

CHAMBÉSY



Foretaille 15 - Lots 2.03-1.02

Pregny-Chambésy

CHF 2'290'000.-

Parking place(s) included



5



3



~141 m²

n° ref.

04515.045120--



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SITUATION AND DESCRIPTION

Foretaille 15 is an intimate residence comprising **four new apartments**, combining contemporary design and quality of life. Located in Pregny-Chambésy, in a green and privileged environment, the project has been designed to offer a rare and serene living environment. Designed with generous volumes and meticulous finishes, these spaces offer a functional and elegant living environment.

Each lot features **large openings to the outside**, with **spacious terraces and private gardens** to take full advantage of the verdant setting of **Pregny-Chambésy**. An exclusive **souplex**, with its own basement, offers unique layout possibilities, meeting the comfort and flexibility needs of future residents.

Each apartment benefits from a **large cellar**, offering functional and generous storage space. Parking is provided by an **outside parking lot**, guaranteeing practicality and accessibility for residents.

Thought out with a sustainable approach, **Foretaille 15** combines **innovation and respect for the environment**, guaranteeing eco-responsible living that's comfortable every day.

SURFACES

| | |
|---------------------|----------------------|
| Living area | ~ 141 m ² |
| Weighted Surface | ~ 209 m ² |
| Garden surface | ~ 329 m ² |
| Terrace surface | ~ 30 m ² |
| Cellar surface | ~ 7 m ² |
| Underground surface | ~ 85 m ² |

- A bathroom

Basements

- A games or fitness room
- A shower room
- A laundry room
- A cellar

CARACTERISTICS

| | |
|---------------------|--------------|
| Number of rooms | 5 |
| Number of bedrooms | 3 |
| Number of bathrooms | 3 |
| Number of toilets | 4 |
| Number of levels | 2 |
| Number of terraces | 1 |
| Location floor | Ground floor |

ANNEXES

- A basement cellar
- An outdoor parking space (included at CHF 40'000.-)

DISTANCES

| | |
|-------------------|--------|
| Station | 1000 m |
| Public transports | 65 m |
| Nursery school | 905 m |
| Primary school | 370 m |
| Stores | 4225 m |
| Airport | 2180 m |
| Post office | 490 m |
| Hospital | 1670 m |

DISTRIBUTION

Ground floor

- An entrance hall with guest WC and wardrobe
- An open-plan living room including dining area with access to the terrace
- An open-plan kitchen
- A master suite with full bathroom and dressing room
- Two bedrooms with storage



LOCATION

Foretaille 15 enjoys an ideal geographical location **in the heart of Pregny-Chambésy**, a sought-after residential neighborhood **in the immediate vicinity of Geneva**. This area combines the charm of a natural environment with accessibility to the city center, offering a comfortable and serene living environment.

The commune is distinguished by its tranquility, while remaining minutes from essential infrastructure. **Shops, schools and sports facilities are within easy reach**, creating a perfect balance between village life and modern conveniences. Residents can enjoy an authentic, family atmosphere while being connected to the urban dynamics of Geneva and the neighboring cantons.

The neighborhood is well served by public transport, enabling quick access to the center of Geneva and the surrounding area. The nearest bus

stop (lines 20 and 59) is just a minute's walk away, **and the Chambésy train station is a 15-minute walk away** (1.2km), making daily commutes easy.

CONSTRUCTION

Compliant with THPE (Très Haute Performance Energétique) standards, Foretaille 15 incorporates latest-generation technologies and materials to guarantee optimum energy efficiency. Features include:

- **Reinforced thermal insulation** to limit energy loss.
- **Low-temperature underfloor heating**, powered by a **heat pump**.
- **Photovoltaic solar panels, contributing to the building's energy autonomy**.

- **High-performance triple glazing, ensuring thermal and acoustic comfort.**

OUTSIDE CONVENIENCES

The apartment will benefit from a **magnificent enclosed and prettily wooded private garden of 329 m²**.

The residence will benefit from a **covered and secure bicycle storage**, as well as a **visitor parking space**, in addition to the **5 outdoor parking spaces**.

