



COLOGNY – NEW CONTEMPORARY VILLA WITH A POOL

ZONE | 1223 Cologny | Reference : BP/KM- 2626

CHF 12,500.-/month

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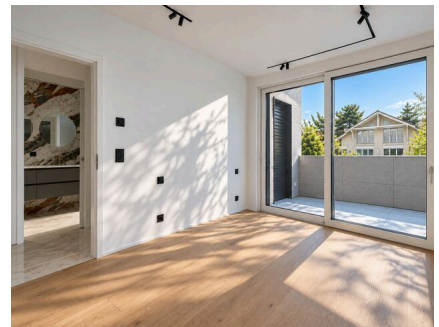
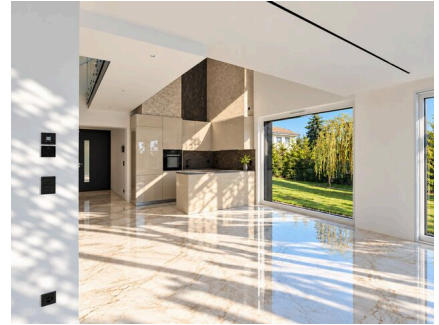
PROPERTIES

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COLOGNY – NEW CONTEMPORARY VILLA WITH A POOL

CH-1223 Cologny | ZONE | CHF 12,500.-/month



Agency: Millenium Properties SA
Ref: BP/KM 2626

Located in the prestigious town of **Cologny**, one of Geneva's most sought-after residential addresses, this villa enjoys a privileged, lush, and peaceful setting, while remaining just a few minutes from downtown. The town is particularly appealing for its proximity to the lake, its sports facilities, its renowned schools, and its quality of life.

This elegant **7-room semi-detached villa** offers approximately **300 m² of living space** spread over three levels, on a lot of approximately **530 m²**.

Resolutely contemporary, it offers spacious rooms, remarkable natural light thanks to its large floor-to-ceiling windows, and a pleasant flow between the interior spaces, the terrace, and the garden. The meticulous finishes are complemented by a home automation system, electric blinds, and numerous built-in light fixtures.

Ground Floor

- Entrance hall with coat closets and guest restroom
- Fully equipped open kitchen with a central island
- Living room / dining room with direct access to the terrace and garden

First Floor

CHARACTERISTICS

Reference: **BP/KM- 2626**

Type: **House**

Availability: **Immediate**

Rooms: **7**

Bedrooms: **4**

Bathrooms: **3**

Living area: **200 m²**

Heating type: **Heat pump**

Heating installation: **Floor**

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PROPERTIES

- Master suite with walk-in closet, bathroom, and balcony
- Two bedrooms with built-in closets and balcony access
- Shower room with toilet

Basement

- Two large multipurpose rooms with natural light, one of which can serve as a bedroom
- Shower room with toilet and separate toilet
- Cellar, utility room, and laundry room

Outside, the property features a **fenced garden with trees, a heated pool, and a beautiful terrace**. A carport for two vehicles and several parking spaces round out the property.

Built to **THPE** standards, the villa features a geothermal heat pump, photovoltaic and solar thermal panels, and a geocooling system.

Located near the **Cologne sports center**, shops, La Grange Park, and renowned schools such as Moser and La Grande Boissière, the property is located approximately **10 minutes from downtown Geneva**.

Rent: CHF 12,500

Garden and pool maintenance fees not included

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CHARACTERISTICS

CH-1223 Cologny | ZONE | **CHF 12,500.-/month**

CHARACTERISTICS

Availability	Immediate	Number of toilets	3
Type	House	Heating type	Heat pump
Reference	BP/KM- 2626	Heating installation	Floor
Rooms	7	Living area	200 m²
Bedrooms	4	Exterior parking	2
Bathrooms	3		

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Park
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Covered parking space(s)

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Bright/sunny

EQUIPMENT

- Fitted kitchen

STYLE

- Modern

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PROPERTIES

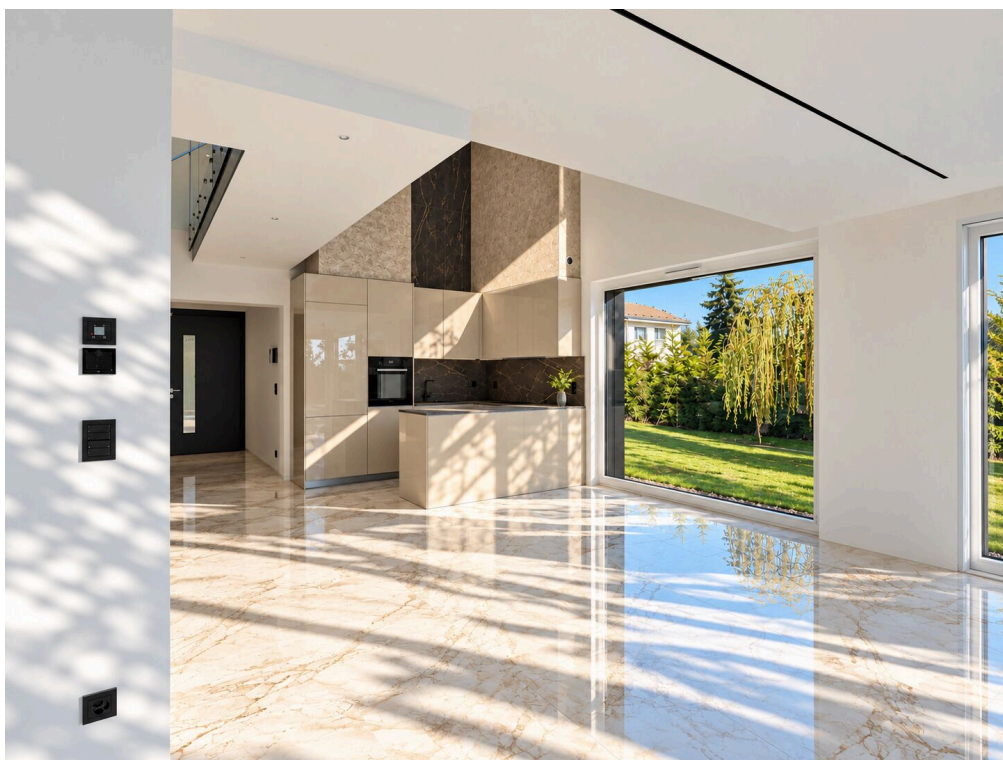
PICTURE(S)



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PROPERTIES

INTERIOR VIEW



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PROPERTIES



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PROPERTIES

