

GENÈVE



O'Belmont by Jean Nouvel - Lot A10 Luxury 4-room apartment

Price upon request

Price of parking place(s) in addition



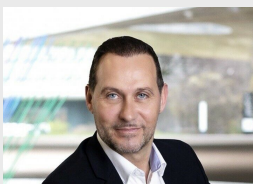
4



~175 m²

n° ref.

037534.037534-



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located on the 3 floor of the prestigious **O'Belmont by Jean Nouvel** residence, this apartment embodies the perfect blend of characterful architecture and contemporary comfort. With 175 sq.m. of floor space, 4 spacious rooms and an 18 sq.m. terrace, this north-south-facing property offers optimal natural light and unobstructed views, conducive to a rare quality of life in an urban environment.

Designed by renowned architect Jean Nouvel, every detail of this apartment reflects a demand for finesse and elegance: noble materials, generous volumes, top-of-the-range finishes, and fluid integration of interior/exterior spaces. A subtle balance between bold design and discreet functionality.

Residents also benefit from exclusive amenities:

- Wellness area & SPA
- 24-hour security and advanced home automation systems
- Underground parking spaces
- Direct access to local amenities

A rare property in an exceptional setting.

More information is available at www.obelmont.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY

SURFACES

Living area	~ 175 m ²
Weighted Surface	~ 184 m ²
Terrace surface	~ 18 m ²

CHARACTERISTICS

Number of rooms	4
Location floor	3rd floor

ORIENTATION

- North
- South

FINANCIAL DATA

Price

Availability

Price upon request

To be discussed

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O'Belmont by Jean Nouvel 1208 Genève, CH									
Batch	Reference	Type	Floor	Rooms	Living surface	Terrace surface	Price	Status	
037534.037534-1 FOR SALE									
A01	037534.037534-1.040920.A01	Custom-built apartment	1st floor	3	74 m²	-		Sold	
A02	037534.037534-1.040921.A02	Custom-built apartment	1st floor	3	71 m²	-	-	Reserved	
A03	037534.037534-1.040922.A03	Custom-built apartment	1st floor	3	71 m²	-		Sold	
A04	037534.037534-1.040923.A04	Custom-built apartment	1st floor	3	91 m²	7 m²		Sold	
A05	037534.037534-1.040924.A05	Custom-built apartment	2nd floor	4	149 m²	9 m²		Sold	
A06	037534.037534-1.040925.A06	Custom-built apartment	2nd floor	4	192 m²	16 m²		Sold	
A07	037534.037534-1.040926.A07	Custom-built apartment	2nd floor	5	250 m²	10 m²		Sold	
A08	037534.037534-1.040927.A08	Custom-built apartment	2nd floor	2	78 m²	14 m²		Sold	
A09	037534.037534-1.040928.A09	Custom-built apartment	3rd floor	4	141 m²	10 m²		Sold	
A10	037534.037534-1.040929.A10	Custom-built apartment	3rd floor	4	175 m²	18 m²	Price upon request	For sale	
A11	037534.037534-1.040930.A11	Custom-built apartment	3rd floor	5	249 m²	13 m²	Price upon request	For sale	
A12	037534.037534-1.040931.A12	Custom-built apartment	3rd floor	3	101 m²	4 m²		Sold	
A13	037534.037534-1.040932.A13	Custom-built apartment	3rd floor	4	152 m²	13 m²	CHF 3'230'000.-	In addition	
A14	037534.037534-1.040933.A14	Custom-built apartment	4th floor	6	291 m²	18 m²		Sold	
A15	037534.037534-1.040934.A15	Custom-built apartment	4th floor	5	224 m²	16 m²	Price upon request	In addition	
A16	037534.037534-1.040935.A16	Custom-built apartment	4th floor	5	233 m²	17 m²		Sold	
A17	037534.037534-1.040936.A17	Duplex/two-level	5th floor	7	466 m²	91 m²		Sold	
A18	037534.037534-1.040937.A18	Custom-built apartment	5th floor	5	222 m²	10 m²	CHF 5'280'000.-	In addition	
A19	037534.037534-1.040938.A19	Custom-built apartment	5th floor	5	228 m²	15 m²		Sold	
A20	037534.037534-1.040939.A20	Custom-built apartment	6th floor	4	195 m²	9 m²	Price upon request	In addition	
A21	037534.037534-1.040940.A21	Custom-built apartment	6th floor	4	195 m²	10 m²	Price upon request	In addition	
A22	037534.037534-1.040941.A22	Custom-built apartment	7th floor	6	348 m²	65 m²		Sold	
A23	037534.037534-1.040942.A23	Custom-built apartment	8th floor	5	237 m²	55 m²	Price upon request	In addition	



O'BELMONT BY JEAN NOUVEL
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Étage

03

APPARTEMENT	A09
Nombre de pièces	4
Orientation	N-O-S
Surface PPE (+/- 5%)	141 m ²
Surface terrasse	10 m ²
Surface de vente	146 m ²

