



LUXURY 8-PERSON APARTMENT NEAR THE RUSSIAN CHURCH

zone | 1206 Genève | Reference : LM/KM- 2594

CHF 8,200.-/month

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PROPERTIES

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LUXURY 8-PERSON APARTMENT NEAR THE RUSSIAN CHURCH

CH-1206 Genève | zone | **CHF 8,200.-/month**



Agency: Millenium Properties
Ref: LM/ KM 2594

A prime location on Geneva's Left Bank.

Located on Rue de l'Athénée, in the highly sought-after Tranchées / Église Russe neighborhood, this apartment boasts a particularly desirable address on Geneva's Left Bank. The neighborhood offers a rare balance between an elegant residential setting and immediate proximity to downtown.

Just a few minutes' walk from the Old Town, this location also provides easy access to the Promenade de Saint-Antoine, the area's cultural institutions, and the green spaces of Champel, including Bertrand Park.

Old-world charm in an apartment with remarkable spaciousness

Located on the 3rd floor of an elegant cut-stone building, this superb 8-room apartment spans approximately 200 m² and immediately captivates with its generous proportions, abundant natural light, and distinctive architectural features.

In excellent condition and presented with particular care, it combines the charm of classic Geneva apartments with a level of comfort suited to contemporary family life.

The heart of the apartment is a magnificent triple living room with a fireplace,

CHARACTERISTICS

Reference: **LM/KM- 2594**

Type: **Apartment**

Availability: **To agree**

Rooms: **8**

Bedrooms: **5**

Bathrooms: **4**

Location floor: **3rd floor**

Living area: **200 m²**

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offering spacious entertaining areas. Hardwood floors, moldings, high ceilings, numerous windows, and two fireplaces all contribute to the character of this property.

A spacious entry hall harmoniously organizes the layout and provides a pleasant separation between the living areas and the sleeping quarters.

Layout

The apartment includes, in particular:

- Triple living room with a fireplace, offering generous entertaining space
- Dining room
- Fully equipped separate kitchen, complemented by an adjoining dining area
- 3 to 4 bedrooms, depending on the desired layout
- One bedroom with built-in closets and an en suite bathroom with a bathtub
- Two bedrooms with an adjoining, connecting half-bath
- 2 full bathrooms and 2 shower rooms
- 3 toilets, including a guest toilet
- Separate laundry room
- Ample storage space
- Hardwood floors, moldings, and period decorative elements
- Two fireplaces
- Numerous windows providing beautiful natural light

Rent: CHF 8,200 Utilities CHF 300

This apartment represents a particularly rare opportunity for clients seeking a luxury family home on the Left Bank, in the immediate vicinity of Geneva's historic center.

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CONVENIENCES

NEIGHBOURHOOD

- | | | |
|--------------------|-------------------|-----------------|
| - City centre | - Shopping street | - Restaurant(s) |
| - Residential area | - Bank | - Pharmacy |
| - Shops/Stores | - Post office | - Bus stop |

