

GENÈVE



Renovated apartment in a luxury residence

CHF 1'990'000.-



5.5



3



107.5 m²

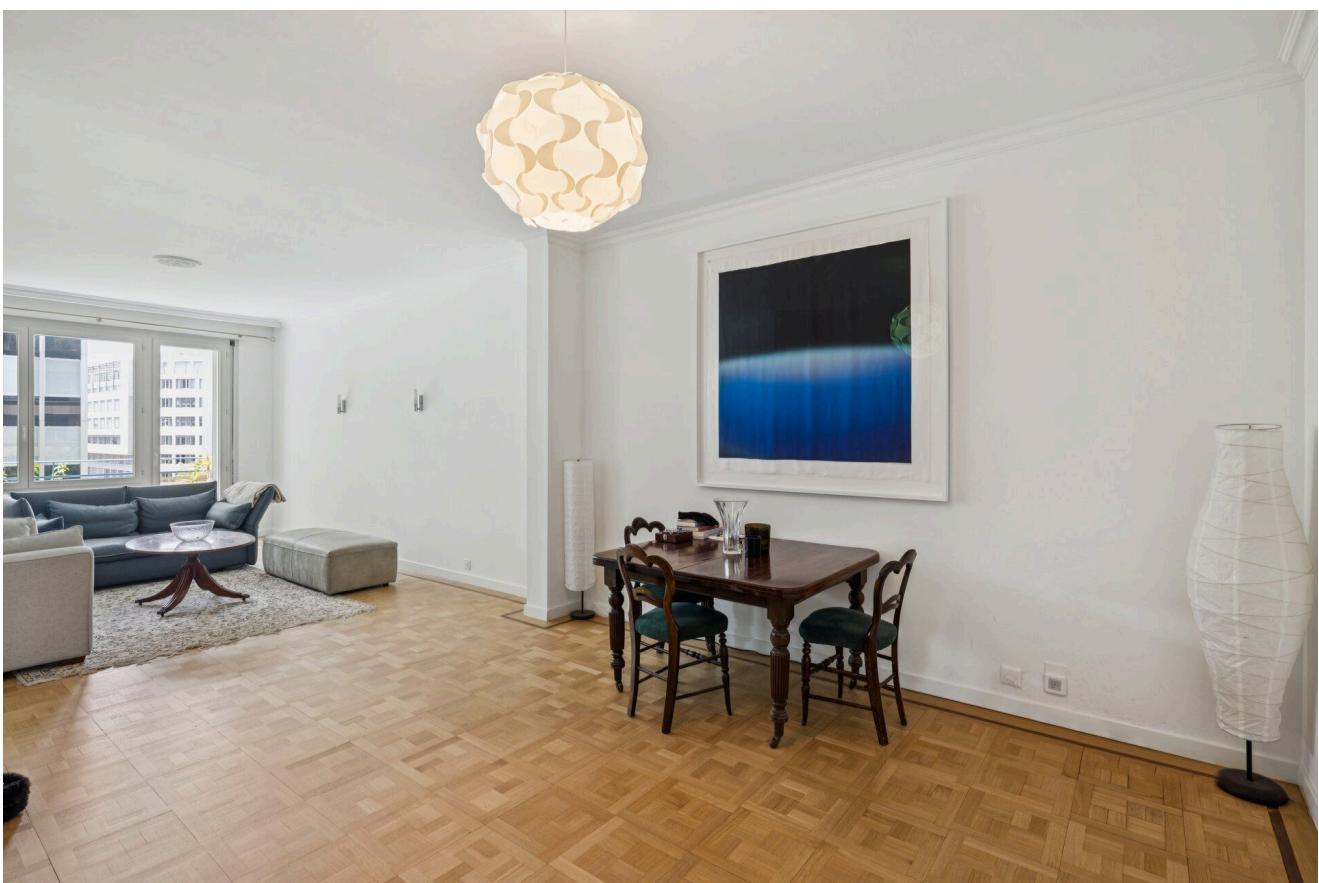
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Switzerland | Sotheby's International Realty
Boulevard Georges-Favon 18, 1204 Genève

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

www.switzerland-sothebysrealty.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 m² 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 m² 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.