APPARTEMENT	A10
Nombre de pièces	4
Orientation	N-S
Surface PPE (+/- 5%)	175 m ²
Surface terrasse	18 m ²
Surface de vente	184 m ²

APPARTEMENT	A11
Nombre de pièces	5
Orientation	N-S
Surface PPE (+/- 5%)	249 m ²
Surface terrasse	13 m ²
Surface de vente	255.5 m ²

APPARTEMENT	A12
Nombre de pièces	3
Orientation	N-E
Surface PPE (+/- 5%)	101 m ²
Surface terrasse	4 m ²
Surface de vente	103 m ²

APPARTEMENT	A13
Nombre de pièces	4
Orientation	S-E
Surface PPE (+/- 5%)	152 m ²
Surface terrasse	13 m ²
Surface de vente	158.5 m ²

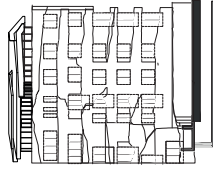
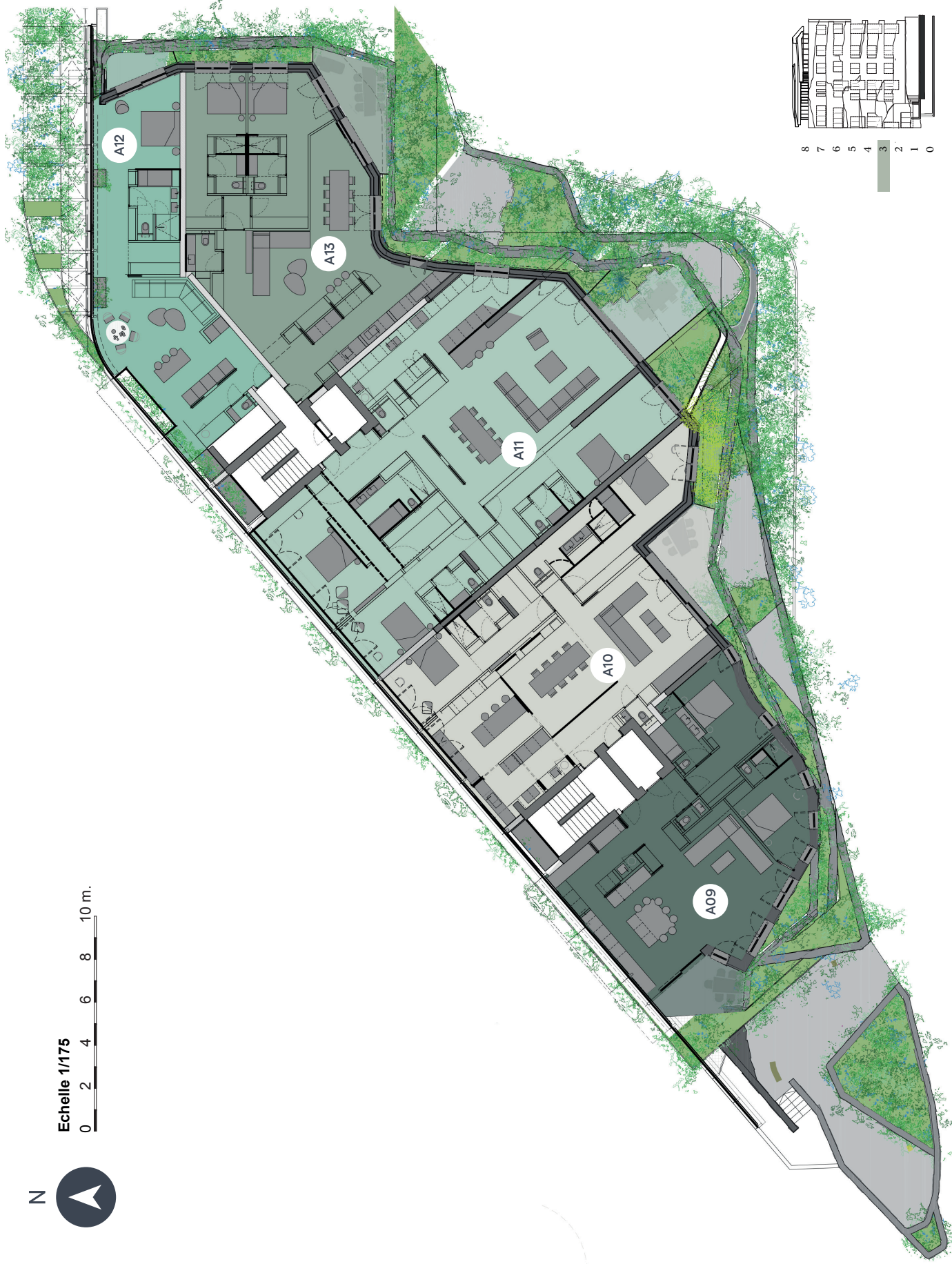
Les surfaces PPE des bts sont comprises à l'intérieur des murs des façades y.c. balcons et loggia. Les surfaces de vente sont comprises au vider de +/- 5%. Les terrasses sont pondérées pour 12.

N



Echelle 1/175

0 2 4 6 8 10 m.



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