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PROPERTIES



VILLAS BELLERIVE – VILLA A

Chemin du Chateau de Bellerive 31 | 1245 Collonge-Bellerive | Reference : SH
2441

CHF 6,530,000.-

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VILLAS BELLERIVE – VILLA A

CH-1245 Collonge-Bellerive | Chemin du Chateau de Bellerive 31 | **CHF 6,530,000.-**



THE VILLAS OF BELLERIVE Collonge-Bellerive · Geneva, Switzerland

A Private Contemporary Residence Moments from Lake Geneva

Discreetly nestled in one of Geneva's most sought-after residential enclaves, just a short stroll from the shores of Lake Geneva, Villa A embodies a rare expression of contemporary architecture, privacy and refined living. Set on a beautifully landscaped plot of **887 sqm**, the property offers an exceptional balance between natural serenity and immediate proximity to the city's finest amenities.

Exceptional Living Volumes & Seamless Indoor-Outdoor Living

The ground floor reveals an impressive open-plan reception space of nearly **90 sqm**, where living room, dining area and kitchen blend into a single, fluid environment.

Floor-to-ceiling sliding glass doors dissolve the boundaries between interior and exterior, extending the living spaces onto a generous terrace and private garden.

A residence designed for both elegant entertaining and intimate family living.

Four Private Suites – A Residential Experience Inspired by Luxury Hospitality

The upper floor has been conceived with a strong focus on privacy and comfort, offering **four independent suites**, each with its own bathroom. The master suite features a bespoke walk-in dressing room and opens onto a private balcony overlooking the surrounding greenery.

CHARACTERISTICS

Reference: **SH 2441**

Type: **New house**

Availability: **01.12.2026**

Rooms: **7**

Bedrooms: **4**

Bathrooms: **6**

Living area: **274 m²**

Useful surface: **448 m²**

Ground surface: **887 m²**

Volume: **1,611 m³**

Year of construction: **2026**

Heating type: **Heat pump**

Domestic water heating system: **Heat pump**

Heating installation: **Floor**

A layout rarely found in Geneva, ensuring complete autonomy for each occupant.

A Lower Level Dedicated to Wellbeing & Lifestyle

The fully finished lower ground floor extends the living experience with a large, naturally lit space of over **50 sqm**, ideal for:

- private cinema
- fitness studio
- wellness area

Additional features include sauna, wine cellar, laundry and technical rooms, creating a complete and highly functional environment.

A Rare Outdoor Setting with Approved Private Pool

The villa features a beautifully landscaped garden that offers complete privacy and includes a private pool

Sustainability Meets High-End Comfort

Designed to meet the highest Swiss standards (THPE – CECB A/A), the villa integrates:

- heat pump system
- underfloor heating
- solar and photovoltaic panels
- full home automation

Ensuring both environmental performance and absolute comfort.

Key Features

- Living area: **274 sqm**
- Lower ground: **138 sqm**
- Land: **887 sqm**
- 4 bedroom suites
- Approx. 90 sqm reception area
- Private garden & pool
- Covered parking

Price

CHF 6,530,000

Contact

Serge Hernandez

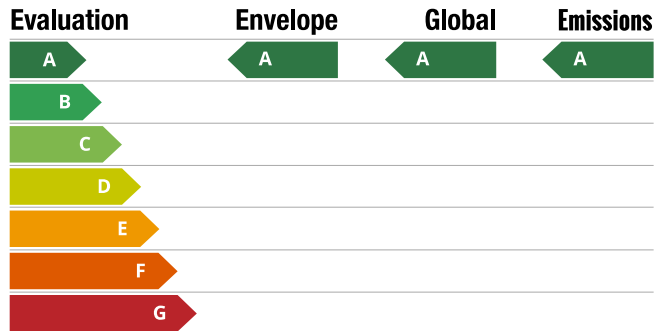
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ENERGY EFFICIENCY (CECB)

The energy label is the result of an evaluation of the global energy performance (energy consumption and energy source) and of the performance of the building envelope.



