

AUVERNIER



AZUR - The art of living in Auvernier

CHF 1'280'000.-

Price of parking place(s) in addition



4.5



111.5 m²

n° ref.

045847.045847-



Switzerland | Sotheby's International Realty
Rue des Chavannes 3, 2000 Neuchâtel

Jacques-Olivier François
+41 77 513 04 76
jacques-olivier.francois@swsir.ch



SITUATION AND DESCRIPTION

At the heart of the emblematic village of Auvernier, the AZUR residence nestles elegantly in a unique natural setting. In the heart of the vineyards, this residential project brings together three contemporary villas, each housing two 4.5-room apartments.

Designed to combine light and comfort, each home benefits from large bay windows offering unobstructed views of the vineyards, lake and Alps.

Garden-floor apartments feature private terraces of 29 to 47 m² and a garden, veritable havens of peace, while upstairs apartments benefit from balconies of around 18 m², all south-facing for optimal sunshine.

With living areas ranging from 111 to 113 m², Résidence AZUR combines generous volumes, top-of-the-range finishes, thermal and acoustic comfort, and a modern design integrated into the environment.

AZUR is not just a place to live, it's an experience: light, panoramic views and everyday serenity, between vineyards, lake and Alps.

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SURFACES

Living area	111.5 m ²
Weighted Surface	120.8 m ²
Balcony Surface	18.6 m ²

CHARACTERISTICS

Number of rooms	4.5
Location floor	1st floor

DISTANCES

Station	236 m
Public transports	236 m
Primary school	1370 m
Secondary school	1928 m
Stores	1012 m
Post office	1333 m
Bank	1288 m
Restaurants	133 m

DISTRIBUTION

Each apartment has a cellar on the covered parking level, equipped with a light point and an electrical outlet.



LOCATION

The AZUR residence is located in Auvernier, a sought-after village on the Neuchâtel coast, in the commune of Milvignes. Nestled between lake and vineyards, this exceptional location boasts authenticity, historical heritage and a rare quality of life.

A few steps from the heart of the village, the residence enjoys a discreet, unspoilt environment, while offering immediate access to amenities. Bathed in light and benefiting from generous sunshine, AZUR's location harmoniously combines lifestyle, nature and mobility, with fast links to Neuchâtel and the region's main roads.

Distances to amenities

- Auvernier SBB station 250 m away (Neuchâtel in 5 min, Lausanne in 40 min)

- Atram and bus stops in the immediate vicinity
- Eschools and shops within walking distance, beaches and port 10 minutes away
- A5 freeway access 2 minutes away by car

MUNICIPALITY

Auvernier is a charming commune of around 1,500 inhabitants on the shores of Lake Neuchâtel, captivating visitors with its exceptional natural setting and authentic atmosphere.

Renowned for its vineyards and historic village, it offers a peaceful living environment while remaining close to the city of Neuchâtel. The commune boasts high-quality school facilities for the youngest children, while older pupils continue their education in easily accessible schools in the surrounding area.

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Inhabitants benefit from local shops, friendly restaurants and a lively local life, driven by cultural and wine events.

Walks by the lake, water sports, hiking and cycling are an integral part of everyday life, offering a harmonious living environment where nature, traditions and conviviality meet.

CONSTRUCTION

The contemporary architecture of Résidence AZUR blends elegantly into its surroundings, combining subtle modernity with harmony with the surroundings. The apartments offer generous volumes bathed in natural light, with an optimized layout for a perfect balance between privacy and conviviality.

Each apartment has three bedrooms, including a master suite with private shower room and access to a terrace or balcony. The living area, combining open kitchen and living room, opens onto the outdoors through large bay windows, extending the space towards Lake Neuchâtel and the surrounding nature.

Heating is provided by heat pump (PAC) and photovoltaic solar panels, with individual meters for personalized management of consumption.

Budgets and construction descriptions can be provided on request.

