



VILLAS BELLERIVE – VILLA A

zone | 1245 Collonge-Bellerive | Reference : SH 2441

CHF 6,530,000.-

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VILLAS BELLERIVE – VILLA A

CH-1245 Collonge-Bellerive | zone | **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

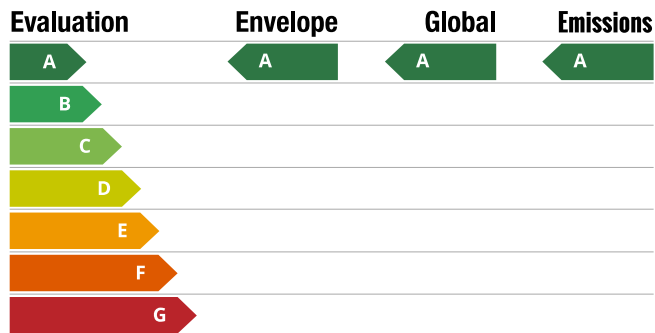
Millenium Properties

+41 79 286 51 74

serge@milleniumproperties.ch

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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CHARACTERISTICS

CH-1245 Collonge-Bellerive | zone | **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 | 2 included |

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Park
- Green
- Lake
- Harbour
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Sports centre
- Tennis centre
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet

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PROPERTIES

- Greenery
- Covered parking space(s)
- Garage

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Unfurnished
- Garage
- Guests lavatory
- Built-in closet
- Visitor parking space(s)
- Separated lavatory
- Triple glazing

EQUIPMENT

- Fitted kitchen

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South

EXPOSURE

- Optimal

VIEW

- Lake
- Garden
- Park

STANDARD

- Minergie®
- THPE (Very high energy performance)

