

GENÈVE



EXCLUSIVE | APARTMENT IN A REAL ESTATE
COMPANY

CHF 1'390'000.-

Price of parking place(s) in addition



4.5

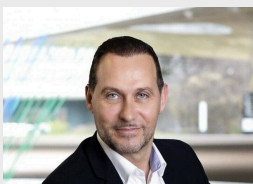


2



~118 m²

n° ref. **19563**



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SITUATION AND DESCRIPTION

EXCLUSIVE | 4-ROOM APARTMENT FOR RENOVATION

Located in the heart of the Malagnou residential district, this building boasts a prestigious location with quick and easy access to shops and Geneva city center. The apartment has a through layout, with all rooms benefiting from access to balconies.

It is distributed over approximately 118 m² of condominium space, with approximately 21 m² of balconies, for a total floor area of approximately 130 m². The apartment features light-filled living and sleeping areas. The layout of the rooms and the interior volumes offer its occupants generous living space.

The balconies will enable you to take full advantage of the calm and greenery of the residence's park on sunny days.

An additional garage (CHF 100,000) and a basement cellar complete this apartment.

A great opportunity to live in one of the city's most sought-after neighborhoods !

SURFACES

Living area	~ 118 m ²
PPE surface	~ 118 m ²
Weighted Surface	~ 130 m ²
Balcony Surface	~ 21.2 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Number of levels	1
Number of balcony	2
Location floor	3rd floor

DISTANCES

Station	585 m
Public transports	220 m
Primary school	165 m
Stores	500 m
Airport	5940 m
Post office	335 m

DISTRIBUTION**3rd floor**

- Entrance hall
- Guest WC
- Living room including dining room and lounge with access to balcony
- Kitchen
- Two bedrooms with balcony access
- A bathroom

Basements

- A cellar
- A closed garage

INFORMATION

Number of floors above ground	8
Year of construction	1975
Basements	1
Year of restoration	1990

NEIGHBOURHOOD

- City centre
- Park
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Primary school
- Secondary II school
- International schools
- Sports centre
- Public swimming pool
- Tennis centre
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Greenery
- Visitor parking space(s)

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Garage
- Box
- Eat-in-kitchen
- Separated lavatory
- Cellar
- Double glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Kitchen to furnish
- Laundry
- Connections for washing tower
- Bath
- Shower
- Interphone
- Caretaker

FLOOR

- Tiles
- Parquet floor

FINANCIAL DATA

Price	CHF 1'390'000.-
Box price ①	CHF 100'000.-
Total price	CHF 1'490'000.-
Availability	To be discussed
Judicial form	SOCIETE IMMOBILIERE

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CONDITION

- To be renovated

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day