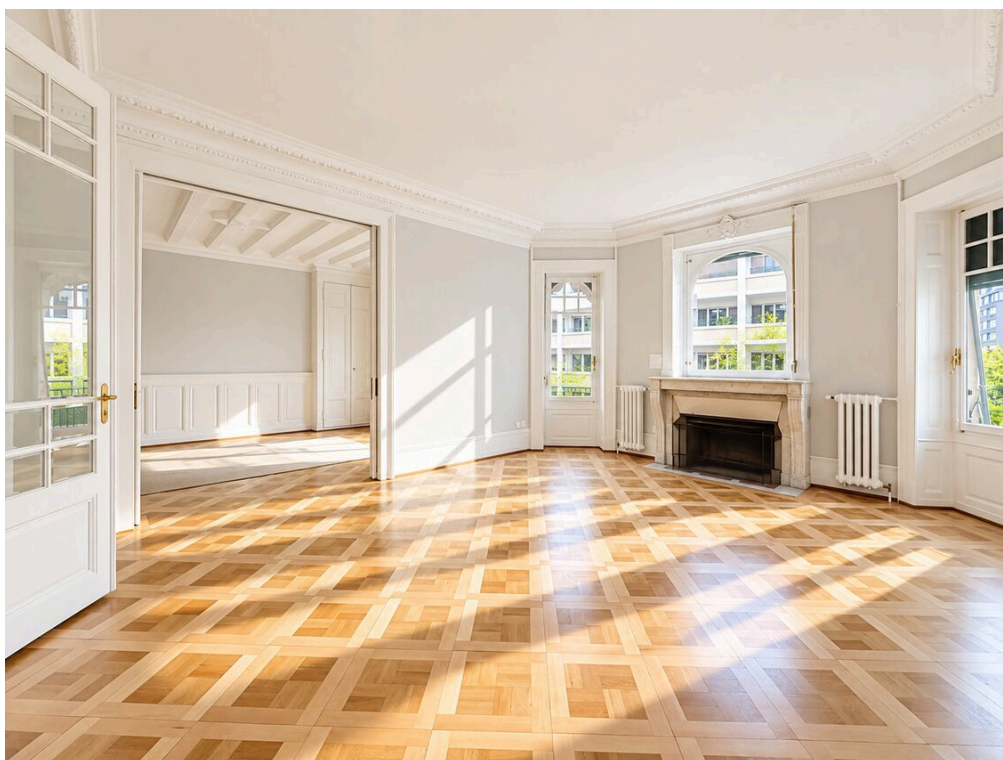
OUTSIDE CONVENIENCES

- Balcony/ies

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PROPERTIES

PICTURE(S)



