

# NEUCHÂTEL



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

**CHF 855'000.-**



3.5



2



~106.5 m<sup>2</sup>

n° ref. **045168D**



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## SITUATION AND DESCRIPTION

Imagine yourself in a new, light-filled apartment, offering absolute comfort and located just a few minutes from downtown Neuchâtel. Here's a unique opportunity to make this dream come true: a superb 3.5-room apartment has just found its place in a high-end real estate project, now completed. This exceptional property is just waiting for you to offer its future owner an unrivalled living environment.

With its 106 m<sup>2</sup> of net living space, this apartment offers generous spaces designed for your daily comfort. You'll discover a spacious and bright living room, ideal for your moments with family or friends, a friendly open kitchen, as well as two comfortable bedrooms, perfect for settling in and feeling fully at home. You'll also enjoy a 18 m<sup>2</sup> balcony, ideal for your alfresco meals or simply to savor a soothing view of your surroundings.

This project offers a harmonious living environment, combining quietness and proximity to the city center. Nestled in a quiet, residential neighborhood, it allows you to take full advantage of life in Neuchâtel, between urban dynamism and everyday serenity.

Don't let this unique opportunity pass you by! This apartment is ready to welcome its new owner and offer him everything he's looking for: comfort, practicality, modernity and well-being.

Contact us today for more information or to schedule a viewing and discover all this apartment has to offer.

Switzerland

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## **SURFACES**

Living area	~ 106.5 m <sup>2</sup>
Balcony Surface	~ 18 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Location floor	Ground floor

## **DISTANCES**

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

## **DISTRIBUTION**

### **Upper 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
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

**FLOOR**

- Tiles
- Parquet floor

**FINANCIAL DATA****Price**

CHF 855'000.-

**Availability**

To be discussed

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## **CONDITION**

- New

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Lake
- Mountains
- Alps

## **STYLE**

- Modern

## **STANDARD**

- Minergie® certified
- Minergie® P















