



LUXURIOUS VILLA WITH A PANORAMIC VIEW OF THE MOUNTAINS AND LAKE

zone | 1273 Arzier-Le Muids | Reference : FZ 2500/3

CHF 9,800.-/month

TABLE OF CONTENTS

Description page	3
Detailed characteristics and conveniences	5
Big pictures	7

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Agency: Millenium Properties SA
Ref: FZ 2500

Situated in the highly sought-after heights of Arzier, within an exclusive residential setting enjoying absolute tranquility, this sumptuous contemporary villa built in 2021 offers a truly exceptional lifestyle, combining architectural elegance, high-end finishes, and breathtaking panoramic views over Lake Geneva and the Alps.

Offering approximately 405 sqm of living space, this light-filled property captivates from the very first moment with its generous volumes, clean contemporary lines, and expansive floor-to-ceiling windows opening onto spectacular natural scenery. Every space has been thoughtfully designed to provide comfort, modernity, and refinement.

The villa features 12 rooms, including 6 beautiful bedrooms and 5 elegantly finished bathrooms. Carefully selected premium materials create an atmosphere that is both warm and sophisticated throughout the property.

The ground floor welcomes you with a spacious entrance hall featuring built-in storage, leading to the sleeping area. Here, you will find two beautiful bedrooms with a shower room, as well as a superb master suite complete with dressing room and en-suite bathroom. A large multipurpose room can easily serve as a games room, fitness area, or relaxation lounge, complemented by two additional rooms ideal for creating home offices or private workspaces.

CHARACTERISTICS

Reference: **FZ 2500/3**

Type: **Single family house**

Availability: **Immediate**

Rooms: **12**

Bedrooms: **6**

Bathrooms: **4**

Flat: **1**

Living area: **405 m²**

Year of construction: **2021**

Parking spaces: **Yes, obligatory**

Heating types: **Heat pump, Air to water heat pump, Solar**

Heating installation: **Floor**

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PROPERTIES

Upstairs, an elegant staircase leads to the impressive main living area. The living room, entirely open to the outdoors through large bay windows, benefits from exceptional natural light and truly spectacular panoramic views. The open-plan Gaggenau kitchen, featuring bespoke contemporary design and an adjoining pantry, integrates perfectly into this stunning reception area. A true centerpiece of the home, it combines aesthetics, functionality, and top-of-the-line appliances.

Three additional bedrooms complete this level, two of which enjoy breathtaking lake and mountain views.

Outside, the villa reveals a spectacular 216 sqm terrace, a true extension of the living spaces, offering the perfect setting for entertaining or simply admiring the sunsets and the winter sea of clouds above Lake Geneva.

Designed to meet modern energy-efficiency standards, the property is equipped with a heat pump heating system complemented by solar panels, ensuring optimal comfort and excellent energy performance throughout the year.

A rare property on the market, ideal for clients seeking prestige, serenity, and an incomparable living environment just minutes from Nyon and all amenities.

Rent: CHF 9,800.-

(Low utility costs thanks to the heat pump and solar panels.)

Contact:

Florence EPAILLY-ZOUARI
florence@milleniumproperties.ch
+41 79 633 81 39

MILLENIUM PROPERTIES
Boulevard du théâtre 5, 1204 Geneva
<https://www.milleniumproperties.ch>
+41 22 342 44 12

CONTACT FOR VISITING

Millenium Properties SA
Mrs. Florence Zouari-Epailly
E-mail : florence@milleniumproperties.ch
Mobile : +41 79 633 81 39

CHARACTERISTICS

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CHARACTERISTICS

Availability	Immediate	Total number of floor	1
Type	Single family house	Heating types	Heat pump, Air to water heat pump, Solar
Reference	FZ 2500/3	Heating installation	Floor
Rooms	12	Condition of the property	Very good
Bedrooms	6	Standing	Standard
Bathrooms	4	Living area	405 m²
Number of toilets	6	Terrace surface	216 m²
Year of construction	2021	Parking spaces	Yes, obligatory
Flat	1	Interior parking	2
Number of terraces	2	Exterior parking	4

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Green
- Railway station
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Parking
- Garage
- Ground level access

INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Separated lavatory
- Dressing
- Pantry
- Cellar
- Storeroom
- Triple glazing
- Bright/sunny
- Animals allowed

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PROPERTIES

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower
- Alarm
- Interphone

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

EXPOSURE

- Optimal

VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- Panoramic
- With an open outlook
- Rural
- Lake
- Garden
- Fields
- Forest
- Mountains
- Alps

STYLE

- Modern

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PROPERTIES

PICTURE(S)





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PROPERTIES





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PROPERTIES





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PROPERTIES