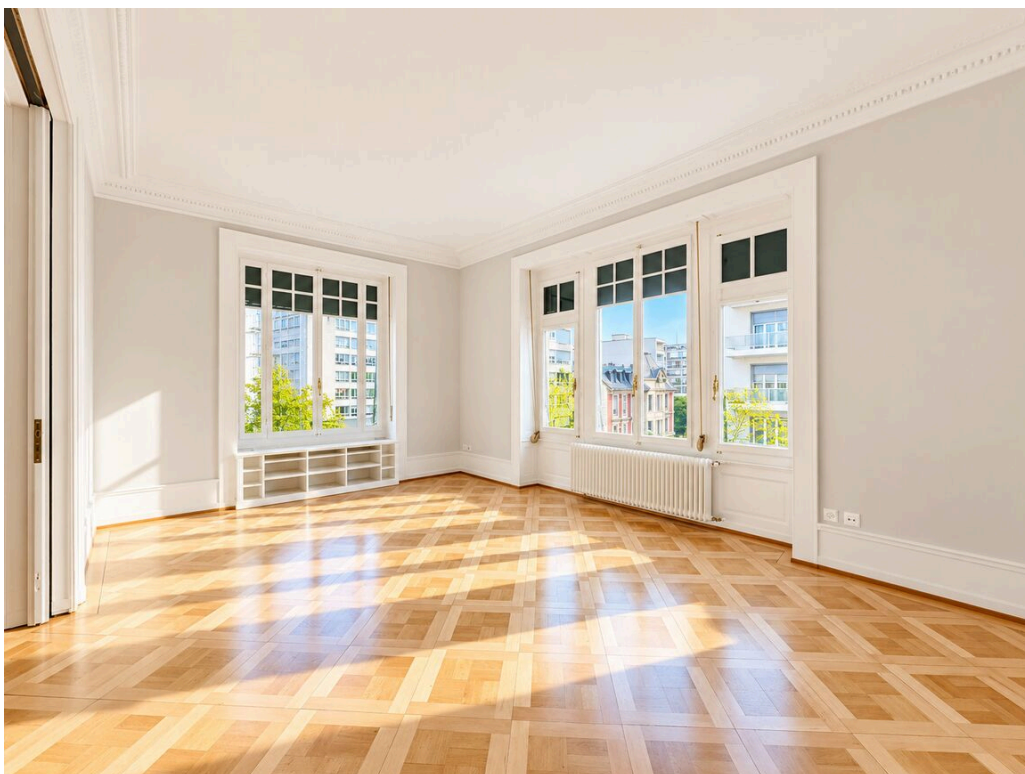
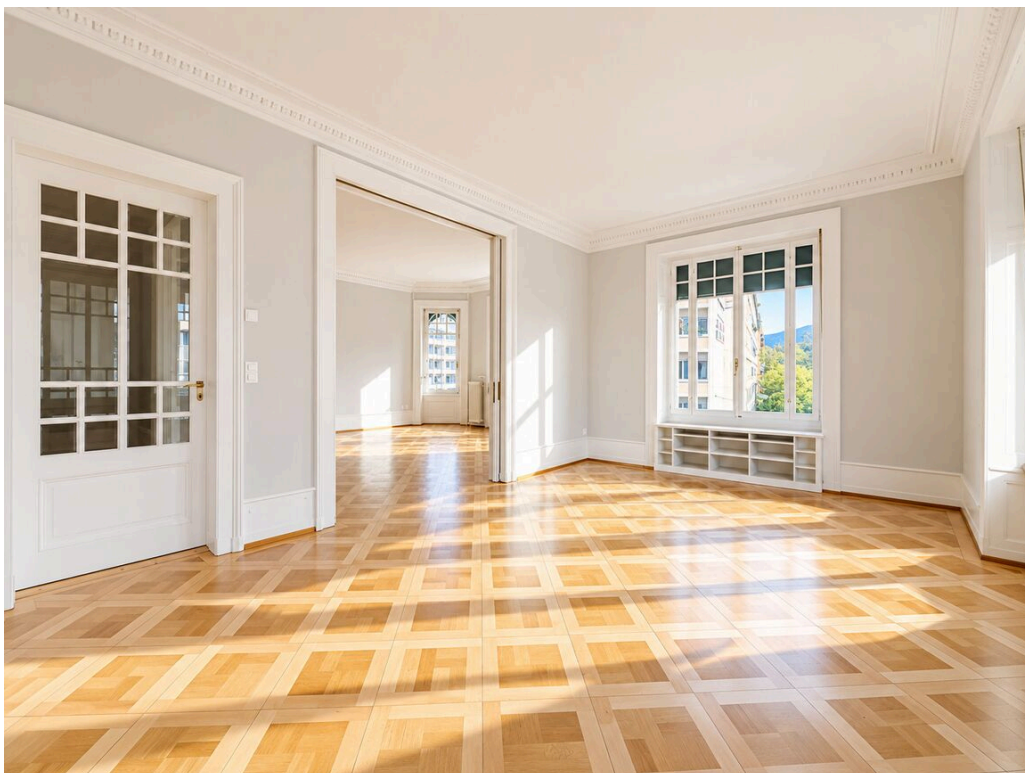
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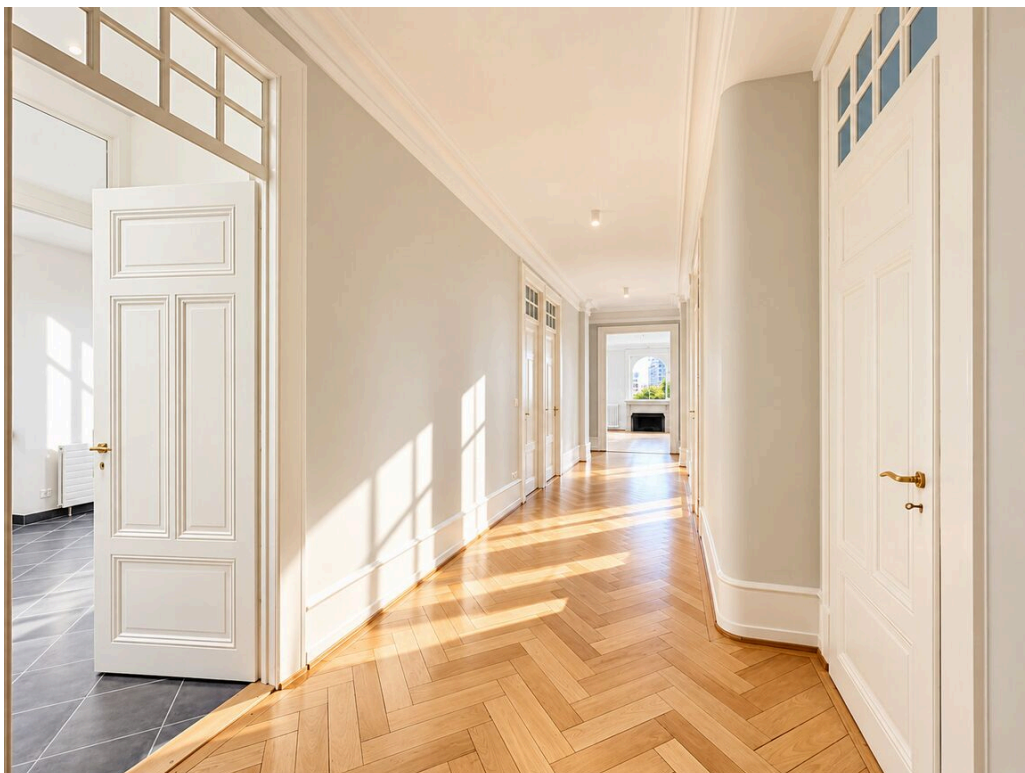
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