CONTACT FOR VISITING

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Tel. : +41 22 342 44 12

CHARACTERISTICS

CH-1245 Collonge-Bellerive | Chemin du Chateau de Bellerive 31 | **CHF 6,530,000.-**

CHARACTERISTICS

Availability	01.12.2026	Heating type	Heat pump
Type	New house	Heating installation	Floor
Reference	SH 2441	Domestic water heating system	Heat pump
Rooms	7	Condition of the property	New
Bedrooms	4	Standing	Upmarket
Bathrooms	6	Living area	274 m²
Number of toilets	6	Ground surface	887 m²
Year of construction	2026	Useful surface	448 m²
Energetic efficiency	A	Volume	1,611 m³
Building envelope	A	Terrace surface	34 m²
Direct CO2 emissions	A	Underground surface	138 m²
Number of terraces	2	Interior parking	2
Balconies	2	Exterior parking	included

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EXTERIOR VIEW



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INTERIOR VIEW



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PLAN



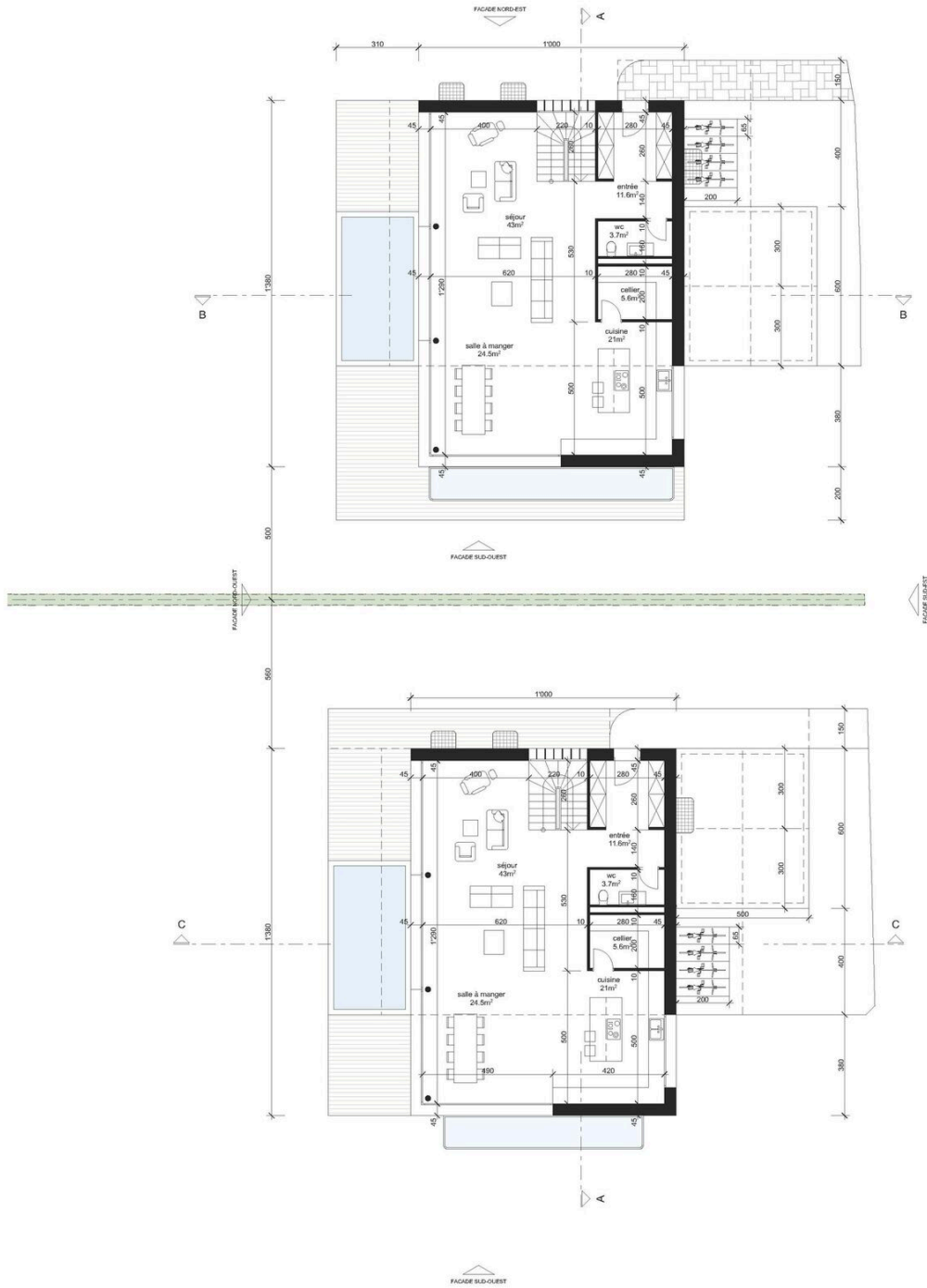
GREEN BEAM ARCHITECTES
GREEN BEAM Architectes - Nicolas Roll
30 route de la Bâtie - 1290 Versoix
022 500 30 00 - nicolasroll@greenbeam.ch

