

# GINGINS



New 2.5 pcs penthouse in the heart of the  
village - Lot 6

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**CHF 750'000.-**



2.5



1



~81 m<sup>2</sup>

n° ref. **035709LR**



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## SITUATION AND DESCRIPTION

At Gingins, we offer you a new development born of a harmonious blend of old-world charm and modern comfort. Living in Gingins means choosing the tranquility of a village while being close to the conveniences of the city.

The project consists of the conversion and rehabilitation of a barn into six apartments and a triplex with separate entrance!

The village-side facade blends in perfectly with the local architecture, while the courtyard-side facade offers a contemporary design. The property is equipped with photovoltaic panels and an aerodynamic heat pump, reducing the carbon footprint and ensuring environmentally-friendly energy consumption.

The apartments, from 2.5 to 3.5 rooms, range in size from 49 to 88 m<sup>2</sup>. The triplex apartment offers 152 m<sup>2</sup> of living space on 3 levels.

The apartments are complemented by several outdoor parking spaces for cars (at a cost of CHF 25,000 per space in addition to the sale price) and bicycles, a shared laundry room, a utility room, a rubbish room and a cellar.

## **SURFACES**

Living area	~ 81 m <sup>2</sup>
Weighted Surface	~ 81 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	1
Location floor	2nd floor

## **ANNEXES**

- a cellar
- an outdoor parking space

## **DISTANCES**

Public transports	90 m
Primary school	60 m
Secondary school	60 m
Stores	150 m
Restaurants	55 m

## **DISTRIBUTION**

- an entrance hall
- a storeroom
- a living room/kitchen
- a bedroom
- a bathroom



## LOCATION

Gingins lies in the north-western part of Switzerland, close to Lake Geneva. It is surrounded by beautiful scenery, with the mountains as a backdrop and terraced vineyards sloping gently down to the lake.

Gingins is a small village, which gives it a peaceful, friendly atmosphere. This makes it an ideal place for those seeking tranquility and community living.

Inhabitants and visitors to Gingins have the chance to enjoy many outdoor activities, such as hiking, cycling, swimming in Lake Geneva during the summer months, and skiing in winter, as the Alps are not far away.

In summary, Gingins is a picturesque Swiss village that offers an authentic experience of rural Switzerland. Its natural setting, traditional architecture and strong community make it a pleasant place to visit for those seeking the tranquillity and beauty of the Swiss countryside.

## MUNICIPALITY

Ideally located in a unique living environment, this project is just 2 minutes from the prestigious Bonmont golf course, 3 minutes from the Signy shopping center, 5 minutes from Nyon and 20 minutes from Geneva airport.

The barn is centrally located in the charming and highly sought-after commune of Gingins.

For children, an elementary school is just a few meters from the property. In addition, residents can enjoy a quaint bakery where fresh breads and delicious pastries are prepared daily. A pharmacy is also on hand for your health and wellness needs.

## CONSTRUCTION

Construction date: 16 months / Work will start in autumn 2025

Planned delivery: spring 2027

Deliveries completed

Finish options at buyer's discretion

Outside parking spaces

Underfloor heat pump

Technical specifications and budgets: available on request

Apartment supply budgets:

- sanitaryware CHF 10,000.- TTC
- kitchen CHF 15'000.- TTC
- tiling CHF 40.- incl. VAT/m<sup>2</sup> incl. skirting boards
- parquet flooring CHF 60.- incl. VAT/m<sup>2</sup> incl. skirting boards
- wall cladding CHF 40.- incl. VAT/m<sup>2</sup>

Triplex supplies budget:

- sanitary CHF 15'000.- incl. VAT
- kitchen CHF 20'000.- incl. VAT
- tiling CHF 40.- incl. VAT /m<sup>2</sup> incl. skirting boards
- parquet CHF 60.- incl. VAT/m<sup>2</sup> incl. skirting boards
- wall cladding CHF 40.- incl. VAT /m<sup>2</sup>

## **REMARKS**

Purchasing process:

- Meeting with broker for presentation of plans
- Payment of reservation deposit
- Arranging financing
- Signing deed of sale and general contractor's contract
- Construction: 16 months /Site will start in autumn 2025 and handover is scheduled for spring 2027
- Handover of keys

## INFORMATION

Year of construction

2025

## NEIGHBOURHOOD

- Village
- Green
- Shops/Stores
- Restaurant(s)
- Bus stop
- Primary school
- Secondary school
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Hiking trails
- Museum
- Doctor

## OUTSIDE CONVENIENCES

- Quiet
- Greenery
- Parking

## INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Cellar
- Bright/sunny

## EQUIPMENT

- Furnished kitchen

- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Laundry
- Connections for washing tower
- Shower
- Bath
- Photovoltaic panels

## FLOOR

- At your discretion
- Tiles
- Parquet floor

## CONDITION

- New

## EXPOSURE

- Optimal

## VIEW

- Clear
- Rural
- Lake
- Forest
- Mountains

## STYLE

- Modern

## FINANCIAL DATA

### Price

CHF 750'000.-

### Availability

Spring 2027

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- Atypical house

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