



## VILLAS STIERLIN

Rue robert Adrien STIERLIN 41E | 1217 Meyrin | Reference : KM/SH 2388

**CHF 1,490,000.-**

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## VILLAS STIERLIN

CH-1217 Meyrin | Rue robert Adrien STIERLIN 41E | **CHF 1,490,000.-**



Agency: Millenium Properties  
Ref : KM/SH 2388

The Villas Stierlin, located in Meyrin, combine luxury, comfort and performance. Built to the **THPE (Very High Energy Performance)** standard, these villas offer optimal energy efficiency, exceptional thermal and acoustic comfort, while minimizing the ecological footprint. This construction choice guarantees energy savings, comfort in all seasons and a reduction in environmental impact, while meeting the most demanding expectations in terms of quality of life.

The villas are spread over three levels and a basement, and are distinguished by their modern architecture and generous spaces. The optimized layout creates a bright and functional environment, with quality materials and refined finishes that enhance every living space.

Each villa is spread over four levels. The garden floor accommodates a large living area with an open-plan living room and kitchen. The main bedrooms are located on the first floor, while the attic is either converted into an additional bedroom or an office, depending on the villa type. A large basement completes the property and offers many possibilities for further development.

The **4.5-room** villas (villas A, C, F and H) have **two bedrooms upstairs**, including a **master suite**, as well as an **attic office**.

The **5.5-room** villas (villas B, D and G) include **two bedrooms upstairs**, one

### CHARACTERISTICS

Reference: **KM/SH 2388**

Type: **New house**

Availability: **01.09.2027**

Rooms: **5**

Bedrooms: **3**

Bathrooms: **2**

Living area: **150 m<sup>2</sup>**

Useful surface: **174 m<sup>2</sup>**

Ground surface: **300 m<sup>2</sup>**

Year of construction: **2027**

Heating type: **Heat pump**

Domestic water heating system: **Heat pump**

Heating installation: **Floor**

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of which is a **master suite**, and a **second master suite located in the attic**.

**Villa E**, also with **5.5 rooms**, offers **three bedrooms on the first floor**, including a **master suite**, as well as an **attic office**.

**Villa A – 1'670'000.00 CHF – RESERVED**

**Villa B – 1'790'000.00 CHF**

**Villa C – 1'490'000.00 CHF**

**Villa D – 1'690'000.00 CHF**

**Villa E – 1'650'000.00 CHF**

**Villa F – 1'570'000.00 CHF**

**Villa G – 1'750'000.00 CHF**

**Villa H – 1'690'000.00 CHF – RESERVED**

### Other information

Each villa has a reserved outdoor parking space, ensuring easy and secure access. In addition, a communal PC shelter is available, providing additional security for residents. This place is designed to meet the highest requirements in terms of comfort and security, for maximum peace of mind. The delivery of the villas is scheduled for the end of spring 2026, giving you the opportunity to invest in an exceptional property.

### Contact & Visit

For more information or to arrange a private viewing, contact us via WhatsApp, 7 days a week, at +41 79 572 19 97.

### CONTACT FOR VISITING

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## CHARACTERISTICS

CH-1217 Meyrin | Rue robert Adrien STIERLIN 41E | **CHF 1,490,000.-**

### CHARACTERISTICS

|                      |                   |                               |                  |
|----------------------|-------------------|-------------------------------|------------------|
| Availability         | <b>01.09.2027</b> | Balcony                       | <b>1</b>         |
| Type                 | <b>New house</b>  | Heating type                  | <b>Heat pump</b> |
| Reference            | <b>KM/SH 2388</b> | Heating installation          | <b>Floor</b>     |
| Rooms                | <b>5</b>          | Domestic water heating system | <b>Heat pump</b> |
| Bedrooms             | <b>3</b>          | Condition of the property     | <b>New</b>       |
| Bathrooms            | <b>2</b>          | Standing                      | <b>Standard</b>  |
| Number of toilets    | <b>3</b>          | Living area                   | <b>150 m²</b>    |
| Year of construction | <b>2027</b>       | Ground surface                | <b>300 m²</b>    |
| Number of terraces   | <b>1</b>          | Useful surface                | <b>174 m²</b>    |

## EXTERIOR VIEW



picture of a modern home as seen from the land



the exterior of a modern home at dusk

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## INTERIOR VIEW







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