SURFACES

Living area	107.5 m ²
Weighted Surface	118 m ²
Balcony Surface	20.7 m ²
Cellar surface	6.4 m ²
Total surface	128.2 m ²

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

INFORMATION

Year of construction 1950
Year of restoration 2025

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

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

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new
- Renovated

ORIENTATION

- North
- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Lake
- Garden
- Park

INSIDE CONVENIENCES

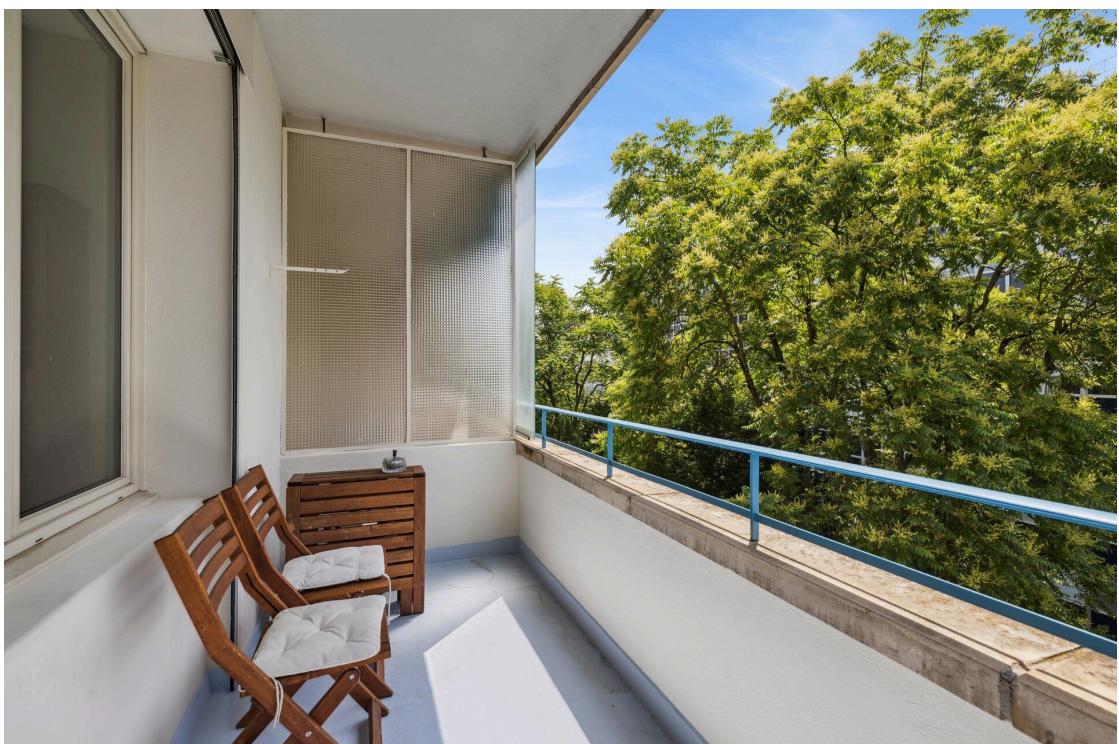
- Lift/elevator
- Eat-in-kitchen
- Guests lavatory