NEIGHBOURHOOD

- Village
- Lake
- Beach
- Harbour
- Vineyard
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Tram stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Covered parking space(s)
- Parking

INSIDE CONVENIENCES

- Open kitchen
- Separated lavatory
- Cellar
- Bicycle storage
- Bright/sunny
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Kitchen island
- Bath
- Shower

FLOOR

- At your discretion
- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South

EXPOSURE

- Optimal

VIEW

- Nice view
- Clear
- Lake
- Alps

STYLE

- Modern

FINANCIAL DATA**Price**

CHF 1'280'000.-

Availability

To be discussed

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Résidence Azur 2012 Auvernier, CH									
Batch	Reference	Type	Floor	Rooms	Living surface	Terrace surface	Balcony surface	Price	Status
045847.045847-1 FOR SALE									
A	045847.045847-1.045848	Custom-built apartment	Ground floor	4.5	112.2 m²	29.9 m²	-	CHF 1'340'000.-	For sale
B	045847.045847-1.045849	Custom-built apartment	1st floor	4.5	110.9 m²	-	17.6 m²	CHF 1'280'000.-	For sale
045847.045847-2 FOR SALE									
C	045847.045847-2.045850	Custom-built apartment	Ground floor	4.5	113.1 m²	36.8 m²	-	CHF 1'370'000.-	For sale
D	045847.045847-2.045851	Custom-built apartment	1st floor	4.5	111.5 m²	-	18.6 m²	CHF 1'280'000.-	For sale
045847.045847-3 FOR SALE									
E	045847.045847-3.045852	Custom-built apartment	Ground floor	4.5	113.1 m²	47 m²	-	CHF 1'450'000.-	For sale
F	045847.045847-3.045853	Custom-built apartment	1st floor	4.5	111.5 m²	-	18.6 m²	CHF 1'350'000.-	For sale
Parking places: Parking spaces are offered at CHF 35,000/unit for a covered space, and CHF 20,000/unit for an outdoor (uncovered) parking space, in addition to the sale price.									



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PLAN DE SITUATION



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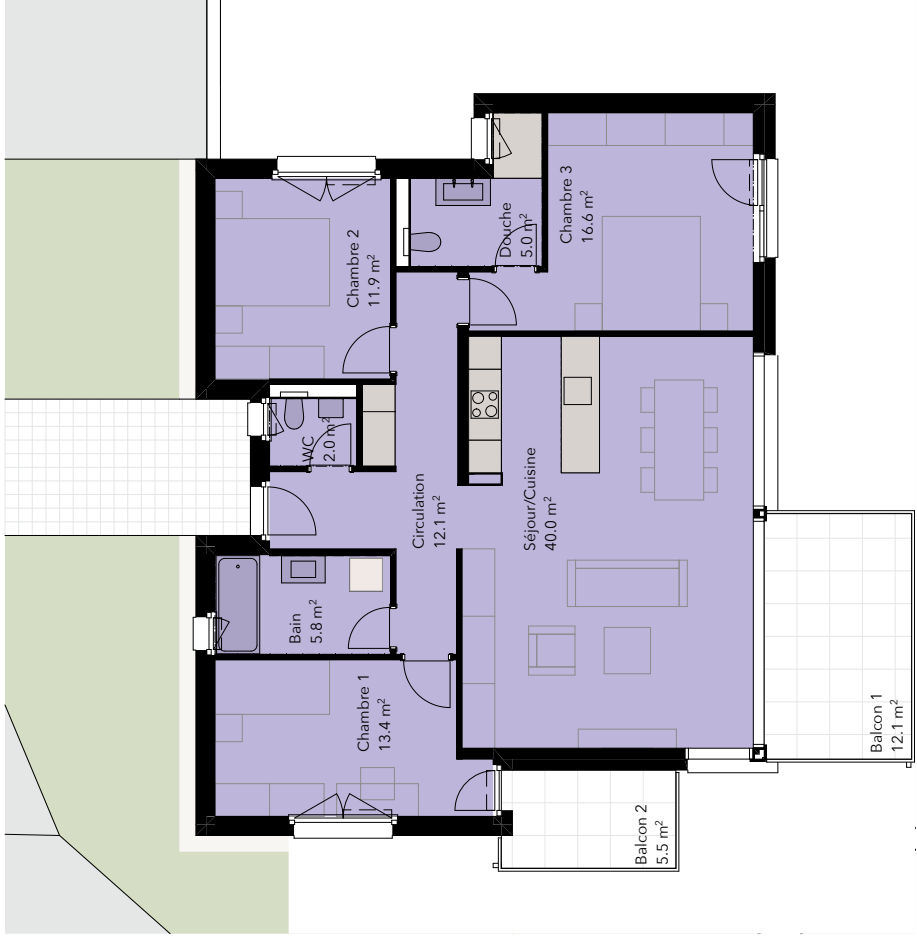
Lot	Nombre de pièces	Surface habitable	Surface de vente	Surface terrasse	Surface jardin	Surface cave
A	4.5	112.2 m²	133.4 m²	29.9 m²	62.2 m²	7.5 m²



