

GENÈVE



Magnificent 4-room apartment with terrace

Price upon request

Price of parking place(s) in addition



4



2

n° ref. **040276**



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

This beautiful 4-room apartment is located in a high-standard, secure residence in the heart of Petit-Saconnex, close to international organizations.

The 2014 condominium features optimal comfort for building residents. A concierge service, a huge fully-equipped fitness room and a large independent room are available to residents.

The ground-floor apartment boasts plenty of light thanks to its bay windows and access to the terrace from every room in the apartment.

The apartment has a weighted surface area of 107m², with 85m² PPE as well as a 67m² secure terrace.

The day part features an entrance hall with closet, a beautiful living area opening onto a fitted kitchen. The night part, quite distinct from the two bedrooms, features two bedrooms each with their own shower room.

A cellar and a 50'000.- box in addition to the sale price in the basement complete this apartment.

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SURFACES

Weighted Surface	~ 107 m ²
Terrace surface	~ 67 m ²

CHARACTERISTICS

Number of rooms	4
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Number of terraces	1
Location floor	Ground floor
Costs	CHF 700.-/month

DISTANCES

Station	1810 m
Public transports	250 m
Primary school	120 m
Secondary school	465 m
Stores	370 m
Airport	2160 m
Post office	375 m
Hospital	500 m

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INFORMATION

Year of construction

2015

NEIGHBOURHOOD

- City centre
- Restaurant(s)
- Bus stop

OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Box

INSIDE CONVENIENCES

- Lift/elevator
- Box
- Cellar
- Sauna
- Hammam
- Fitness room
- Double glazing
- Bright/sunny
- Natural light

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- North

EXPOSURE

- Morning

STYLE

- Modern

STANDARD

- THPE (Very high energy performance)

FINANCIAL DATA

Price

Availability

Price upon request

To be discussed

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