

# LAUSANNE



Exclusive residence by lake Geneva near the  
Beau Rivage Hotel

**Price upon request**



15



10



~1082 m<sup>2</sup>

n° ref. **D039949**



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## SITUATION AND DESCRIPTION

Ideally located in one of Lausanne's sought-after districts, between the city center and the shores of Lake Geneva, this exquisite mansion offers a rare blend of elegance and privacy. Just 45 minutes from Geneva International Airport and close to top international schools and global company headquarters, it sits at the heart of a refined, multicultural environment.

Set on a 3,525 m<sup>2</sup> private plot, the residence spans over 1,000 m<sup>2</sup> across three levels. Built in 2007, it masterfully combines classic architecture with contemporary design. Grand reception rooms with marble floors, three ornate fireplaces, a luxuriously equipped semi-professional kitchen, eight sumptuous en-suite bedrooms, a climate-controlled wine cellar, and a spectacular spa (sauna, hammam, star-lit relaxation room) offer ultimate comfort. A fully equipped fitness room completes the wellness

offering.

The manicured garden ensures total seclusion, while an underground garage and a covered area for about 14 cars provide exceptional convenience.

Crafted with premium materials and bespoke finishes by renowned Parisian artisans, the home features ceiling heights of 4 meters, smart-home technology, and a private elevator—offering an unrivaled lifestyle for the most discerning buyer.

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**SURFACES**

Living area	Starting at ~ 1082 m <sup>2</sup>
Surface of parcel	~ 3525 m <sup>2</sup>
Garden surface	~ 2621 m <sup>2</sup>
Ground surface of building [m <sup>2</sup> ]	~ 400 m <sup>2</sup>
Useful surface	~ 2463 m <sup>2</sup>
Volume	~ 9934 cbm
Ceiling height	~ 4 m

**CARACTERISTICS**

Number of floors above ground	3
Number of rooms	15
Number of bedrooms	10
Number of bathrooms	17
Number of toilets	17
Number of balcony	5
Number of terraces	1
Year of construction	2007
Second home	Non authorized
Basements	1

**DISTRIBUTION****Ground floor**

- Entrance hall
- Semi-professional kitchen
- Dining room
- Living room
- Library
- Home cinema
- Storage room
- Cloakroom
- Three separate washrooms

**1st floor**

- Parental suite with two dressing rooms, two bathrooms and an office, all en-suite
- Four bedrooms with en-suite bathrooms and private balcony access

**Under the roof**

- Office with adjoining secretarial area and toilet
- Two guest bedrooms with en-suite bathrooms
- Studio with equipped kitchen, sitting room, bedroom and bathroom

**Basements**

- Spa featuring sauna/steam room
- Fitness
- Wine cellar
- Cellar
- Laundry room
- Guest washroom
- Cloakroom
- Equipment room
- Civil protection shelter
- 6 car garage
- 8 car shelter
- Gardener's shed
- Bin room
- Bike storage room

**PROXIMITY**

- Villa area
- Green
- Lake
- Shops/Stores
- Restaurant(s)
- Bus stop
- Preschool
- Primary school
- Secondary school
- Museum

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Covered parking space(s)
- Parking
- Garage

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Garage
- Open kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Cellar
- Wine cellar
- Bicycle storage

- Ski storage
- CP-Shelter
- Storeroom
- Sauna
- Jacuzzi
- Hammam
- Fitness room
- Home cinema
- Recreationroom
- Built-in closet
- Air conditioning
- Water softener
- Fireplace
- Double glazing
- Bright/sunny
- With character

**EQUIPMENT**

- Fitted kitchen
- Cable/TV
- Internet connection
- Electric blind
- Alarm
- Interphone
- Videophone
- Oversee camera
- Ventilation

**FLOOR**

- Tiles
- Parquet floor
- Marble
- Stone
- Granite

**FINANCIAL DATA****Price****Availability****Price upon request**

To be discussed

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## **CONDITION**

- As new

## **ORIENTATION**

- South

## **EXPOSURE**

- Optimal

## **VIEW**

- Clear
- Lake

## **STYLE**

- Classic









