

# GENÈVE



Exceptional private mansion

**Price upon request**



~1407 m<sup>2</sup>

n° ref. **036277**



**Switzerland | Sotheby's International Realty**  
Boulevard Georges-Favon 18, 1204 Genève

**Véronique Schott**

+41 78 605 19 06 - Fax +41 22 888 18 17

veronique.schott@swsir.ch



## 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 m<sup>2</sup> was completely and luxuriously renovated in 2008. It comprises three apartments, as well as 216 m<sup>2</sup> of administrative space on the upper first floor.

The 757 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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

**SURFACES**

Living area	~ 1407 m <sup>2</sup>
Surface of parcel	~ 264 m <sup>2</sup>
Terrace surface	~ 112 m <sup>2</sup>
Useful surface	~ 2004 m <sup>2</sup>

- 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 m<sup>2</sup> 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

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## INFORMATION

Number of flats	3
Year of restoration	2008
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

## 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**

**Price upon request**

**Availability**

To be discussed

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