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PROPERTIES



APARTMENT WITH BALCONY IN THE IMMEDIATE VICINITY OF THE LAKE

Zone | 1202 Genève | Reference : SH/REY 2395

CHF 750,000.-

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APARTMENT WITH BALCONY IN THE IMMEDIATE VICINITY OF THE LAKE

CH-1202 Genève | Zone | **CHF 750,000.-**



Agency: Millenium Properties
Ref : SH/REY 2395

Located in a particularly sought-after area of the right bank, this apartment of approximately 43 m² offers a practical and pleasant living environment, very close to amenities and main transport links.

Located on the 4th floor of a well-maintained building, the apartment benefits from beautiful natural light and a balcony of approximately 7 m² with a view of the lake and a pleasant outdoor space.

The apartment consists of:

- An entrance
- A main room that can serve as both a living room and a sleeping area
- A kitchen
- A bathroom with WC

This property has excellent potential for development and enhancement, ideal for creating a modern and optimized interior, whether for personal use or as a pied-à-terre in the city.

The location is particularly attractive: a few steps from the prestigious 5-star hotels on the right bank, close to the train station, the diplomatic quarter, and the airport. Shops, restaurants and public transport are within easy reach.

CHARACTERISTICS

Reference: **SH/REY 2395**

Type: **Apartment**

Availability: **Immediate**

Rooms: **2**

Bedroom: **1**

Bathroom: **1**

Location floor: **4th floor**

Living area: **43 m²**

Useful surface: **50 m²**

Year of construction: **1950**

Heating type: **Gas**

Heating installation: **Radiator**

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Sale price: CHF 750,000.-

Acquisition condition: financing only by own funds or via LPP.

The images presented are not contractual: they illustrate the rooms of the property, for which we have proposed a modern furnished layout projection to highlight the potential of the apartment.

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CHARACTERISTICS

CH-1202 Genève | Zone | **CHF 750,000.-**

CHARACTERISTICS

Availability	Immediate	Location floor	4th floor
Type	Apartment	Year of construction	1950
Reference	SH/REY 2395	Balcony	1
Rooms	2	Heating type	Gas
Bedroom	1	Heating installation	Radiator
Bathroom	1	Living area	43 m²
Number of toilets	1	Useful surface	50 m²

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Lake
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus station
- Tram stop

OUTSIDE CONVENIENCES

- Balcony/ies

INSIDE CONVENIENCES

- Lift/elevator
- Cellar
- Bright/sunny

EQUIPMENT

- Bath

FLOOR

- Tiles
- Parquet floor

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EXTERIOR VIEW



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INTERIOR VIEW



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