

# NYON



## SUPERB TRIPLEX WITH PRIVATE GARDEN

**CHF 2'990'000.-**

Parking place(s) included



5.5



4

n° ref. **046876**



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## SITUATION AND DESCRIPTION

Located in a luxury residence in Nyon, this superb triplex seduces with its generous volumes, luminosity and privileged environment.

The first floor opens onto a vast living room bathed in light thanks to large bay windows, offering direct access to a magnificent terrace of around 40 m<sup>2</sup> as well as a private garden of around 500 m<sup>2</sup>. The open kitchen, perfectly integrated into the living space, creates a convivial and contemporary atmosphere. A guest WC completes this level.

On the first floor, the sleeping area comprises three bedrooms served by a bathroom with WC. The master suite benefits from a private space including a dressing room, a bathroom complete with shower, bath and WC, as well as a balcony offering a pleasant view of the garden.

The basement offers a large multi-purpose room that can be converted as required, into a games room or home cinema. This level also includes a laundry room, cellar and storage space.

Finishings are of the highest quality, with tiled floors on the first floor and basement, while the upstairs and staircase feature elegant parquet flooring.

From the basement, direct access leads to an exceptional wellness area within the residence, featuring a 22-meter heated indoor pool, sauna, hammam, Jacuzzi as well as a gym.

A double box as well as a single box complete this rare property on the market.

**SURFACES**

Garden surface	500 m <sup>2</sup>
Terrace surface	42 m <sup>2</sup>
Cellar surface	10 m <sup>2</sup>
Underground surface	62 m <sup>2</sup>
Useful surface	224 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	3
Number of terraces	1
Location floor	Garden floor

**DISTANCES**

Public transports	143 m
Primary school	281 m
Stores	51 m
Restaurants	73 m



## LOCATION

Ideally located in Nyon, this superb triplex within a luxury residence offers a privileged living environment just a few steps from the shores of Lac Léman. Benefiting from a private garden, it seduces with its peaceful atmosphere and amenities dedicated to well-being, including swimming pool, spa and jacuzzi within the residence. Between Geneva and Lausanne, Nyon is a particularly sought-after address for its exceptional quality of life, historic charm and direct access to the lake. Its lively center, quality shops and excellent transport links make it an ideal place to live, combining elegance, serenity and dynamism.

**INFORMATION**

Year of construction	2012
Basements	1
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

**NEIGHBOURHOOD**

- City centre
- Restaurant(s)
- Pharmacy
- Railway station
- Playground
- Preschool
- Secondary school
- Public swimming pool
- Theatre
- Hospital / Clinic

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Exclusive use of garden

**INSIDE CONVENIENCES**

- Lift/elevator
- Box
- Open kitchen
- Sauna
- Jacuzzi
- Hammam
- Fitness room
- Swimming pool

- Spa
- Unfurnished
- Mosquito screen
- Double glazing
- With front and rear view

**EQUIPMENT**

- Fitted kitchen
- Shower
- Bath
- Electric blind
- Alarm
- Interphone
- Videophone

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Very good

**ORIENTATION**

- West

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Garden

**STYLE**

- Modern

**FINANCIAL DATA****Price**

CHF 2'990'000.-

**Availability**

To be discussed

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