INFORMATION

| | |
|-------------------------------|------------------|
| Heating installation | Floor |
| Domestic water heating system | Heat pump, Solar |
| Heating system | Heat pump, Solar |

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Lake
- Beach
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Sports centre
- Public swimming pool
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Greenery

- Parking
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Cellar
- Bicycle storage
- CP-Shelter
- Recreationroom
- Built-in closet
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Private laundry
- Bath
- Shower
- Photovoltaic panels
- Electric blind
- Videophone
- Outdoor lighting
- Home automation

FLOOR

- Tiles
- Parquet floor

FINANCIAL DATA

Price

CHF 2'290'000.-

Availability

To be discussed

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CONDITION

- New

ORIENTATION

- South
- East

EXPOSURE

- Optimal
- All day

VIEW

- Clear

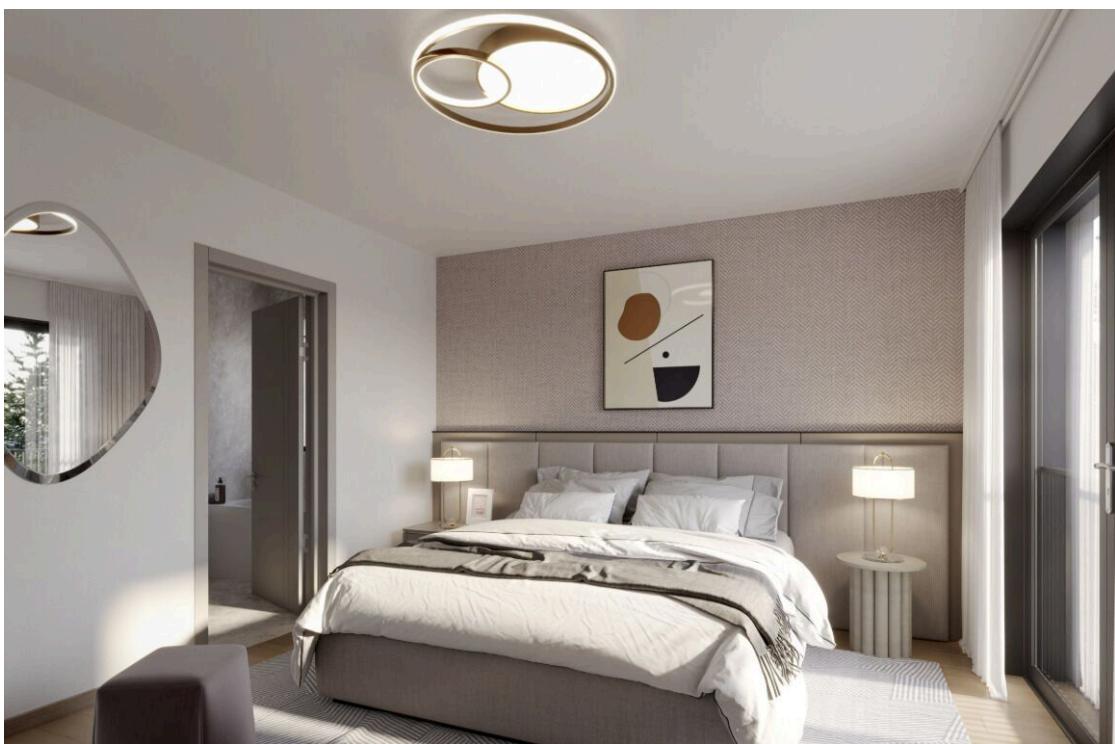
STYLE

- Modern

STANDARD

- THPE (Very high energy performance)

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Foretaille 15
1292 Chambésy, Genève

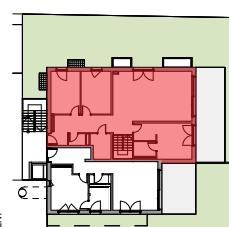
| Batch | Reference | Type | Floor | Rooms | Living surface | Terrace surface | Price | Status |
|-----------|-------------------------|------------------------|--------------|-------|--------------------|-------------------|-----------------|----------|
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| 3.02 | 045115.045122-3.02 | Custom-built apartment | 1st floor | 6 | 168 m ² | 55 m ² | CHF 2'490'000.- | For sale |
| 4.02 | 045115.045123-4.02 | Custom-built apartment | 2nd floor | 5 | 132 m ² | 44 m ² | CHF 2'000'000.- | For sale |



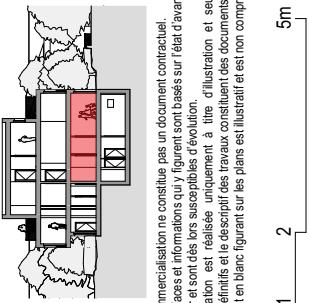
N°PPE
2.03
REZ-DE-CHAUSSEE
5P
141 m²
30 m²
329 m²
208 m²

Étage
Nombre de pièces
Surface PPE partie appartement
Surface terrasse 2
Surface jardin 2
Surface de vente

EMPLACEMENT APPARTEMENT



COUPE SUR APPARTEMENT



Le plan de commercialisation ne constitue pas un document contractuel.
Les plans, surfaces et informations qui y figurent sont basés sur l'état d'avancement du
projet à ce jour et sont des éléments susceptibles d'évolution.
Cette présentation est réalisée uniquement à titre d'illustration et seuls les plans
d'architectes détaillés et décrits dans les documents contractuels.
Lameublement en blanc figurant sur les plans est illustratif et non compris dans
le descriptif.