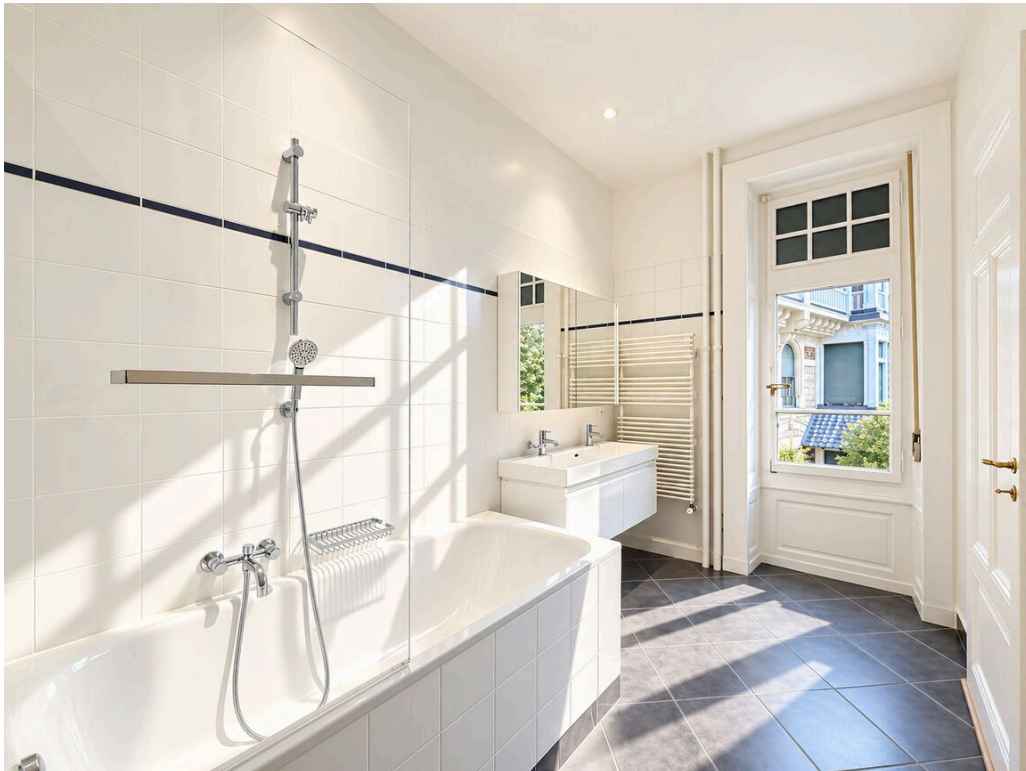
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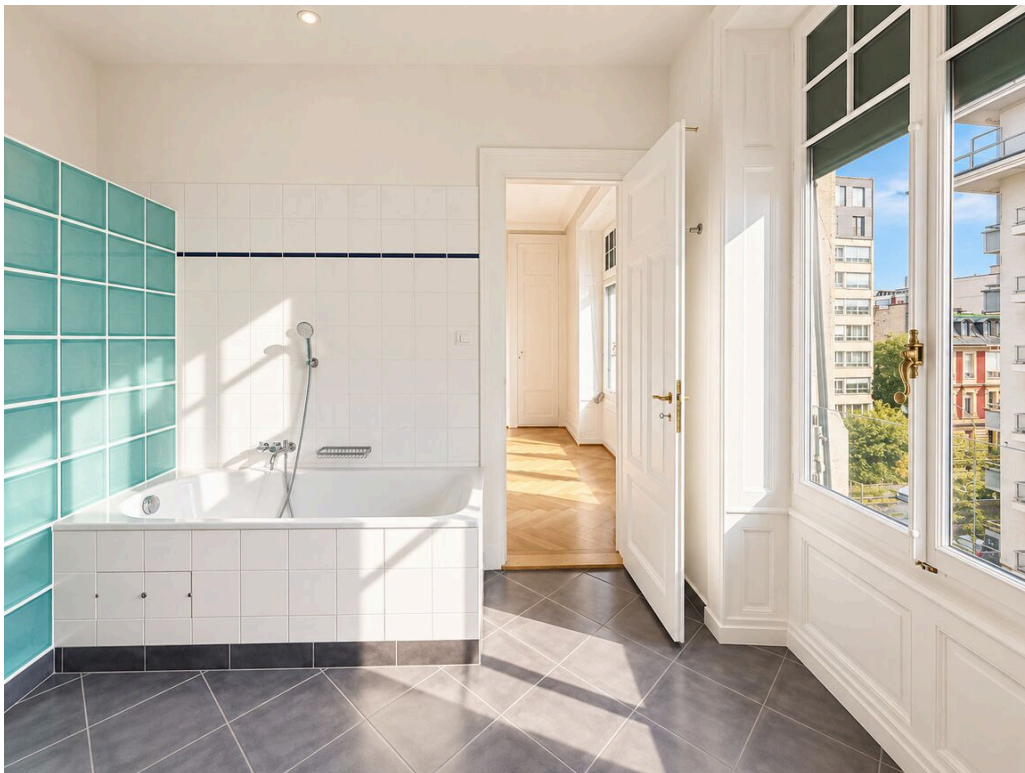
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