

# NYON



## La Suetta - Nyon

**CHF 1'970'000.-**

Price of parking place(s) in addition



5



124 m<sup>2</sup>

n° ref.

**036518.036518-**

**Switzerland | Sotheby's International Realty**

Grand-Rue 102, 1110 Morges

**Switzerland | Sotheby's International Realty Morges**

+41 21 781 09 81

morges@swsir.ch

**[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)**



## 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	124 m <sup>2</sup>
Weighted Surface	149.2 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	5
Location floor	4th 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**

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 1'970'000.-
Price park. int. (0)	CHF 45'000.-
Total price	<b>CHF 2'015'000.-</b>
Availability	To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

## CONDITION

- New
- under construction

## EXPOSURE

- Optimal

## VIEW

- Mountains
- Jura

## STYLE

- Modern















La Suetta  
1260 Nyon, CH

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 m <sup>2</sup>	CHF 1'450'000.-	For sale
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>	CHF 1'870'000.-	For sale
D-104	036518.036518-B1.037430.D-104	Custom-built apartment	1st floor	3.5	82.2 m <sup>2</sup>	CHF 1'120'000.-	For sale
E-002	036518.036518-B1.037442.E-002	Custom-built apartment	Ground floor	4.5	98.2 m <sup>2</sup>	CHF 1'340'000.-	For sale
F-204	036518.036518-B1.037464.F-204	Custom-built apartment	2nd floor	3.5	85.6 m <sup>2</sup>		Sold

Parking places:

One indoor parking space per apartment