001

27.02.2025 | A3 | 1:250 | 20.XX | PLAN MASSE 250

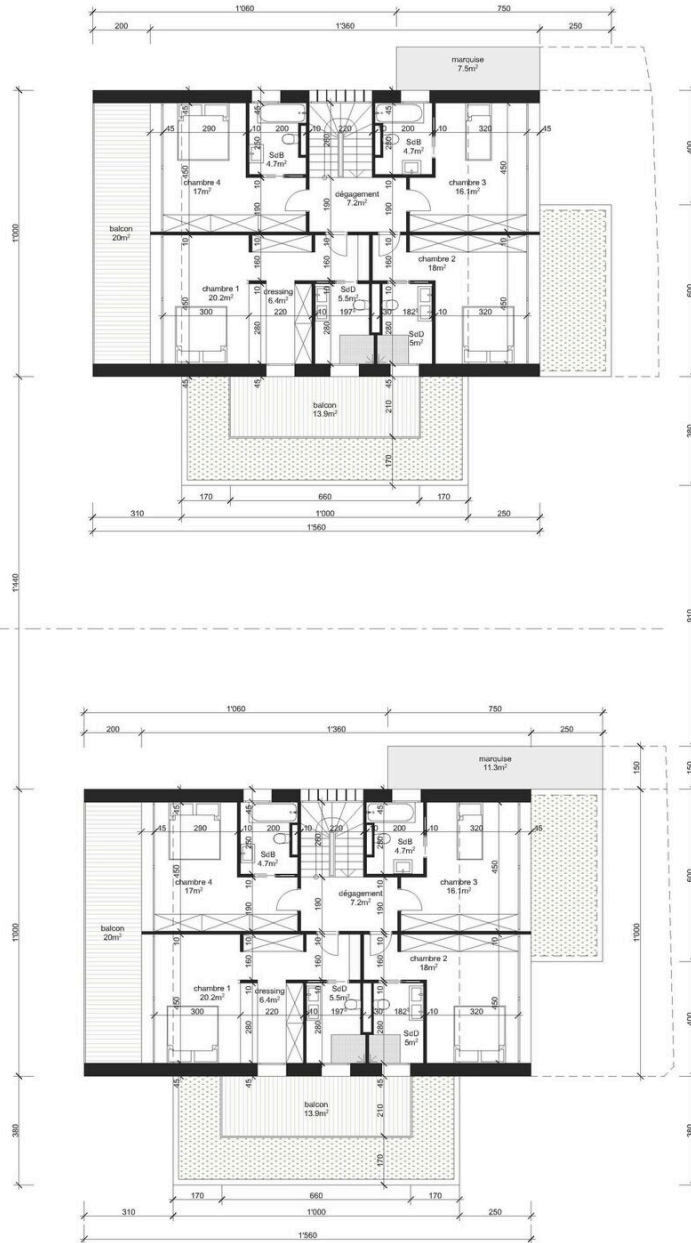
Construction de deux villas
Parcelle n° 7689
31 Château de Bellinze / 1345 Collonge-Bellerive

PLAN DE MASSE



<p>Construction de deux villas</p> <p>Parcelle n° 7687</p> <p>31 Châteaude-Bellerive 1245 Collonge-Bellerive</p>	<p>GREEN BEAM Architectes Nicolas Roll</p> <p>30 route de la Bâtie - 1250 Versoix</p> <p>021 906 33 200 - nicolas.roll@greenbeam.ch</p>	<p>27.02.2025</p> <p>A2</p> <p>1:100</p> <p>20.xx</p> <p>REZ-DE-CHAUSSEE</p> <p>003</p>	
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REZ DE CHAUSSEE



<p>Construction de deux villas</p> <p>Parcelle n° 7687</p> <p>31 châteaux-de-Bellerive 1245 Collonge-Bellerive</p>	<p>GREEN BEAM Architectes Nicolas Roll</p> <p>30 route de la Bâtie - 1290 Versoix</p> <p>021 906 93 200 - nicolas.roll@greenbeam.ch</p>	<p>27.02.2025</p> <p>Ad</p> <p>1:100</p> <p>20.xx</p> <p>ETAGE</p> <p>004</p>	
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ETAGE

