

NYON



La Suettaz - Nyon

CHF 1'970'000.-

Price of parking place(s) in addition



5



124 m²

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



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.

SURFACES

Living area	124 m ²
Weighted Surface	149.2 m ²

CARACTERISTICS

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	CHF 2'015'000.-
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



Switzerland | Sotheby's
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch

Switzerland | Sotheby's
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch



La Suettaz
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 ²	CHF 11450'000.-	For sale
A-003	036518.036518-B1.037383.A-003	Custom-built apartment	Ground floor	3.5	82.2 m ²	CHF 11140'000.-	For sale
B-203	036518.036518-B1.037404.B-203	Custom-built apartment	2nd floor	4.5	95.4 m ²	Sold	
C-401	036518.036518-B1.037422.C-401	Custom-built apartment	4th floor	4.5	104 m ²	For sale	
D-104	036518.036518-B1.037430.D-104	Custom-built apartment	1st floor	3.5	82.2 m ²	CHF 11870'000.-	For sale
E-002	036518.036518-B1.037442.E-002	Custom-built apartment	Ground floor	4.5	98.2 m ²	CHF 11120'000.-	For sale
F-204	036518.036518-B1.037464.F-204	Custom-built apartment	2nd floor	3.5	85.6 m ²	CHF 11340'000.-	Sold

Parking places:

One indoor parking space per apartment