

CHAMBÉSY



Foretaille 15 - Lot 4.02
Pregny-Chambésy

CHF 2'000'000.-

Parking place(s) included



5



3



~132 m²

n° ref.

045115.045123-4.02



Switzerland | Sotheby's International Realty
Boulevard Georges-Favon 18, 1204 Genève

Charles Ducret

+41 79 715 25 28 - Fax +41 22 888 18 17

charles.ducret@swsir.ch



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	~ 132 m ²
Weighted Surface	~ 147 m ²
Terrace surface	~ 44 m ²

CARACTERISTICS

Number of rooms	5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	3
Number of levels	1
Number of terraces	2
Location floor	2nd 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

- An entrance hall with guest toilet and walk-in closet
- An open-plan living room including dining area with access to the terrace
- An open-plan kitchen
- A master suite with private shower room
- Two bedrooms with access to the terrace
- A bathroom

Switzerland

Sotheby's
INTERNATIONAL REALTY



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**.

www.switzerland-sothebysrealty.ch

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

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
- Exclusive use of garden
- Garden
- Quiet

- Greenery
- Parking
- Visitor parking space(s)

INSIDE CONVENIENCES

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

EQUIPMENT

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

FLOOR

- Tiles
- Parquet floor

FINANCIAL DATA**Price****CHF 2'000'000.-****Availability**

To be discussed

Judicial form

PPE

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

EXPOSURE

- Optimal
- All day

VIEW

- Clear

STYLE

- Modern

STANDARD

- THPE (Very high energy performance)



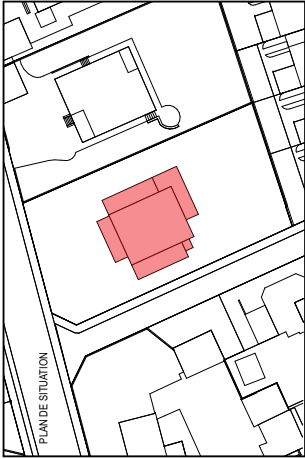




Foretaille 15

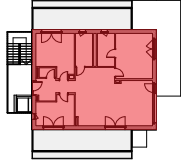
1292 Chambésy, Genève

Batch	Reference	Type	Floor	Rooms	Living surface	Terrace surface	Price	Status
2.03-1.02	045115.045120-2.03-1.02	Custom-built apartment	Ground floor	5	141 m ²	30 m ²	CHF 2'290'000.-	For sale
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

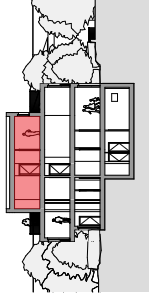


PLAN DE SITUATION

N° PPE		4.02
Étage		ETAGE 2
Nombres de pièces		5P
Surface PPE		132 m ²
Surface terrasse 4		22 m ²
Surface terrasse 5		22 m ²
Surface de vente		147 m ²
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 dès lors susceptibles d'évolution.
Cette présentation est réalisée uniquement à titre d'illustration et seuls les plans d'architectes définitifs et le descriptif des travaux constituent des documents contractuels.
L'aménagement en blanc figurent sur les plans est illustratif et est non compris dans le descriptif.



PHASE SIA		PARCELLE
COMMERCIALISATION		Pregny-Chambésy (n°635)
PLAN CLIENT LOT PPE 4.02		AVENUE DE LA FRIPIERIE 15 1200 PREGNY- CHAMBÉSAY (GV)
ARCHITECTE MPQ		ECHELLE 1/75
SWISSROC ARCHITECTURE		FORMAT 297 x 420
SWISSROC ARCHITECTURE ROUTE DE LA CHAUX 4 1200 PREGNY-CHAMBÉSAY T +41 22 859 80 10 E ARCHITECTURE@SWISSROC.COM WWW.SWISSROC.COM		APPROUVÉ PAR IS
		DATE 08.04.2025
		DESIGNÉ PAR SK