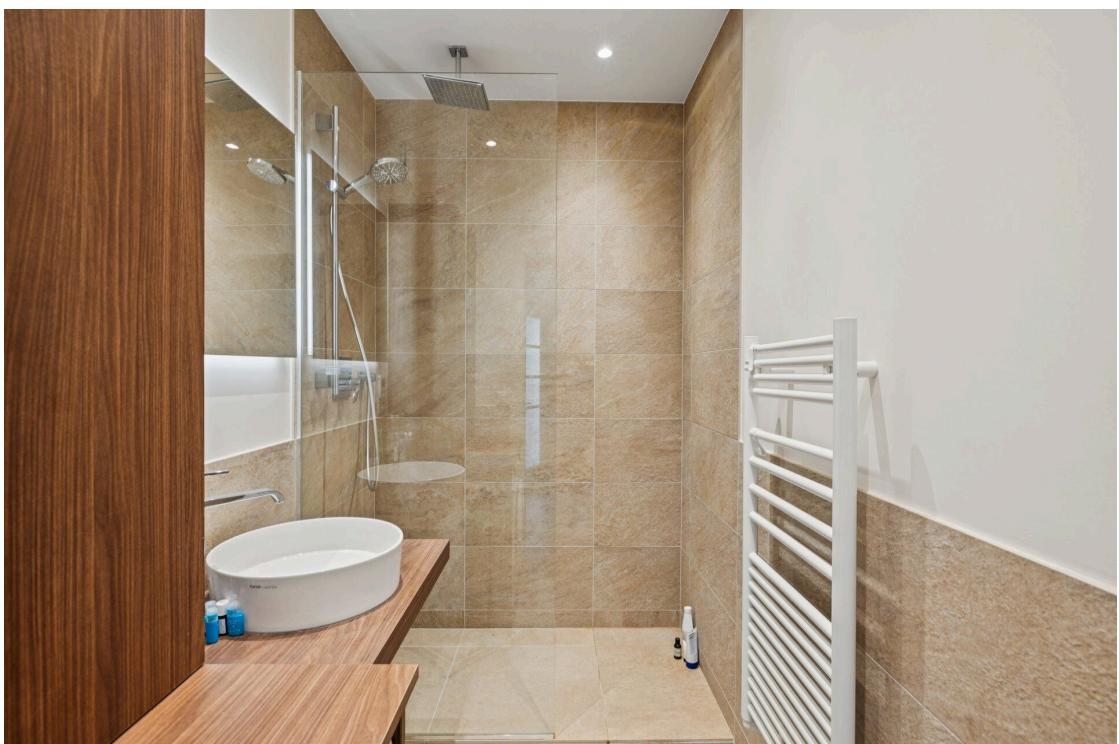
FINANCIAL DATA

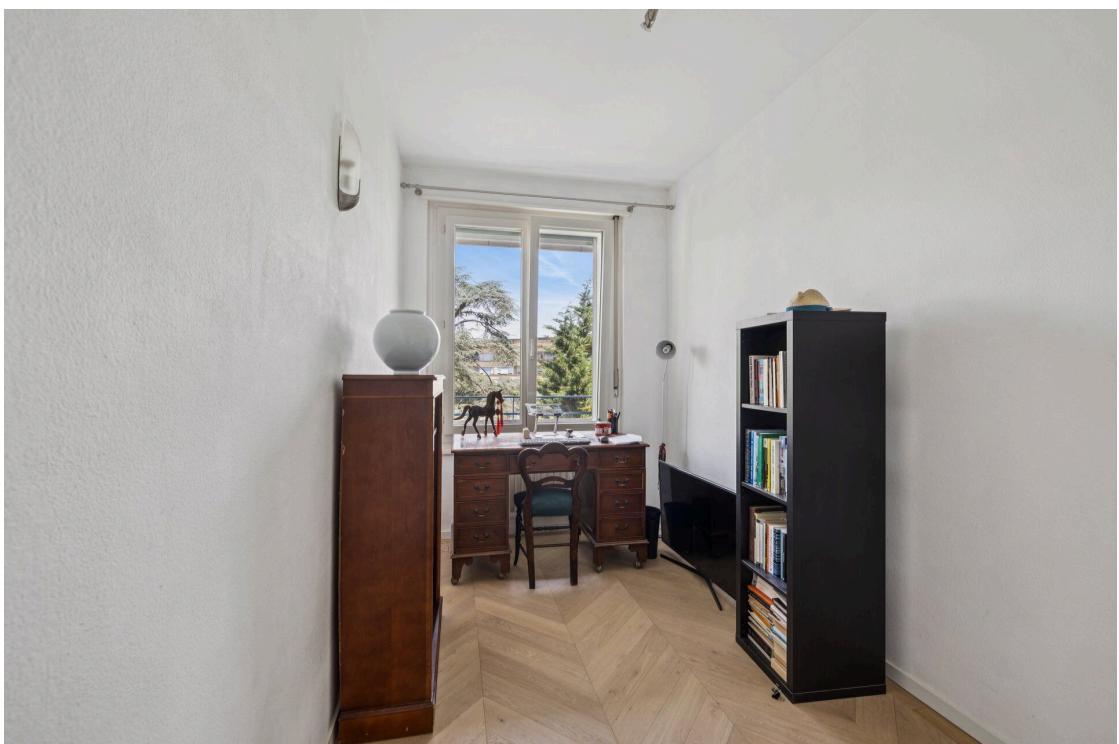
Price
Availability

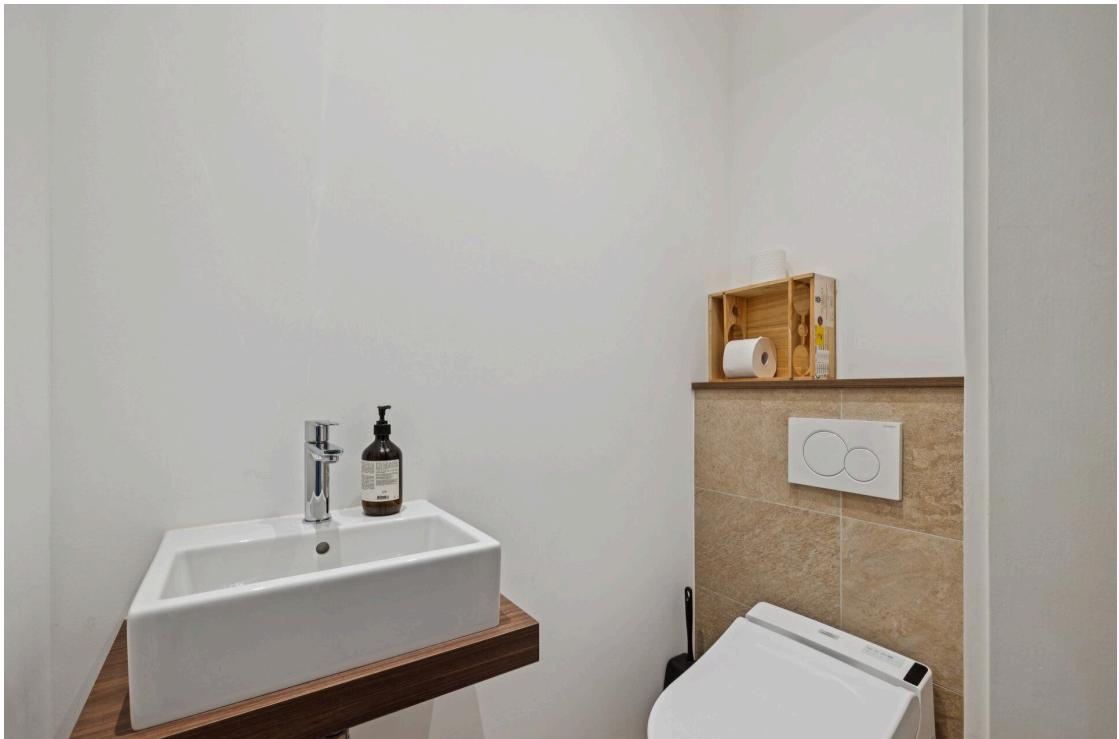
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