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PROPERTIES

EXTERIOR VIEW



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PROPERTIES

INTERIOR VIEW



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PROPERTIES



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PROPERTIES



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PROPERTIES



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PROPERTIES



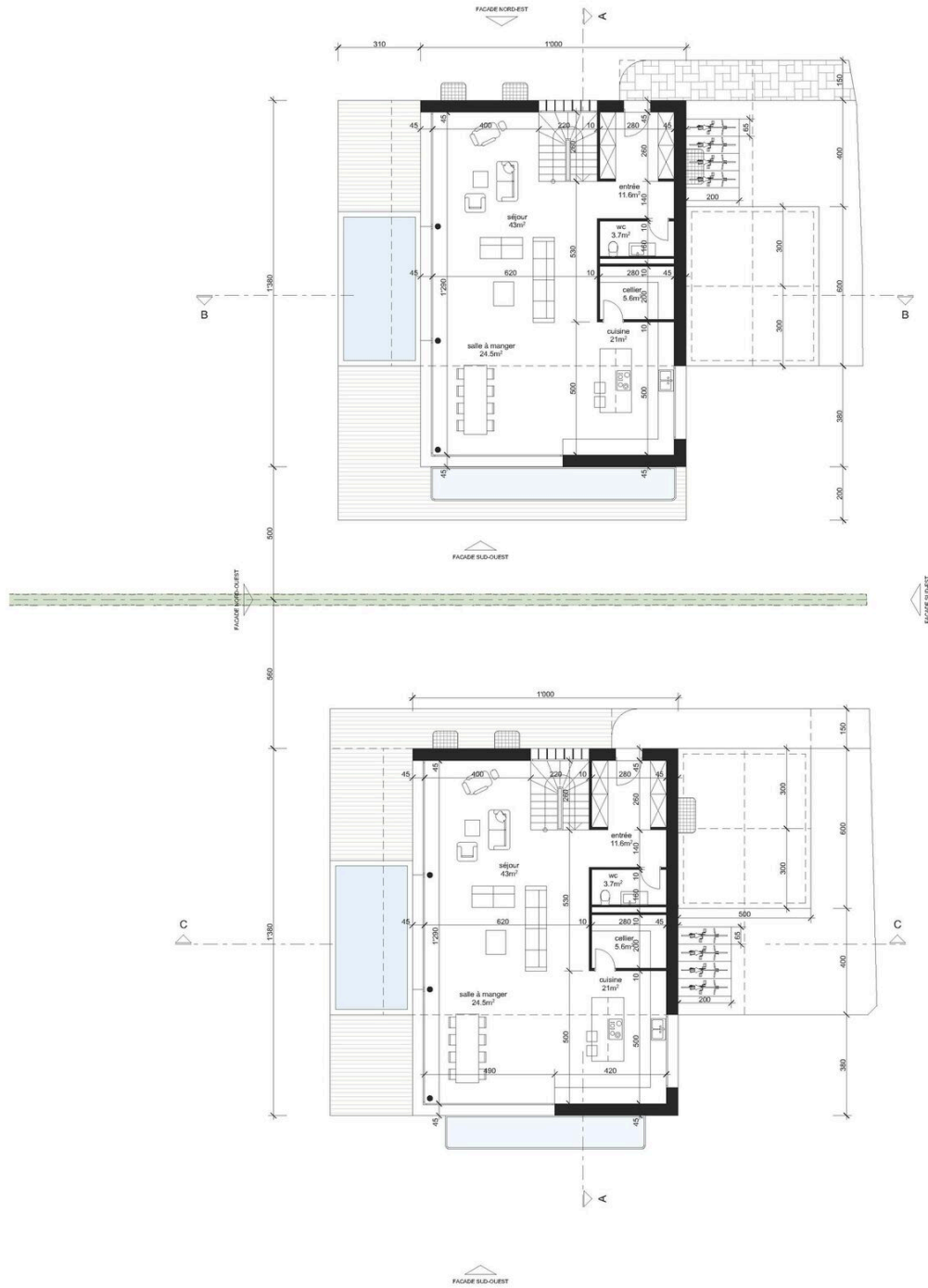
PLAN



PLAN DE MASSE

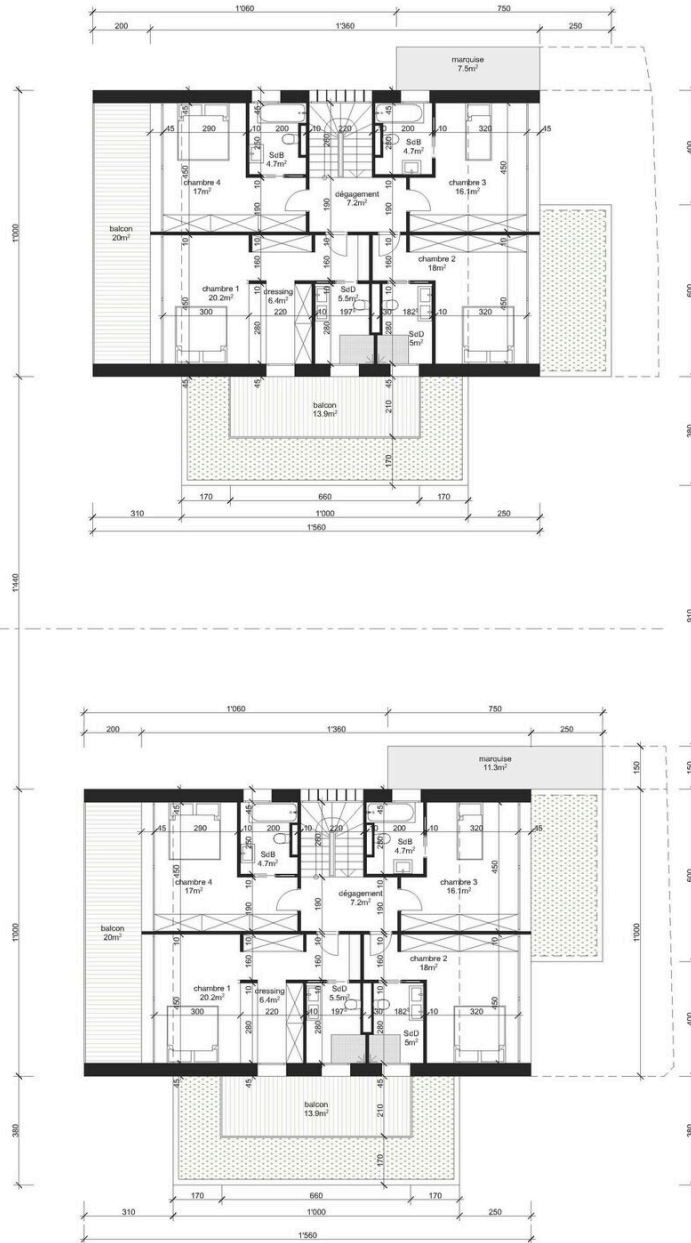
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PROPERTIES