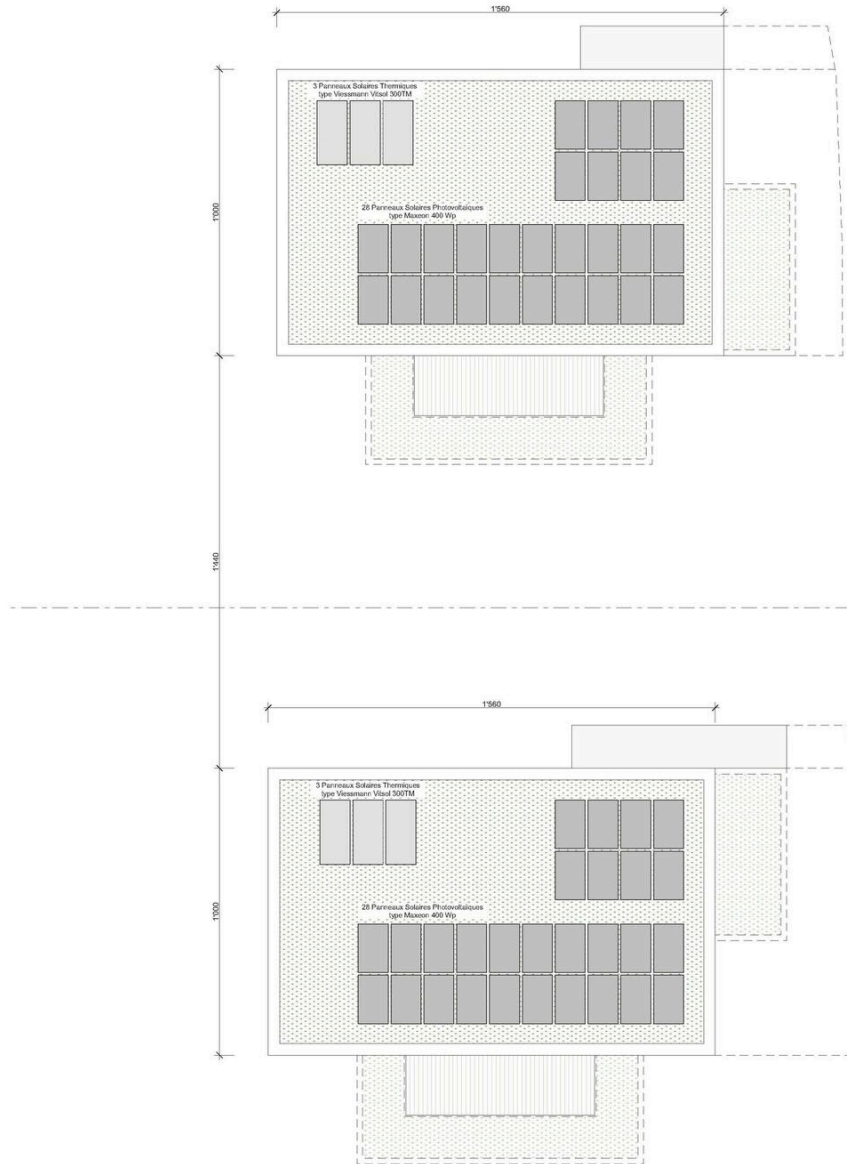


<p>Construction de deux villas</p> <p>Parcelle n° 7687 31 châteaux de Bellevue 1245 Collonge-Bellerive</p>	<p>GREEN BEAM Architectes Nicolas Roll</p> <p>30 route de la Bâle - 1210 Versoix 021 906 93 800 - nicolas.roll@greenbeam.ch</p>	<p>27.02.2025</p> <p>Ad</p> <p>1:100</p> <p>20.xx</p> <p>SOLS-SOL</p>	<p>002</p> <p>GREEN BEAM</p>
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SOUS SOL

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Construction de deux villas	GREEN BEAM Architectes Nicolas Roll	
Parcelle n° 7687 31 châteaux-de-Bellerive 1245 Collonge-Bellerive	30 route de la Bâtie - 1250 Versoix 021 906 33 000 - nicolas.roll@greenbeam.ch	
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TOITURE



PLAN DE COUPE