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# SITUATION

## VÉSENAZ 137

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Between nature and village

Overlooking the village of Vésenaz, this new residence is ideally situated at a crossroads between the village commodities and surrounding nature. It's possible to enjoy pleasant walks or bike rides in the close-by rural hamlet of St-Maurice.

The Pallenterie riding school is within walking distance for the benefit of horseback riding aficionados. Rouelbeau sports centre is less than a kilometre away and offers the following infrastructures:

- 3 football fields, one of which is synthetic
- 5 tennis courts
- Pétanque pitches
- Beach volleyball court
- 100 m running track
- Urban training area
- Kids playground
- Restaurant and parking

The holiday and recreational spirit is completed with the renowned beach park "La Savonnière", one of the most pleasant beaches of the canton with its large wooded park and easy parking.

The commune has four public schools and three kindergartens. Private schools are also easily accessible (Saint-Louis College and Notre-Dame du Lac International Institute).

As for public transport, there is a well-served bus stop within 100 metres and the commune benefits from the noctambus lines A, B, E and G.

Finally, the Collonge-Bellerive commune is known for its favourable tax climate and its enviable quality of life.

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# LOCATION

## VÉSENAZ 137





# PROJECT VÉSENAZ 137

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Choose your dream home among the six different apartments:

attic apartment with access to the rooftop and unobstructed view of the lake,  
ground floor apartment with spacious terraces and private gardens.

You will find what you are looking for, whether a spacious 4-room apartment, majestic 5-room  
loft with rooftop or a family home with 4 bedrooms.

The residence is entirely enclosed and preserved from motorised vehicles. Access to the underground garage and guest parking places is located outside of the secure zone. A lit-up pedestrian path leads to the building entrance.

The residence was conceived by renowned architects RIS+Partenaires. It certainly possesses their signature design, brightness and eco-friendly touch (HPE construction).

## VÉSENAZ 137 MODERNITY

*This development is striving for excellence and aims to provide a residence with an outstanding quality of life in a sought-after location.*

*Everything has been designed to accommodate your wishes and to offer you exceptional homes.*



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# BENEFITS

## VÉSENAZ 137

*“les appartements sauront plaire par leur esthétique et leur luminosité”*

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The residence possesses high-end features and you will be charmed by its aesthetics. You will be given the possibility to choose your finishes and personalise your living space.

The emphasis is on the outdoor with substantial terraces and well-orientated balconies, as well as elegant landscaping for increased intimacy. Large windows allow an easy transition between the interior and exterior. On the rooftop there is a second equipped kitchen, or meals with family and friends on the rooftop terrace. Windows are equipped with motor-operated blinds as well as anti-theft devices for ground-floor apartments.

The facades were aesthetically and tastefully designed. Their dual tone provides a touch of elegance. This was achieved

thanks to the integration of punctual rebeton elements on the balconies and the rooftop access.

The view from the balconies and terraces is enhanced by the use of wood on the under sides and floors, adding warmth. This element is repeated for the entrance cladding and bike sheds.

Generous budgets allow you to personalise the interior to suit your taste. In addition, the top-floor apartments will be equipped with two kitchens and floor to ceiling doors.

The apartments come with two car parks and a cellar in the basement. A spare parking spot and three motorbikes slots underground, plus two visitors parking by the entrance are also provided.







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# PERSPECTIVES

## VÉSENAZ 137

NORTH FACADE









SOUTH FACADE







**LIVING-ROOM**



# PLANS VÉSENAZ 137

## GROUND FLOOR SOUTH-WEST



6 Rooms apartment - Garden level

Floor	Garden level
Orientation	South-west
Rooms	6
Parking	Dobble 5.6
Gross living space	176 m <sup>2</sup>
Balcony space	45 m <sup>2</sup>
Garden	545 m <sup>2</sup>
Reference	2.02



# GROUND FLOOR SOUTH-EAST



## 4 Rooms apartment - Garden level

Floor	Garden level
Orientation	South-east
Rooms	4
Parking	Double 4.3
Gross living space	116 m <sup>2</sup>
Balcony space	32 m <sup>2</sup>
Garden	355 m <sup>2</sup>
Reference	2.03