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|--|--|---|--|
| <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 - 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

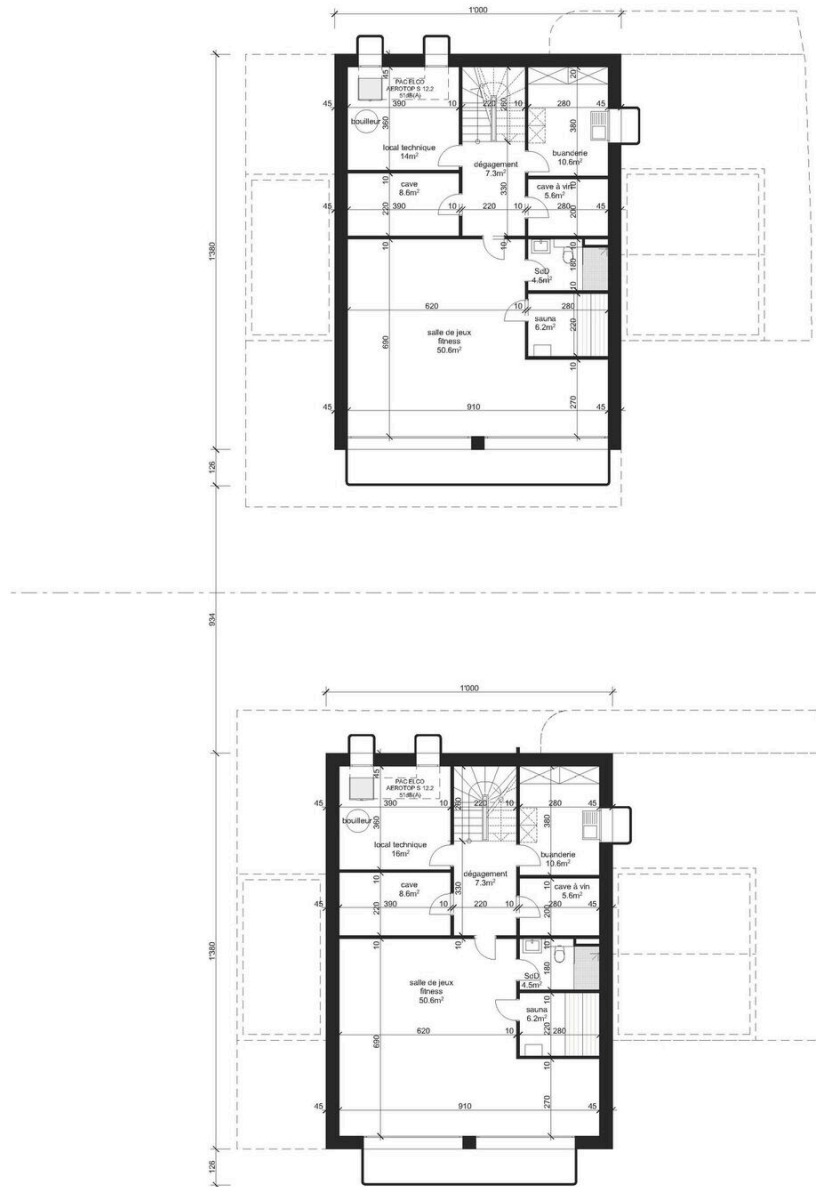


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| <p>Construction de deux villas</p> <p>Parcelle n° 7687</p> <p>31 châteaux-de-Bellerive 1245 Collonge-Bellerive</p> | <p>GREEN BEAM Architectes Nicolas Roll</p> <p>30 route de la Bâtie - 1290 Versoix</p> <p>021 906 93 200 - nicolas.roll@greenbeam.ch</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

