

GENÈVE



For sale: Duplex/two-level

Price upon request

Price of parking place(s) in addition



6

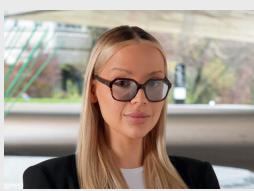


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~245 m²

n° ref. **045324**



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SITUATION AND DESCRIPTION

This duplex, currently configured as two apartments totaling 245 sq.m., seduces with its volumes and beautiful luminosity.

The first apartment offers a master suite with direct access to the terrace, a bathroom, a guest toilet as well as a pleasant living room with fitted kitchen. A mezzanine provides space for an additional bedroom and a small living room, creating a very cosy space.

The second apartment on the lower ground floor, until now rented out as offices, already has a bedroom, a bathroom, as well as a large modular space that can easily be transformed into three bedrooms, a gym, a home cinema or whatever your needs may be.

The residence seduces with its top-of-the-range amenities, including a fitness center, a wellness area with sauna and jacuzzi, as well as well-kept common areas and a concierge service.

An indoor parking space completes this property

SURFACES

Living area	~ 245 m ²
Weighted Surface	~ 245 m ²

CARACTERISTICS

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Number of terraces	1
Location floor	Ground floor

DISTANCES

Station	1640 m
Public transports	140 m
Primary school	50 m
Secondary school	190 m
College / University	200 m
Stores	130 m
Airport	2450 m
Post office	140 m
Bank	210 m
Hospital	220 m
Restaurants	60 m
Park / Green space	10 m

DISTRIBUTION

Lower ground floor

- Bedroom
- shower room
- Large space that can be used to create 2 bedrooms, a gym, cinema room

Ground floor

- Bedroom
- Bathroom with bathtub and double washbasin
- Open kitchen with fully equipped island
- Large living room Lounge/ Dining room
- Mezzanine with small sitting area and bedroom



LOCATION

Ideally located in the Petit-Saconnex district, this duplex loft offers a privileged living environment: a quiet, leafy setting, yet just minutes from international organizations, transport and the city center. An exceptional location for an exceptional property.

INFORMATION

Year of construction	2013
Basements	1
Heating installation	Floor

NEIGHBOURHOOD

- City centre
- Green
- Park
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Tram stop
- Playground
- Nursery
- Primary school
- Secondary school
- College / University
- International schools
- Sports centre
- Theatre
- Concert hall
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Sauna
- Jacuzzi

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Sauna
- Jacuzzi
- Hammam
- Fitness room
- Spa
- Built-in closet
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Bath
- Shower
- Alarm
- Interphone
- Oversee camera
- Caretaker
- Outdoor lighting

CONDITION

- Very good

EXPOSURE

- Optimal

FINANCIAL DATA

Price

Price upon request

Availability

To be discussed

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VIEW

- Park

MISCELLANEOUS

- With full-time caretaker job











