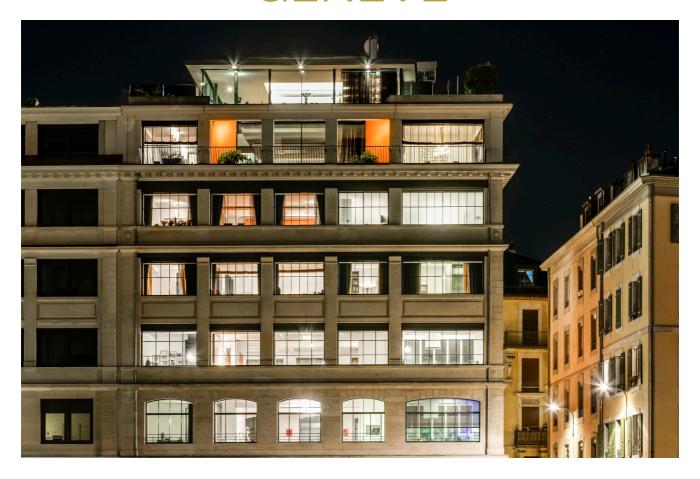
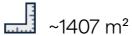
GENÈVE



Exceptional private mansion

Price upon request



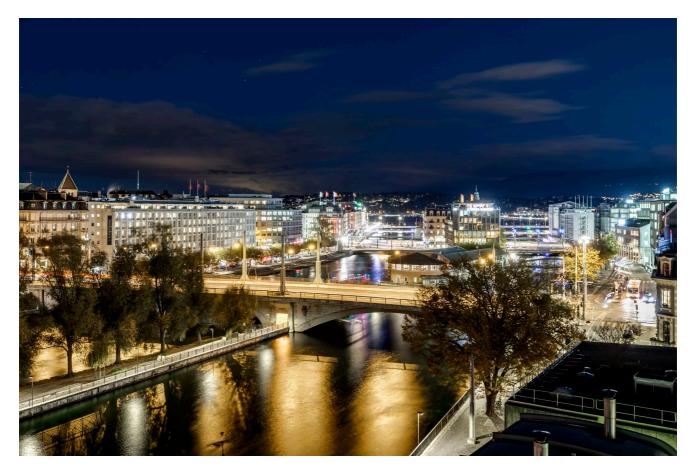
n° ref. **036277**



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SITUATION AND DESCRIPTION

With its breathtaking 360-degree view over the Rhône, the Rade, St-Pierre le Lac cathedral and the entire city, this building with a total built area of 2004 m2 was completely and luxuriously renovated in 2008. It comprises three apartments, as well as 216 m2 of administrative space on the upper first floor.

The 757 m2 air-conditioned main apartment is spread over 4 floors, served by a private glass elevator, and is accessed from the attic via a superb lounge/library opening onto a 112 m2 terrace that runs the entire length of the building. On the 5th floor, a vast living room, a dining room, a large fully-equipped modern kitchen, a bar and a guest toilet.

On the 4th floor, a spacious master suite with two large bathrooms/WC and two dressing rooms, plus a second large bedroom. On the 3rd floor, two guest bedrooms, each with en suite shower room/WC, a central lounge and an independent staff apartment comprising a living room with open kitchen, bedroom and bathroom. A laundry area completes the first floor.

On the 1st and 2nd floors, one apartment per floor of 217 m2 each, comprising a spacious living room, a fully-equipped kitchen and two bedrooms, each with its own bathroom. These two apartments are served by a shared elevator.

A 6-car garage and two outdoor parking spaces complete this exceptional property

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SURFACES

Living area $\sim 1407 \text{ m}^2$ Surface of parcel $\sim 264 \text{ m}^2$ Terrace surface $\sim 112 \text{ m}^2$ Useful surface $\sim 2004 \text{ m}^2$ • A boiler room and a technical room

DISTANCES

Station	825 m
Public transports	155 m
Primary school	180 m
Airport	4305 m
Post office	755 m
Hospital	1435 m

DISTRIBUTION

Lower ground floor

- A garage for 6 cars
- 3 cellars

Upper ground floor

• A 216 m2 air-conditioned administrative building

1st floor

A loft comprising a

- Vast living room
- Kitchen
- Two bedrooms, each with en suite shower room and dressing room

2nd floor

A loft consisting of a

- Large living room
- Kitchen
- Two bedrooms, each with en suite shower room and dressing room

Basements

- A private swimming pool
- A wine cellar
- Four cellars



LOCATION

In the heart of the city, a breathtaking 360-degree view of the Rhône, the Rade, the lake and the entire city

Switzerland Sotheby's

3

2008 Floor

Gas

Gas

INFORMATION

Number of flats
Year of restoration
Heating installation
Domestic water heating system
Heating system

NEIGHBOURHOOD

- City centre
- Lake
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Tram stop
- Primary school

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s

INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Bright/sunny
- With front and rear view

FLOOR

- Tiles
- Parquet floor

CONDITION

Very good

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Lake
- Mountains

STYLE

• Modern

FINANCIAL DATA

Price Availability Price upon request

To be discussed

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