

# NYON



## La Suettaz - Nyon

**CHF 1'450'000.-**

Price of parking place(s) in addition



4.5



3



109.4 m<sup>2</sup>

n° ref.

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## SITUATION AND DESCRIPTION

Discover your new home in a contemporary neighborhood, where elegance meets sustainability. Modern apartments nestled in the heart of a verdant environment and to Minergie standards, for a reduced ecological footprint. Experience the perfect balance between comfort and environmental responsibility.

The town of Nyon boasts a very pleasant living environment between lake and mountains.

The district is also just 5 minutes from the A1 freeway, providing easy access to Geneva and Lausanne. Ideally located, the Suettaz district is close to all amenities: schools, hospitals, shopping centers and grocery stores. Public transport provides quick and easy access to the city center.

90 condominium apartments with high-quality finishes and contemporary architecture.

Apartments ranging from 2.5 to 5.5 rooms.

Sales areas from 50.7 to 158.2 m<sup>2</sup>. Parking spaces.

Modern, comfortable apartments close to all amenities.

Each apartment will benefit from an indoor parking space at a cost of CHF 45,000 (in addition to the sale price) and 2 bicycle parking spaces will be available for residents.

## **SURFACES**

Living area	109.4 m <sup>2</sup>
Weighted Surface	115.2 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	Ground floor

## **DISTANCES**

Public transports	70 m
Primary school	1070 m
Stores	190 m
Restaurants	375 m



## LOCATION

Ideally located between Geneva and Lausanne, Nyon is an attractive town thanks to its rich heritage, infrastructure and renowned festivals, offering its residents ideal living conditions

- Meeting with broker to present plans
- Arranging financing
- Reservation deposit
- Deed of sale signature (forward sale)
- Construction: Construction will begin in spring 2025, with keys to be handed over in autumn 2027

## CONSTRUCTION

Construction date: Work will start in spring 2025

Scheduled delivery: autumn 2027

Deliveries completed

Choice of finish at lessee's discretion

Interior parking spaces

Floor heat pump

Technical specifications and budgets: available on request

## REMARKS

Purchase process:

## INFORMATION

Year of construction	2025
Heating installation	Floor
Domestic water heating system	Heat pump, Solar, Free cooling
Heating system	Heat pump, Solar, Free cooling

## NEIGHBOURHOOD

- City centre
- Park
- Green
- Mountains
- Lake
- Shops/Stores
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- International schools
- Sports centre
- Public swimming pool
- Bike trail
- Hospital / Clinic

- Near customs

## OUTSIDE CONVENIENCES

- Terrace/s
- Loggia
- Greenery
- Parking

## INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Eat-in-kitchen
- Cellar
- Bicycle storage
- Unfurnished
- Triple glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Fridge
- Freezer
- Shower
- Bath

## FLOOR

- At your discretion
- Tiles
- Parquet floor

## FINANCIAL DATA

Price	CHF 1'450'000.-
Price park. int. ①	CHF 45'000.-
<b>Total price</b>	<b>CHF 1'495'000.-</b>
Availability	Fall 2027

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**CONDITION**

- New
- under construction

**ORIENTATION**

- North
- West

**EXPOSURE**

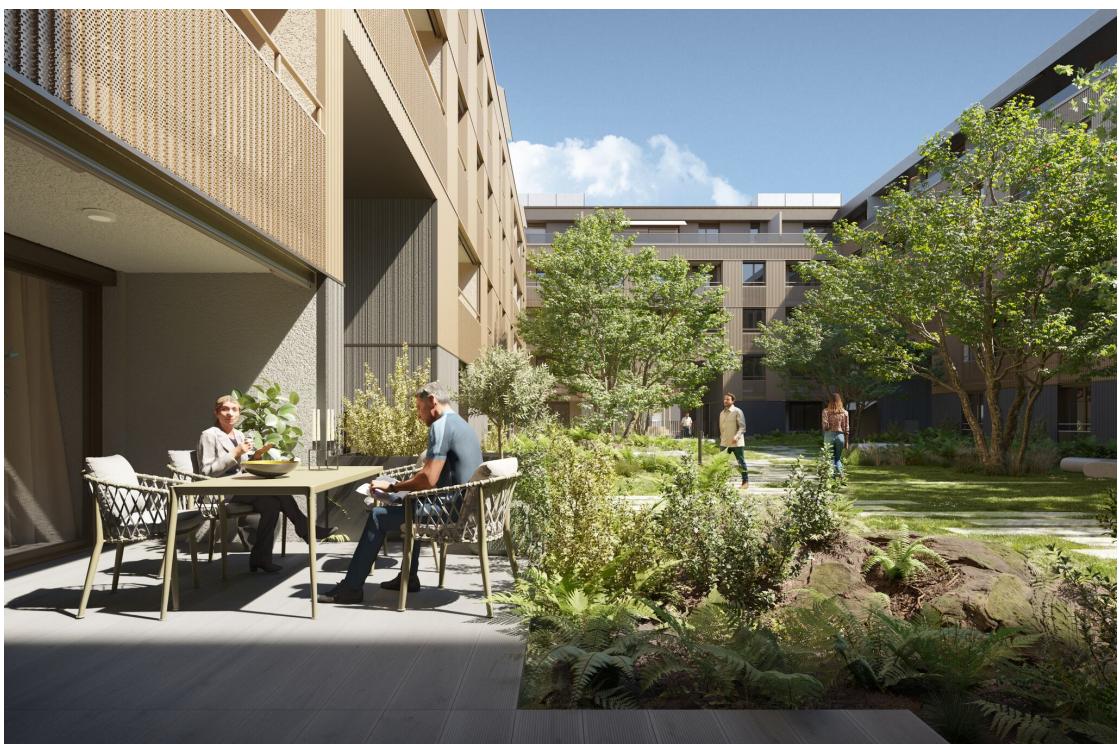
- Optimal

**VIEW**

- Mountains
- Jura

**STYLE**

- Modern





**La Suetta**  
1260 Nyon, Route de Divonne 45

Batch	Reference	Type	Floor	Rooms	Living surface	Price	Status
A-002	<b>036518-036518-B1-037382-A-002</b>	<b>Custom-built apartment</b>	<b>Ground floor</b>	<b>4.5</b>	<b>109.4 m<sup>2</sup></b>	<b>CHF 1'450'000.-</b>	<b>For sale</b>
A-003	036518-036518-B1-037383-A-003	Custom-built apartment	Ground floor	3.5	82.2 m <sup>2</sup>	CHF 1'140'000.-	For sale
B-203	036518-036518-B1-037404-B-203	Custom-built apartment	2nd floor	4.5	95.4 m <sup>2</sup>	Sold	
C-401	036518-036518-B1-037422-C-401	Custom-built apartment	4th floor	4.5	104 m <sup>2</sup>	For sale	
D-104	036518-036518-B1-037430-D-104	Custom-built apartment	1st floor	3.5	82.2 m <sup>2</sup>	CHF 1'870'000.-	For sale
E-002	036518-036518-B1-037442-E-002	Custom-built apartment	Ground floor	4.5	98.2 m <sup>2</sup>	CHF 1'120'000.-	For sale
F-204	036518-036518-B1-037464-F-204	Custom-built apartment	2nd floor	3.5	85.6 m <sup>2</sup>	CHF 1'340'000.-	Sold

Parking places:

One indoor parking space per apartment