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PROPERTIES



A CONTEMPORARY LIFESTYLE IN A LUSH, GREEN SETTING

Chemin de Malvand | 1292 Chambésy | Reference : LM/KM/ 2946

CHF 3,900.-/month

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A CONTEMPORARY LIFESTYLE IN A LUSH, GREEN SETTING

CH-1292 Chambésy | Chemin de Malvand | **CHF 3,900.-/month**







Agency: Millenium Properties
Ref: BP/KM 2938

In the heart of the highly sought-after town of Pregny-Chambésy, just a few minutes from Geneva and the shores of Lake Geneva, discover this superb furnished 3-room apartment located on the first floor of the **Résidence Elisabeth**, a high-end contemporary development.

Set on a magnificent, tree-lined lot of 2,370 m², this intimate residence with just seven apartments combines architectural elegance, modern comfort, and energy efficiency in a quiet, green residential setting.

Refined, light-filled spaces

With a living area of **60.5 m²**, this apartment has been designed to offer a harmonious layout and seamless flow between spaces.

It consists of:

- A welcoming entryway opening onto a beautiful living area;
- A bright living room with an open kitchen, ideal for entertaining and sharing moments of togetherness;
- A comfortable bedroom offering a peaceful atmosphere;
- A shower room with a toilet;
- A pleasant **private terrace of 13 m²**, a true extension of the living space, perfect for enjoying sunny days.

CHARACTERISTICS

Reference: **LM/KM/ 2946**

Type: **Apartment**

Availability: **To agree**

Rooms: **3**

Bedroom: **1**

Bathroom: **1**

Location floor: **1st floor**

Living area: **60.5 m²**

Year of construction: **2026**

Parking spaces: **Yes, obligatory**

Heating type: **Heat pump**

Domestic water heating system: **Heat pump**

Heating installation: **Floor**

The generous windows allow plenty of natural light to flood in and strengthen the connection between the interior and exterior.

Luxury amenities and sustainable design

The Résidence Elisabeth stands out for its sleek architecture and a design that meets **THPE energy efficiency standards, equivalent to the Minergie-P label**.

Future residents will enjoy, among other things:

- High-quality finishes ;
- An elevator serving the various levels and the parking garage;
- A magnificent, carefully landscaped communal garden of approximately 1,000 m^2;
- A residence on a human scale that prioritizes tranquility and privacy.

A prime location on the outskirts of Geneva

Located in a sought-after residential neighborhood of Pregny-Chambésy, the residence enjoys a strategic location, combining serenity with proximity to amenities.

Public transportation, the Chambésy CFF train station, schools, and major transportation routes are easily accessible.

The proximity to international organizations, the airport, and downtown Geneva is an added bonus for clients seeking a privileged living environment.

A rare opportunity

With its thoughtfully laid-out spaces, beautiful terrace, and exclusive setting, this 3-room apartment represents a particularly attractive opportunity for a single person or a couple seeking a high-quality, contemporary home in one of the most sought-after neighborhoods on Geneva's right bank.

An apartment where elegance, serenity, and quality of life come together.

Rent: CHF 3,900 + Utilities + Parking space CHF 250

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LOCATION

CH-1292 Chambésy | Chemin de Malvand | **CHF 3,900.-/month**



Public transports	331 m	5 min.	5 min.	1 min.
Primary school	529 m	11 min.	9 min.	2 min.
Stores	402 m	1h05	10 min.	4 min.
Restaurants	399 m	14 min.	11 min.	3 min.

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CHARACTERISTICS

CH-1292 Chambésy | Chemin de Malvand | **CHF 3,900.-/month**

CHARACTERISTICS

Availability	**To agree**
Type	**Apartment**
Reference	**LM/KM/ 2946**
Rooms	**3**
Bedroom	**1**
Bathroom	**1**
Location floor	**1st floor**
Year of construction	**2026**
Heating type	**Heat pump**
Heating installation	**Floor**
Domestic water heating system	**Heat pump**
Condition of the property	**New**
Standing	**Upmarket**
Living area	**60.5 m²**
Terrace surface	**13 m²**
Parking spaces	**Yes, obligatory**
Interior parking	**1**

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Green
- Park
- Lake
- Harbour
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Public swimming pool
- Sports centre
- Soccer pitch
- Museum
- Theatre
- Concert hall
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden in co-ownership
- Bench
- Quiet
- Greenery
- Fence
- Covered parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Shared bathroom
- Dressing
- Cellar
- Bicycle storage
- Common pool
- Furnished
- Built-in closet
- Triple glazing
- Bright/sunny
- Animals not allowed

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Laundry
- Shower
- Optic fiber
- Electric blind
- Interphone
- Electric garage door
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

EXPOSURE

- Optimal

VIEW

- Nice view
- Clear
- With an open outlook
- Rural
- Lake
- Garden
- Park
- Mountains

STYLE

- Modern

STANDARD

- Minergie®

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PICTURE(S)









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EXTERIOR VIEW



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PLAN