# PLANS VÉSENAZ 137

## 1<sup>ST</sup> FLOOR SOUTH-WEST



6 Rooms apartment - 1st floor

Floor	1st floor
Orientation	South-west
Rooms	6
Parking	Double 1.2
Gross living space	176 m <sup>2</sup>
Balcony space	51m <sup>2</sup>
Reference	3.02



# 1<sup>ST</sup> FLOOR SOUTH-EAST

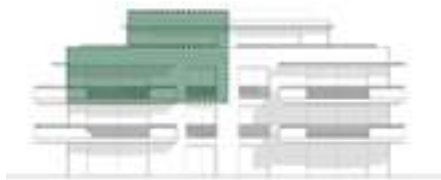


4 Rooms apartment - 1st floor

Floor	1st floor
Orientation	South-east
Room	4
Parking	Double 11.12
Gross living space	116 m <sup>2</sup>
Balcony space	49 m <sup>2</sup>
Reference	3.03

# PLANS VÉSENAZ 137

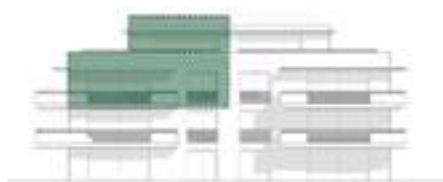
## PENTHOUSE DUPLEX SOUTH-WEST OF 177 M<sup>2</sup>



### Penthouse Duplex South-west

Floor	2nd Floor
Orientation	South-west
Rooms	5.5
Parking	Box Double 7.8
Gross living space	146 m <sup>2</sup>
Balcony space	51 m <sup>2</sup>
Reference	4.02

# PENTHOUSE DUPLEX SOUTH-WEST OF 177 M<sup>2</sup>

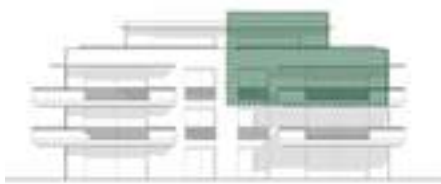


## Penthouse Duplex South-west

Floor	Rooftop
Orientation	South-west
Rooms	5.5
Parking	Box Double 7.8
Gross living space	31 m <sup>2</sup>
Terrace surface	120 m <sup>2</sup>
Reference	5.01

# PLANS VÉSENAZ 137

## PENTHOUSE DUPLEX SOUTH-EAST OF 177 M<sup>2</sup>

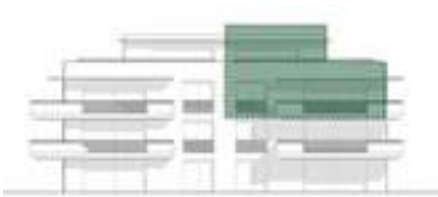


### Penthouse Duplex South-east

Floor	2nd Floor
Orientation	South-east
Rooms	5.5
Parking	Box Double 9.10
Gross living space	146 m <sup>2</sup>
Balcony space	49 m <sup>2</sup>
Reference	4.03



# PENTHOUSE DUPLEX SOUTH-EAST OF 177 M<sup>2</sup>



Penthouse Duplex South-east

Floor	Rooftop
Orientation	South-east
Rooms	5.5
Parking	Box Double 9.10
Gross living space	31 m <sup>2</sup>
Terrace surface	121 m <sup>2</sup>
Reference	5.02

























# THE HIGHLIGHTS

## VÉSENAZ 137

- A FEW MINUTES FROM GENEVA
- CLOSE TO COMMODITIES, SCHOOLS AND PUBLIC TRANSPORT
- QUALITY MATERIALS AND HIGH-END FINISHES
- ECO-FRIENDLY CONSTRUCTION
- LARGE BALCONIES AND ROOFTOP TERRACES
- UNOBSTRUCTED VIEW

# PARTNERS VÉSENAZ 137



ris + partenaires  
architectes sa

**naef**

CREDIT SUISSE

EDIFEA  
solutions constructives

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