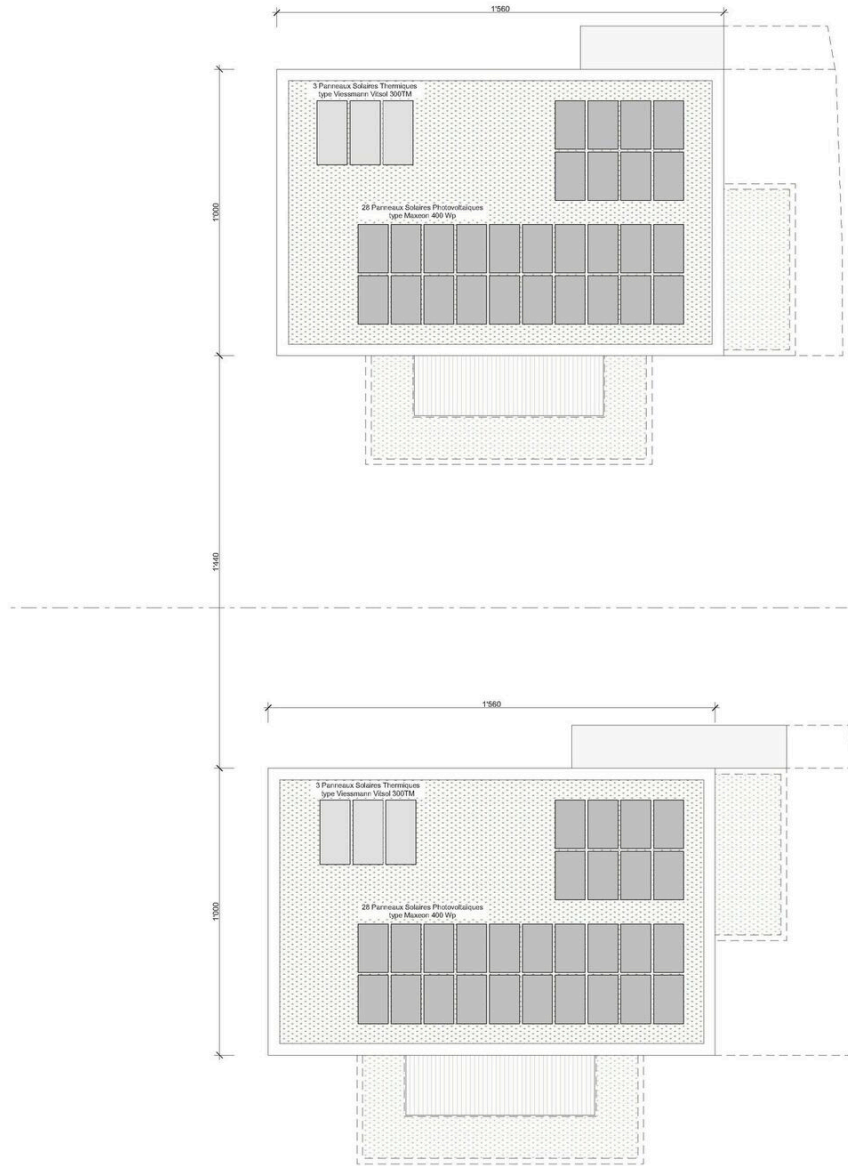
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PROPERTIES



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|--|--|---|-------------------------------------|
| <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 021 900 33 000 - 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> |
|--|--|---|-------------------------------------|

SOUS SOL



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|--|---|---|----|---|
| Construction de deux villas Parcelle n° 7687 31 châteaux-de-Bellerive 1245 Collonge-Bellerive |  | GREEN BEAM Architectes Nicolas Roll 30 route de la Bâtie - 1250 Versoix 022 996 99 000 - nicolas.roll@greenbeam.ch | |  |
| | | 27.02.2025 | Ad | |

TOITURE



PLAN DE COUPE

Construction de deux villas
 Perceuse n° 1948
 Un bâtiment de Bellevue 1445 Collège Bellevue
 27.02.2025 | AZ | 1:100 | 20 XX | COUPES SPALDE NAGE | 012 GREEN BEAM

GREEN BEAM Architects Nicolas Roll
 4222 500 000 | nicolasroll@greenbeam.ch
 27.02.2025 | AZ | 1:100 | 20 XX | COUPES SPALDE NAGE | 012 GREEN BEAM