

COLOGNY



Exceptional property in Cologny

Price upon request

Price of parking place(s) in addition



9



1855 m²

n° ref. **040775**



Switzerland | Sotheby's International Realty
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Switzerland

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SITUATION AND DESCRIPTION

Located in the prestigious commune of Cologny, this exceptional property embodies contemporary art de vivre in a rare and exclusive setting. Nestled in a prime location, it offers a panoramic, unobstructed view of the harbor and Lake Geneva, with no overlooking, guaranteeing total privacy and absolute calm. Every evening, you'll be able to admire a magnificent sunset from the outdoor spaces.

Set on two plots totaling around 5,000 m², this exceptional property comprises two distinct buildings: a main villa and a guest house also serving as an art gallery. Two independent entrances allow you to welcome your guests discreetly, offering the possibility of organizing receptions without crossing the private space.

The main villa: an architectural masterpiece

Distributed over three levels bathed in light thanks to large bay windows facing the lake, the main villa offers outstanding amenities...:

- **5 en suite bedrooms** for the family, combining comfort and privacy

- A vast reception area comprising a living room, dining room and library

A fully equipped kitchen

- An office with en-suite bathroom, which can double as an additional bedroom

A wellness area including an **indoor swimming pool**, fitness room, steam room and massage room

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- Independent staff accommodation: 2 en suite bedrooms, living room and kitchen
- A closed garage for 3 cars

An interior passageway connects the villa to the guest house, ensuring optimum comfort and total discretion.

The guest house: a refined, versatile space

Distributed over two levels, the guest house stands out for its generous volumes and double-height ceilings. It includes:

- A large living room with bar area
- A library and secure access to the **art gallery** private
- A guest suite
- A dining room opening onto a terrace with **summer kitchen**
- A guest suite. **20-meter outdoor pool**

A security lodge with sleeping space

An indoor garage for 2 cars

A unique property for an incomparable art of living

This exceptional estate, one of the finest properties on Geneva's Left Bank, combines contemporary architecture, generous volumes and top-level amenities. Designed to offer absolute comfort and an exclusive living experience, it will appeal to the most discerning clientele in search of a unique and prestigious property.

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SURFACES

Living area	1855 m ²
Surface of parcel	2851 m ²
Useful surface	2350 m ²

CHARACTERISTICS

Number of bedrooms	9
Number of bathrooms	11
Year of construction	2014
Year of restoration	2020
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	5 not included
Outside parking place/s	4 not included
Total nb. of parkings	9 not included

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Lake
- Residential area
- Bus stop
- International schools
- Indoor swimming pool

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Exclusive use of garden
- Bench
- Quiet
- Greenery
- Parking
- Box
- Visitor parking space(s)
- Swimming pool
- Barbecue-chimney
- Barbecue
- Outdoor-kitchen

INSIDE CONVENIENCES

- Lift/elevator
- Box
- Visitor parking space(s)
- Eat-in-kitchen
- Jacuzzi

- Hammam
- Fitness room
- Swimming pool
- Spa
- Built-in closet
- Air conditioning
- Fireplace
- Double glazing
- Skylights
- Bright/sunny
- With front and rear view
- Natural light

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Alarm
- Interphone
- Code door
- Videophone
- Oversee camera
- Armoured door
- Electric garage door
- Electric gate
- Ventilation
- Outdoor lighting
- Home automation

FLOOR

- Tiles
- Parquet floor
- Marble

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

To be discussed

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CONDITION

- New

ORIENTATION

- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Far view
- Unobstructed
- Panoramic
- With an open outlook
- Lake
- Garden
- Park
- Mountains
- Jura

STYLE

- Modern



























