

GENÈVE



EXCLUSIVE - TASTEFULLY RENOVATED
LUXURY APARTMENT

CHF 1'990'000.-

Parking place(s) included



6



4



~130 m²

n° ref. **046373**



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INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

EXCLUSIVE - SEARCHED NEIGHBORHOOD - URBAN AND QUIET AREA

This magnificent 6-room apartment is located in a very well-maintained and secure **luxury residence**.

With a **generous total surface area of around 140 m²**, it now benefits from 3 beautiful bedrooms (formerly 4 and possibility of recreating 4 bedrooms).

Transversing, it benefits from a pleasant luminosity thanks to its S-E-W orientation and its beautiful volumes; also ideal to appreciate its **two balconies**.

Very nicely renovated less than 5 years ago, this is a **comfortable, modern** and **warm** apartment that offers itself to you.

The residence also has a bicycle room and a laundry

room if needed, with numerous visitor spaces.

The apartment also has a cellar and an indoor parking space.

The building is located in the heart of Petit-Saconnex, a stone's throw from the **International Organizations** and the large **Parc Trembley**.

The area, although very urban, suffers from no nuisances and enjoys a verdant setting.

All amenities are in the immediate vicinity, including numerous TPG stops, crèches and primary, secondary and international schools, as well as shops.

The Cornavin train station is less than 15 minutes away, the International Airport less than 10 minutes and the UN less than 5 minutes away.

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SURFACES

Living area	~ 130 m ²
PPE surface	~ 130 m ²
Weighted Surface	~ 140 m ²
Balcony Surface	~ 23 m ²

CARACTERISTICS

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	2
Number of levels	1
Number of balcony	2
Location floor	2nd floor

ANNEXES

- A cellar
- An interior parking space

DISTANCES

Station	1600 m
Public transports	150 m
Nursery school	500 m
Primary school	300 m
Secondary school	250 m
Stores	550 m
Airport	1850 m
Post office	600 m
Bank	750 m
Hospital	600 m
Restaurants	375 m
Park / Green space	400 m

DISTRIBUTION

- A beautiful entrance hall directly onto the living room
- A hallway with closet and guest WC
- A spacious living room, including lounge and dining area
- A beautiful modern kitchen, fully equipped and open to the living room

- A pleasant first balcony, accessible from the kitchen and living room
- A large master bedroom with dressing room (formerly two bedrooms, now combined into one)
- Two bedrooms
- Two shower rooms
- A second balcony accessible from all bedrooms

INFORMATION

Year of construction	1987
Basements	1
Year of restoration	2022
Heating installation	Radiator
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- City centre
- Green
- Park
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Tram stop
- Playground
- Nursery
- Primary school
- Secondary school
- International schools
- Public swimming pool
- Sports centre

OUTSIDE CONVENIENCES

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

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Guests lavatory
- Dressing
- Cellar
- Bicycle storage
- Double glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Shower
- Interphone
- Caretaker

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- South
- East
- West

FINANCIAL DATA

Price	CHF 1'990'000.-
Availability	To be discussed
Judicial form	PPE

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Lounge area



Dining area



Large, open, fully-equipped kitchen with island



Large, open, fully-equipped kitchen with island



Kitchen with plenty of storage space, opening onto dining room and first balcony



Living room balcony, south-east facing



Large master suite with balcony access (formerly 2 bedrooms now combined)



Spacious bedroom with balcony access



Lounge area



Open-plan living room



Dining area, with adjoining living room



The residence, which enjoys a peaceful setting yet is within easy reach of all amenities