Immediate

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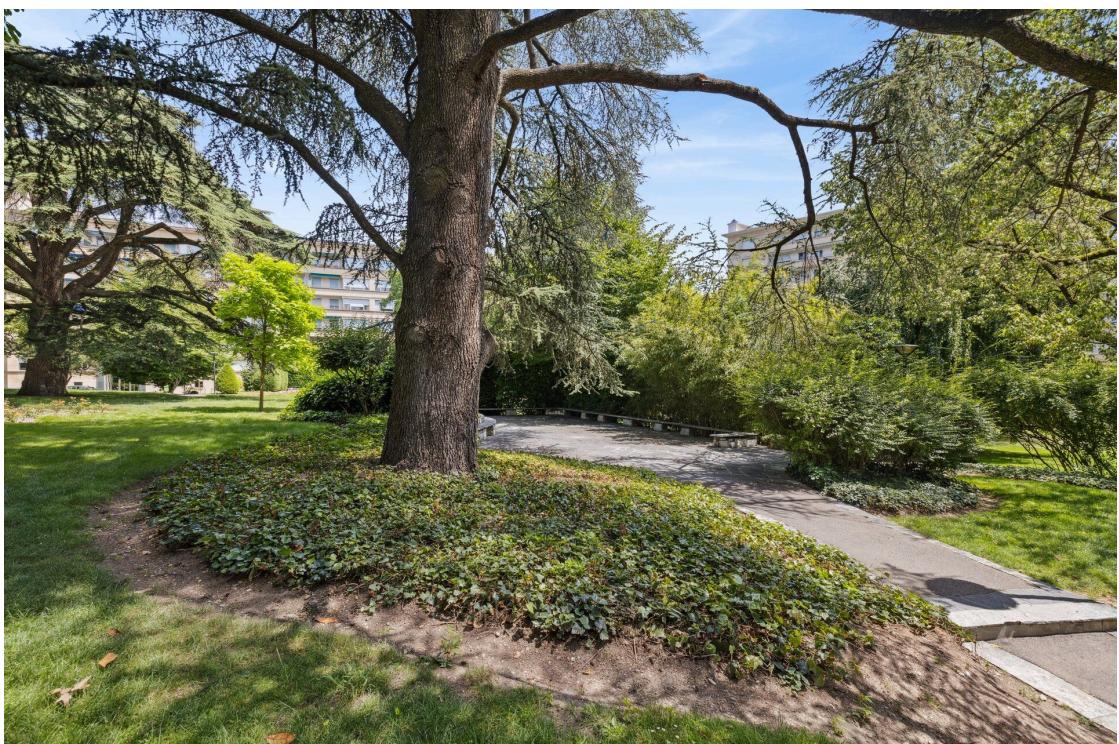








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