0 1 2 5m

PARCELLE
Prayon-Chamby (n°835)

PHASE SIA
COMMERCIALISATION

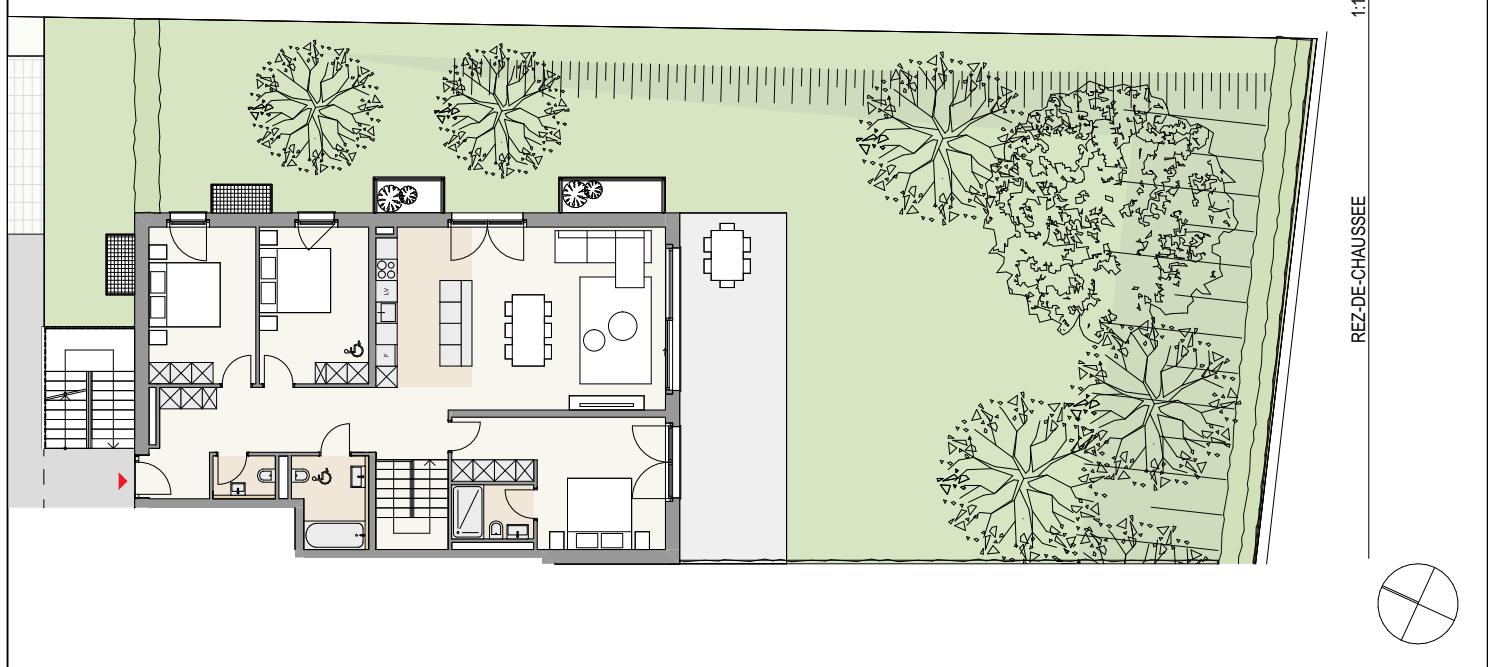
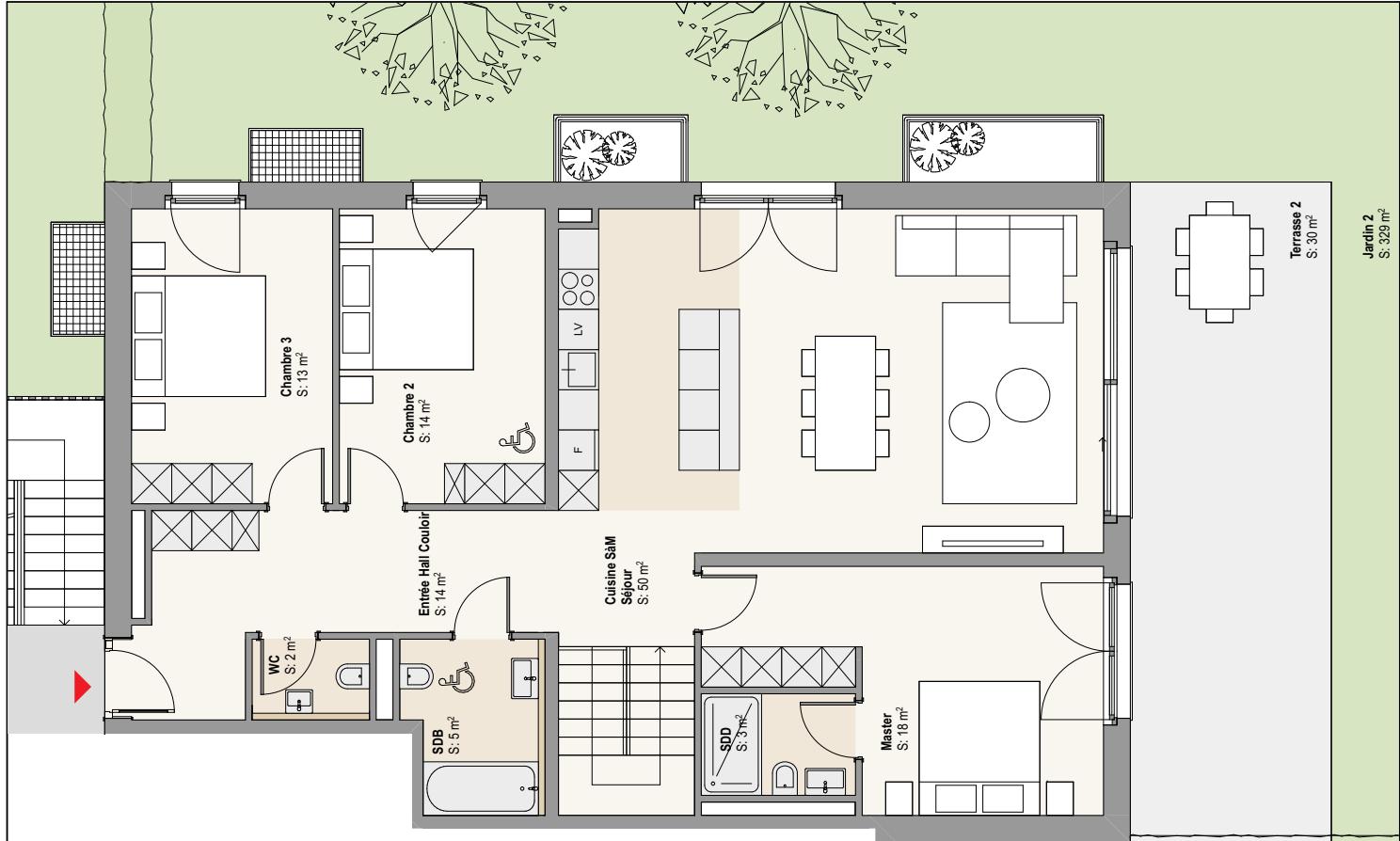
PLAN CLIENT LOT PPE 2.03

