

# NYON



Splendid renovated apartment in Nyon

**CHF 1'560'000.-**

Price of parking place(s) in addition



4.5



2



135 m<sup>2</sup>

n° ref. **044699D**



**Switzerland | Sotheby's International Realty**  
Rue de Rive 26, 1260 Nyon

**Victorien Gicquel**  
+41 78 233 83 03  
victorien.gicquel@swsir.ch



## SITUATION AND DESCRIPTION

We are pleased to present this splendid luxury apartment in the heart of the "Les Fontaines" residential district in Nyon. Close to all amenities, this exceptional property offers 133m<sup>2</sup> of living space. As soon as you enter, you'll notice the attention to detail in the finishing touches. In fact, it was completely and tastefully renovated in 2023 using noble, high-quality materials. It is in fact a former 4.5p converted into a 3.5p.

It's exposure gives it brightness throughout the day. Located on the 3rd floor of the building with elevator, the apartment is composed as follows:

- Entrance, with cloakroom
- Large living room, open kitchen fully equipped and of very high quality
- Bedroom n°1
- Shower room with WC,

- Master bedroom n°2 with bathroom/WC as well as a very large dressing room.
- Small south-facing balcony of 4.5m<sup>2</sup> - accessible from the living room

The apartment is equipped with roller shutters for the windows, and a solar screen on the balcony. The property also includes a cellar and 2 indoor parking spaces at a price of CHF 40'000.- per space.

The location is excellent, close to the freeway entrance towards Geneva or Lausanne, close to shops (Migros just a few minutes' walk away). The train station is 6 minutes away via the bus whose stop is at the bottom of the street.

Heat production by gas heating, underfloor distribution.

Triple-glazed windows

The washing column is in the dwelling, integrated into a cabinet in the kitchen. A shared laundry room also exists.

Bicycle storage, shared laundry room. Individual cellar.

More info, other photos, the floor plan, a visit? Contact me

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## **SURFACES**

Living area	135 m <sup>2</sup>
Weighted Surface	137 m <sup>2</sup>
Balcony Surface	5 m <sup>2</sup>
Cellar surface	6 m <sup>2</sup>
Total surface	137 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	2
Number of bathrooms	2
Number of balcony	1
Location floor	3rd floor
Costs	CHF 600.-/month

## **DISTANCES**

Public transports	225 m
Primary school	631 m
Stores	252 m
Restaurants	100 m

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## INFORMATION

Year of construction	2003
Basements	1
Year of restoration	2023
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

## NEIGHBOURHOOD

- City centre
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Playground
- Preschool
- Primary school
- International schools
- Hospital / Clinic

## OUTSIDE CONVENIENCES

- Balcony/ies

## INSIDE CONVENIENCES

- Open kitchen
- Built-in closet
- Triple glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Warming drawer
- Wine cooler
- Washing machine
- Dryer
- Shower

## FLOOR

- Parquet floor

## CONDITION

- As new

## ORIENTATION

- South

## EXPOSURE

- Optimal

## STYLE

- Modern

## FINANCIAL DATA

<b>Price</b>	CHF 1'560'000.-
<b>Price park. int. ②</b>	CHF 80'000.-
<b>Total price</b>	<b>CHF 1'640'000.-</b>
<b>Availability</b>	To be discussed

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