

NYON



La Suetta - Nyon

CHF 1'320'000.-

Price of parking place(s) in addition



4.5



3



95.4 m²

n° ref.

036518.036518-

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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 m². 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.

Switzerland

Sotheby's
INTERNATIONAL REALTY

SURFACES

Living area	95.4 m ²
Weighted Surface	103.4 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	1st 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

- 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:

- Meeting with broker to present plans

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 1'320'000.-
Price park. int. ①	CHF 45'000.-
Total price	CHF 1'365'000.-
Availability	Fall 2027

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CONDITION

- New
- under construction

ORIENTATION

- North
- South

EXPOSURE

- Optimal

VIEW

- Mountains
- Jura

STYLE

- Modern







La Suetta

1260 Nyon, Route de Divonne 45

Batch	Reference	Type	Floor	Rooms	Living surface	Price	Status
036518.036518-B1 FOR SALE							
A-002	036518.036518-B1.037382.A-002	Custom-built apartment	Ground floor	4.5	109.4 m²	CHF 1'450'000.-	For sale
A-003	036518.036518-B1.037383.A-003	Custom-built apartment	Ground floor	3.5	82.2 m²	CHF 1'140'000.-	For sale
B-203	036518.036518-B1.037404.B-203	Custom-built apartment	2nd floor	4.5	95.4 m²		Sold
C-401	036518.036518-B1.037422.C-401	Custom-built apartment	4th floor	4.5	104 m²	CHF 1'870'000.-	For sale
D-104	036518.036518-B1.037430.D-104	Custom-built apartment	1st floor	3.5	82.2 m²	CHF 1'120'000.-	For sale
E-002	036518.036518-B1.037442.E-002	Custom-built apartment	Ground floor	4.5	98.2 m²	CHF 1'340'000.-	For sale
F-204	036518.036518-B1.037464.F-204	Custom-built apartment	2nd floor	3.5	85.6 m²		Sold

Parking places:

One indoor parking space per apartment