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Lot	Nombre de pièces	Surface habitable	Surface de vente	Surface totale balcons	Surface cave
B	4.5	110.9 m ²	119.7 m ²	17.6 m ²	7.5 m ²



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Lot	Nombre de pièces	Surface habitable	Surface de vente	Surface terrasse	Surface jardin	Surface cave
C	4.5	113.1 m²	142.3 m²	36.8 m²	107.7 m²	7.5 m²



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Lot	Nombre de pièces	Surface habitable	Surface de vente	Surface totale balcons	Surface cave
D	4.5	111.5 m²	120.8 m²	18.6 m²	7.5 m²



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Lot	Nombre de pièces	Surface habitable	Surface de vente	Surface terrasse	Surface jardin	Surface cave
E	4.5	1131 m²	146.3 m²	47 m²	971 m²	8.9 m²



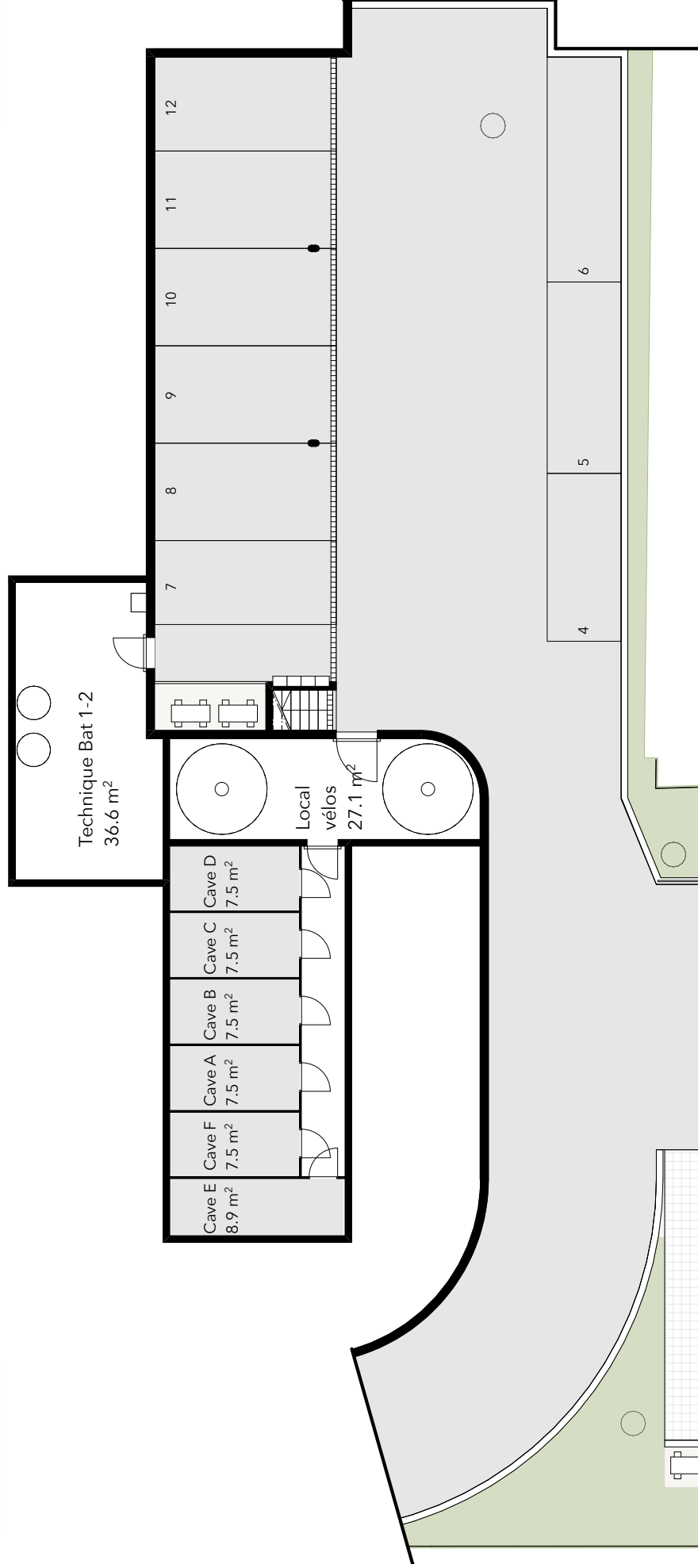
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Lot	Nombre de pièces	Surface habitable	Surface de vente	Surface totale balcons	Surface cave
F	4.5	111.5 m²	120.8 m²	18.6 m²	7.5 m²



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