

CHAMBÉSY



Foretaille 15 - Lot 3.02

Pregny-Chambésy

CHF 2'490'000.-

Parking place(s) included



6



4



~168 m²

n° ref.

045115.045122-3.02



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	~ 168 m ²
Weighted Surface	~ 186 m ²
Terrace surface	~ 55 m ²

CARACTERISTICS

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	4
Number of toilets	4
Number of levels	1
Number of terraces	1
Location floor	1st floor

ANNEXES

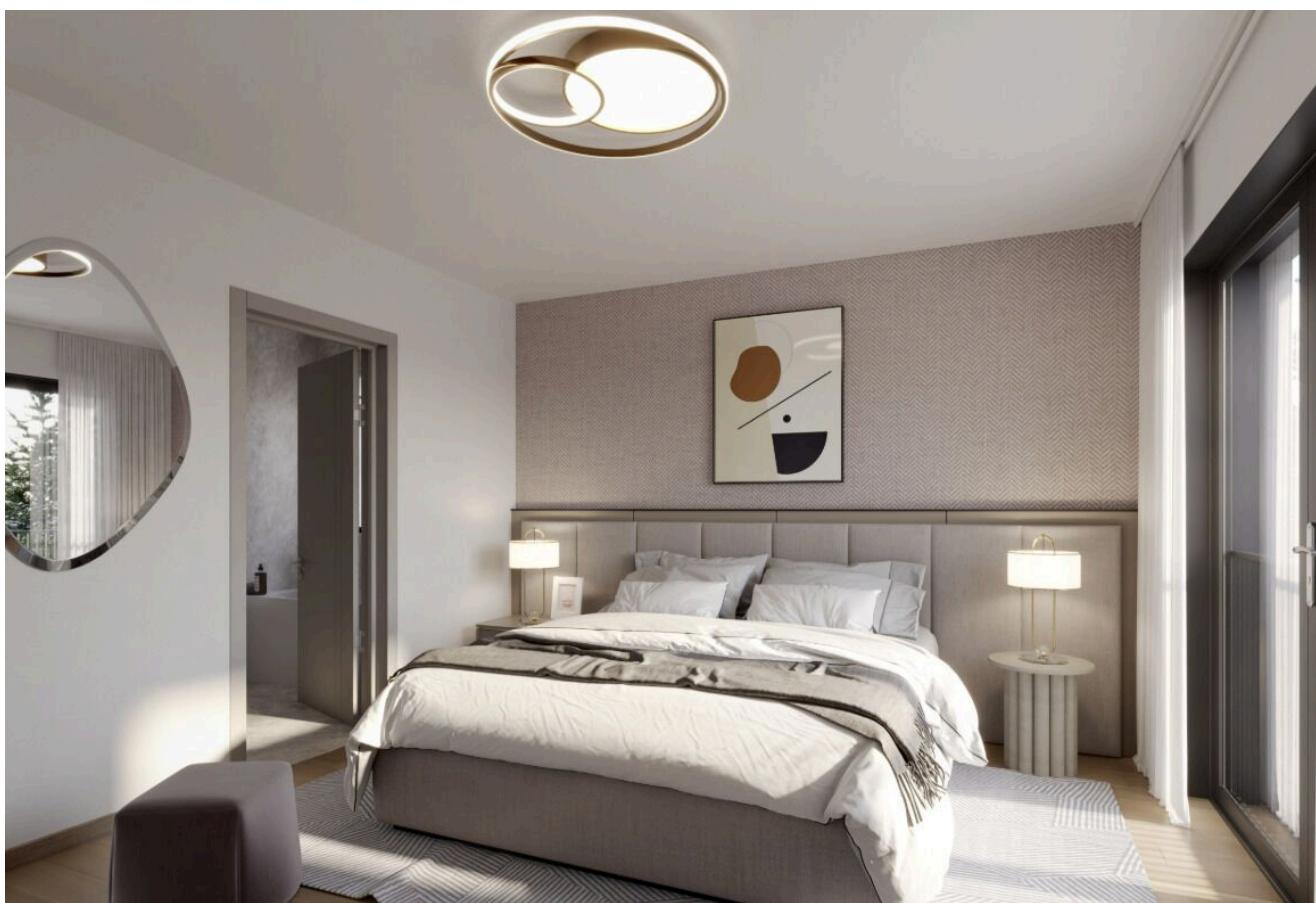
- A basement cellar
- Two outdoor parking spaces (included at CHF 80'000.- in total or CHF 40'000.- each)

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 WC and wardrobe
- An open-plan living room including dining area with access to the terrace
- An open-plan kitchen
- Two bedrooms dressing rooms, as well as en suite bathrooms and showers
- 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.**

INFORMATION

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

- Greenery
- Parking
- Visitor parking space(s)

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

INSIDE CONVENIENCES

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

EQUIPMENT

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

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

FINANCIAL DATA

Price

CHF 2'490'000.-

Availability

To be discussed

Judicial form

PPE

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EXPOSURE

- Optimal
- All day

VIEW

- Clear

STYLE

- Modern

STANDARD

- THPE (Very high energy performance)



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Foretaille 15
1292 Chambésy, Genève

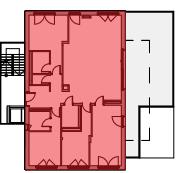
Batch	Reference	Type	Floor	Rooms	Living surface	Terrace surface	Price	Status
2.03-1.02	045115.045120-2.03-1.02	Custom-built apartment	Ground floor	5	141 m ²	30 m ²	CHF 2'290'000,-	For sale
3.02	045115.045122-3.02	Custom-built apartment	1st floor	6	168 m²	55 m²	CHF 2'490'000,-	For sale
4.02	045115.045123-4.02	Custom-built apartment	2nd floor	5	132 m ²	44 m ²	CHF 2'000'000,-	For sale



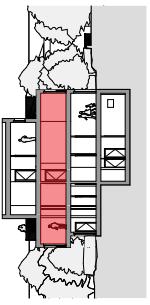
3.02
ETAGE 1
6P
168 m²
55 m²
186 m²

N° PPE
Étage
Nombre de pièces
Surface PPE
Surface terrasse 3
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 donc 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.
Lameublement en blanc figurant sur les plans est illustratif et non compris dans
le descriptif.

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PARCELLE
Prayon-Chambezy (n°835)

PHASE SIA
COMMERCIALISATION

PLAN CLIENT LOT PPE 3.02

ARCHITECTE MPQ
SWISSROC

ARCHITECTURE
ROUTE DE LA CHAUX 4
1632 PREGNY-
CHAMBEZY (GE)
E. ARCHITECTURE SWISSROC.COM
WWW.SWISSROC.COM

APPROUVE PAR
IS
DESSINE PAR
SK
FORMAT
297 x 420
DATE
06.04.2025

