

NEUCHÂTEL



Treat yourself to a serene, modern living environment close to the cit

CHF 845'000.-

Price of parking place(s) in addition



3.5



2



~115 m²

n° ref. **045167D**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Let yourself be seduced by this magnificent new 3.5-room apartment, located just a few minutes from downtown Neuchâtel. Nestled in peaceful, verdant surroundings, it perfectly combines modernity, comfort and quality of life.

With a living area of 106 m², this luminous apartment seduces with its generous volumes and its harmonious layout. You'll find a spacious living room bathed in natural light, a fully equipped open kitchen ideal for entertaining, as well as two comfortable bedrooms designed with your well-being in mind.

The exterior is not to be outdone: a superb 18 m² balcony will enable you to take full advantage of fine weather, whether for an alfresco meal or a moment of relaxation facing a soothing setting.

This property is part of a upmarket real estate project

recently completed, offering meticulous amenities and an elegant atmosphere. Its privileged location allows you to benefit from immediate proximity to amenities, transport and the dynamism of the city center, while enjoying the calm of a sought-after residential neighborhood.

An ideal living environment for those who wish to combine serenity, comfort and practicality on a daily basis.

Don't miss this rare opportunity to acquire an exceptional property in Neuchâtel.

Contact us today for more information or to arrange a viewing of this splendid apartment.

Switzerland

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SURFACES

Living area	~ 115 m ²
Balcony Surface	~ 18 m ²

CHARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Location floor	Ground floor
Service costs	CHF 260.-/month

DISTANCES

Public transports	178 m
Nursery school	65 m
Primary school	50 m
Stores	116 m
Hospital	162 m
Restaurants	283 m

DISTRIBUTION

Ground floor

An entrance hall
A living room giving access to the balcony
A kitchen opening onto the dining room
Two bedrooms
A storeroom
A full bathroom

Basements

A parking space



CONSTRUCTION

Modern, sustainable comfort for optimum quality of life

This real estate project is not just a place to live, it's an invitation to enjoy every moment with serenity. Thanks to a heat pump and photovoltaic panels, you'll benefit from energy efficiency that guarantees savings and a reduced ecological footprint. The installed home automation system allows you to control your environment remotely, and the pre-installation for electric charging stations gives you the opportunity to adapt to the mobility needs of tomorrow.

A well-being that extends to the architecture

The apartments are designed with particular attention to detail and modernity. The contemporary, meticulous architecture offers a warm, pleasant atmosphere, perfect for feeling immediately at home,

right from the start.

INFORMATION

Year of construction	2025
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

NEIGHBOURHOOD

- City centre
- Park
- Green
- Lake
- Residential area
- Shops/Stores
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Museum
- Theatre
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Greenery

- Visitor parking space(s)

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Open kitchen
- Separated lavatory
- Cellar
- Built-in closet
- Connected thermostat
- Water softener
- Triple glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Private laundry
- Connections for washing tower
- Bath
- Shower
- Photovoltaic panels
- Electric car terminal
- Electric blind
- Alarm
- Interphone
- Electric garage door
- Fire alarm
- Outdoor lighting
- Home automation

FINANCIAL DATA

Price	CHF 845'000.-
Price park. int. ①	CHF 35'000.-
Total price	CHF 880'000.-
Availability	To be discussed

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FLOOR

- Tiles
- Parquet floor

CONDITION

- New

EXPOSURE

- Optimal
- All day

VIEW

- Lake
- Mountains
- Alps

STYLE

- Modern

STANDARD

- Minergie® certified
- Minergie® P











