, this 107 m<sup>2</sup> apartment enjoys a partial view of the lake and the residence's park.

It is composed as follows:

- A large living room comprising a lounge and dining room with access to a balcony
- A large bedroom with access to a balcony
- A closed kitchen with access to a balcony
- Two children's bedrooms
- A guest WC
- A shower room with washing column

Two pleasant balconies totalling over 20 m<sup>2</sup> invite you to enjoy the large park and partial lake views.

This luxury residence will give you direct access to the beautiful promenades on the quays and the condominium park.

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

## **SURFACES**

Living area	107.5 m <sup>2</sup>
Weighted Surface	118 m <sup>2</sup>
Balcony Surface	20.7 m <sup>2</sup>
Cellar surface	6.4 m <sup>2</sup>
Total surface	128.2 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	1
Number of balcony	2
Location floor	4th floor

## **DISTANCES**

Public transports	57 m
Primary school	194 m
Stores	412 m

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

## INFORMATION

Year of construction

1950

Year of restoration

2025

## NEIGHBOURHOOD

- City centre
- Green
- Park
- Lake
- Beach
- Harbour
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- International schools
- Bike trail

## OUTSIDE CONVENIENCES

- Balcony/ies
- Garden in co-ownership
- Bench
- Quiet
- Loggia
- Greenery

## INSIDE CONVENIENCES

- Lift/elevator
- Eat-in-kitchen
- Guests lavatory

- Built-in closet
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- As new
- Renovated

## ORIENTATION

- North
- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Lake
- Garden
- Park

## FINANCIAL DATA

**Price**

**CHF 1'990'000.-**

**Availability**

Immediate

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)

















