

NYON



Perfect harmony between comfort and
greenery, in the heart of Nyon

CHF 2'490'000.-

Parking place(s) included



5.5



4



136.7 m²

n° ref. **044659D**



Switzerland | Sotheby's International Realty
Rue de Rive 26, 1260 Nyon

Silvia Mueller
+41 79 962 98 40
silvia.mueller@swsir.ch



SITUATION AND DESCRIPTION

This apartment-home stands out for its privileged location in Nyon, one of the Côte's most sought-after communities, offering both a verdant setting and excellent urban living comfort.

Just a stone's throw away, shops, schools, restaurants, public transport and shopping centers make daily life easy. Sports enthusiasts will appreciate the nearby infrastructure, the promenades within walking distance, as well as the beaches and water sports activities of Lake Geneva, located just a few minutes away.

As for mobility, the train station allows you to reach Geneva and its airport in 22 minutes, and Lausanne in 25 minutes.

Upper ground floor:

- Entrance hall equipped with alarm system

- Multi-purpose room (office or guest room) with sliding door and direct access to the garden
- Fully equipped modern kitchen with central island, open to the living room
- Living room with built-in wardrobe and access to the garden
- Shower room with WC and basin
- Distribution hall
- Master bedroom en suite with built-in wardrobes (dressing room) and shower room with WC and basin
- 2nd bedroom with balcony access
- 3rd bedroom with balcony access
- Bathroom with laundry room, WC and basin

Exterior fittings:

- Covered terrace
- Fully fenced private garden
- Automatic watering system
- Potential to create a veranda

Annexes:

- A cellar of approx. 10m2
- Two internal parking spaces nos. 8 and 9
- Bike room
- A second bike room with storage room

Interior ground floor - common area:

- Meeting room with kitchenette and garden access
- Cloakroom with WC
- Wellness area: sauna, hammam and garden access
- Fitness room with shower, double washbasin and lockers
- Games room

SURFACES

Living area	136.7 m ²
Weighted Surface	207 m ²
Balcony Surface	30.2 m ²
Garden surface	290 m ²
Terrace surface	80.2 m ²
Cellar surface	10 m ²

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Number of balcony	1
Number of terraces	1
Location floor	Upper ground floor

ANNEXES

- A cellar of approx. 10m2
- Two interior parking spaces Nos. 8 and 9
- Bike room
- A second bike room with storeroom

DISTANCES

Public transports	197 m
Primary school	219 m
Stores	190 m
Restaurants	191 m

DISTRIBUTION**Lower ground floor**

Floor level - common area:

- Meeting room with kitchenette and garden access
- Cloakroom with WC
- Wellness area: sauna, hammam and garden access
- Fitness room with shower, double washbasin and lockers
- Games room

Upper ground floor

- Entrance hall equipped with alarm system
- Multi-purpose room (office or guest room) with sliding door and direct access to the garden
- Fully equipped modern kitchen with central island, open to the living room
- Living room with built-in wardrobe and access to the garden
- Shower room with WC and basin
- Distribution hall
- En-suite master bedroom with built-in wardrobe (dressing room) and shower room with WC and basin
- 2nd bedroom with balcony access
- 3rd bedroom with balcony access
- Bathroom with laundry room, WC and basin



OUTSIDE CONVENIENCES

- Covered terrace
- Fully fenced private garden
- Automatic watering system
- Potential to create a veranda

INFORMATION

Number of floors above ground	3
Year of construction	2016
Number of flats	33
Basements	1
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- City centre
- Green
- Park
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Public swimming pool
- Sports centre
- Tennis centre
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Museum
- Theatre
- Hospital / Clinic
- Doctor
- Near customs

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Exclusive use of garden
- Garden in co-ownership
- Quiet
- Greenery
- Fence
- Visitor parking space(s)

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Bicycle storage
- Storeroom
- Sauna
- Hammam
- Fitness room
- Recreationroom
- Unfurnished
- Built-in closet
- Double glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen

FINANCIAL DATA**Price**

CHF 2'490'000.-

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Microwave
- Dishwasher
- Private laundry
- Shower
- Bath
- Photovoltaic panels
- Alarm
- Interphone

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- North
- West

EXPOSURE

- Favourable

VIEW

- With an open outlook
- Garden
- Forest

STYLE

- Modern

STANDARD

- Minergie®