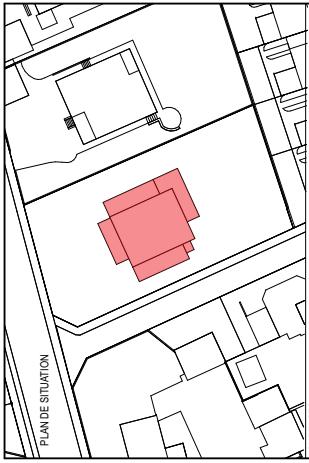
ARCHITECTE MPQ

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ARCHITECTURE

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APPROUVE PAR
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DESSINE PAR
SK
FORMAT
297 x 420
DATE
06.04.2025

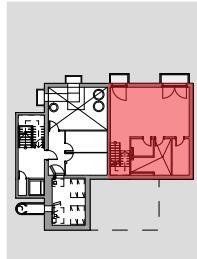




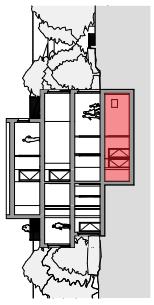
N° PPE: 1.02
Étage: SOUS-SOL-1
1P
85 m²

N° PPE
Étage
Nombre de pièces
Surface PPE partie appartement

EMPLACEMENT APPARTEMENT



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0 1 2 5m

PHASE SIA
PARCELLE
Projet-Chambéry (n°35)

ARCHITECTE MPQ
PLAN CLIENT LOT PPE 1.02

ARCHITECTURE
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