



FOUR-ROOM APARTMENT IN THE EAUX-VIVES DISTRICT

Genève - Eaux-Vives | 1207 Genève | Reference : ACTBDO195.1

CHF 1,390,000.-



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FOUR-ROOM APARTMENT IN THE EAUX-VIVES DISTRICT

CH-1207 Genève | Genève - Eaux-Vives | **CHF 1,390,000.-**



Located in the Eaux-Vives district, this 4-room apartment (over 90 m²) combines urban charm with a green setting. Just a stone's throw from shops, public transport, parks and Lake Geneva, it offers privileged access to all the city's amenities.

This is a rare opportunity in a sector undergoing major changes, particularly with the future realization of the luxury real estate project signed by Jean Nouvel, which will redefine the standing of the neighborhood.

The apartment needs to be updated to modern tastes, offering the opportunity to personalize your space according to your wishes.

Two major assets complete this property:

- A private parking space at the foot of the building;
- Access to the Genilac network, a hydrothermal heating and cooling system that uses lake water – an environmentally friendly and cost-effective solution.

CONTACT FOR VISITING

Mr. Bertrand Dominé
E-mail : bertrand.domine@actimmo-ge.ch
Mobile : +41 79 816 61 73

CHARACTERISTICS

Reference: **ACTBDO195.1**

Type: **Condominium apartment**

Availability: **To agree**

Rooms: **4**

Bedrooms: **2**

Bathrooms: **2**

Location floor: **1st floor**

Living area: **91 m²**

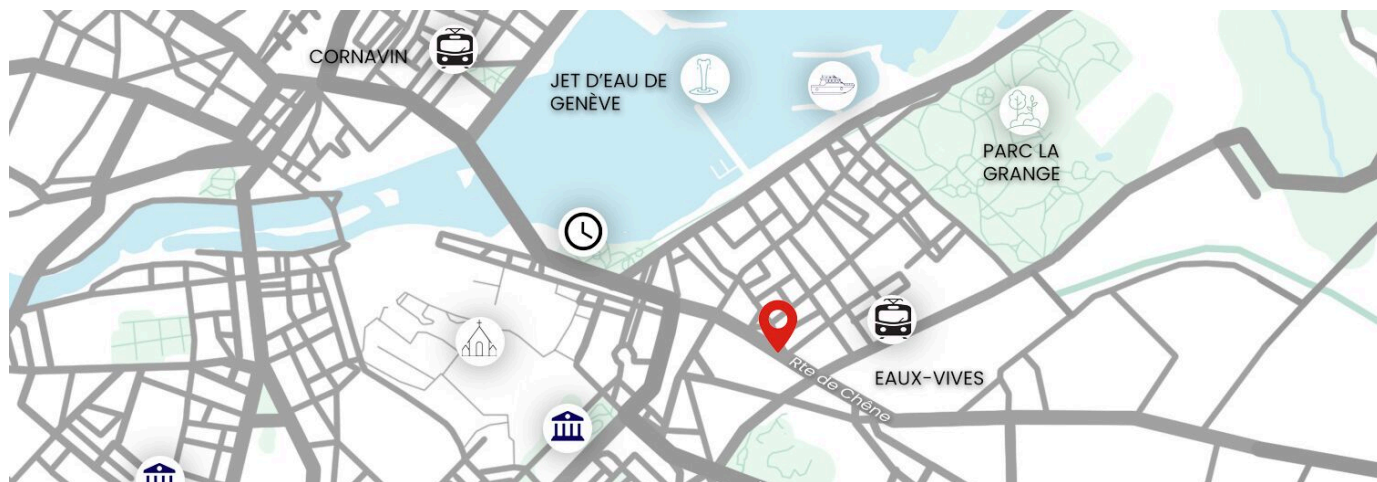
Weighted Surface: **102 m²**





Year of construction: **1980**

Parking spaces: **Yes, obligatory**

LOCATION

CH-1207 Genève | Genève - Eaux-Vives | **CHF 1,390,000.-**



				
Public transports	36 m	1 min.	1 min.	5 min.
Primary school	233 m	4 min.	4 min.	5 min.
Stores	230 m	5 min.	5 min.	6 min.



CHARACTERISTICS

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CHARACTERISTICS

Availability	To agree	Condition of the property	Good
Type	Condominium apartment	Living area	91 m²
Reference	ACTBDO195.1	Weighted Surface	102 m²
Rooms	4	Balcony surface	22 m²
Bedrooms	2	PPE charges	CHF 8,000.-/year incl. renovation fund
Bathrooms	2	Balance renovation fund	CHF 279,000.- at 31.12.2025
Number of toilets	2	Parking spaces	Yes, obligatory
Location floor	1st floor	Exterior parking	1 included CHF 50,000.-
Year of construction	1980		

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Park
- Green
- Residential area
- Shops/Stores
- Restaurant(s)
- Railway station
- Tram stop
- Nursery
- Preschool
- Primary school
- Secondary school
- International schools
- Public swimming pool

OUTSIDE CONVENIENCES

- Loggia
- Greenery
- Parking

INSIDE CONVENIENCES

- Lift/elevator
- Separated lavatory
- Cellar
- Double glazing

EQUIPMENT

- Interphone



CONDITION

- Good
- To be refurbished

ORIENTATION

- East

EXPOSURE

- Good
- Morning

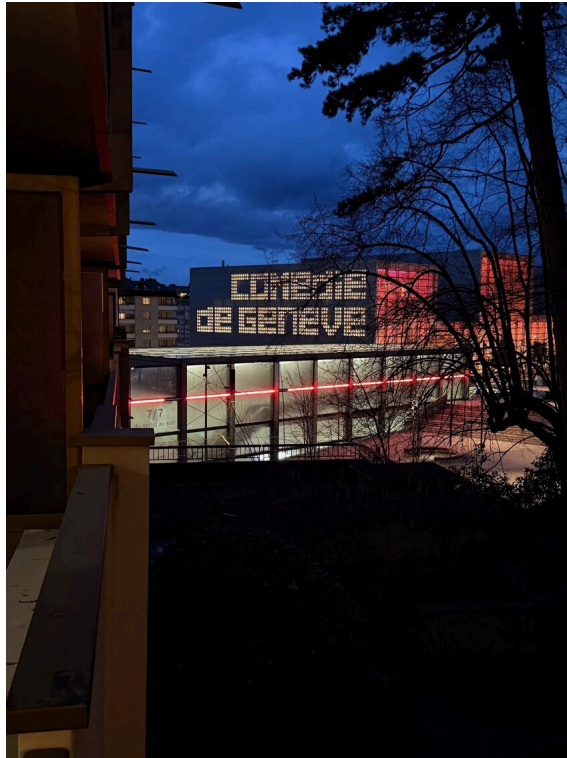
PICTURE(S)







EXTERIOR VIEW



Futur environnement avec la construction d'un immeuble dessiné par l'architecte Jean Nouvel, promotion Swissroc O'BEIMONT



Vue depuis la gare des Eaux-Vives



Vue depuis la rue Clos-Belmont