



## VILLAS BELLERIVE – VILLA B

zone | 1245 Collonge-Bellerive | Reference : SH 2442

**CHF 6,680,000.-**

## TABLE OF CONTENTS

Description page	3
Detailed characteristics and conveniences	6
Big pictures	7

## VILLAS BELLERIVE – VILLA B

CH-1245 Collonge-Bellerive | zone | **CHF 6,680,000.-**



### 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 B embodies a rare expression of contemporary architecture, privacy and refined living. Set on a beautifully landscaped plot of **934 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 2442**

Type: **New house**

Availability: **01.12.2026**

Rooms: **7**

Bedrooms: **4**

Bathrooms: **6**

Living area: **274 m<sup>2</sup>**

Useful surface: **448 m<sup>2</sup>**

Ground surface: **943 m<sup>2</sup>**

Volume: **1,611 m<sup>3</sup>**

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: **934 sqm**
- 4 bedroom suites
- Approx. 90 sqm reception area
- Private garden & pool
- Covered parking

### **Price**

**CHF 6,680,000**

### **Contact**

**Serge Hernandez**

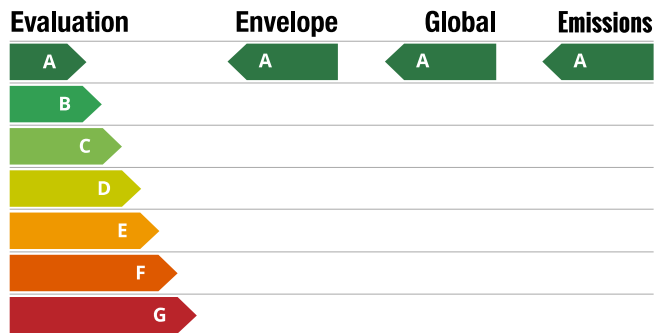
Millenium Properties

+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

E-mail : [admin@milleniumproperties.ch](mailto:admin@milleniumproperties.ch)

Tel. : +41 22 342 44 12

## CHARACTERISTICS

CH-1245 Collonge-Bellerive | zone | **CHF 6,680,000.-**

### CHARACTERISTICS

Availability	<b>01.12.2026</b>	Heating type	<b>Heat pump</b>
Type	<b>New house</b>	Heating installation	<b>Floor</b>
Reference	<b>SH 2442</b>	Domestic water heating system	<b>Heat pump</b>
Rooms	<b>7</b>	Condition of the property	<b>New</b>
Bedrooms	<b>4</b>	Standing	<b>Upmarket</b>
Bathrooms	<b>6</b>	Living area	<b>274 m<sup>2</sup></b>
Number of toilets	<b>6</b>	Ground surface	<b>943 m<sup>2</sup></b>
Year of construction	<b>2026</b>	Useful surface	<b>448 m<sup>2</sup></b>
Energetic efficiency	<b>A</b>	Volume	<b>1,611 m<sup>3</sup></b>
Building envelope	<b>A</b>	Terrace surface	<b>34 m<sup>2</sup></b>
Direct CO2 emissions	<b>A</b>	Underground surface	<b>138 m<sup>2</sup></b>
Number of terraces	<b>2</b>	Interior parking	<b>2</b>
Balconies	<b>2</b>	Exterior parking	<b>included</b>

# millenium

PROPERTIES

**PICTURE(S)**



# millenium

PROPERTIES



# millenium

PROPERTIES

## INTERIOR VIEW



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

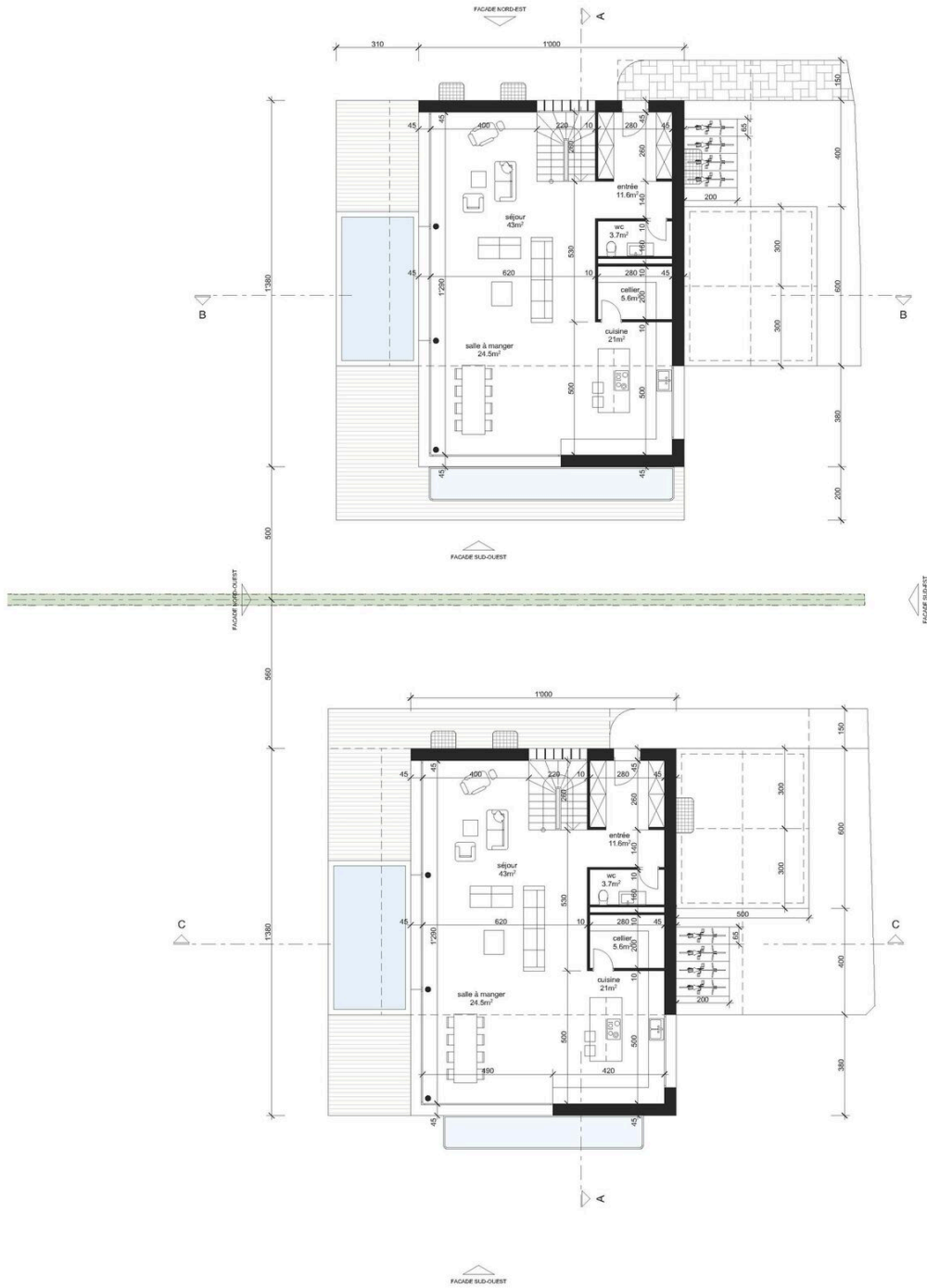
PROPERTIES



## PLAN

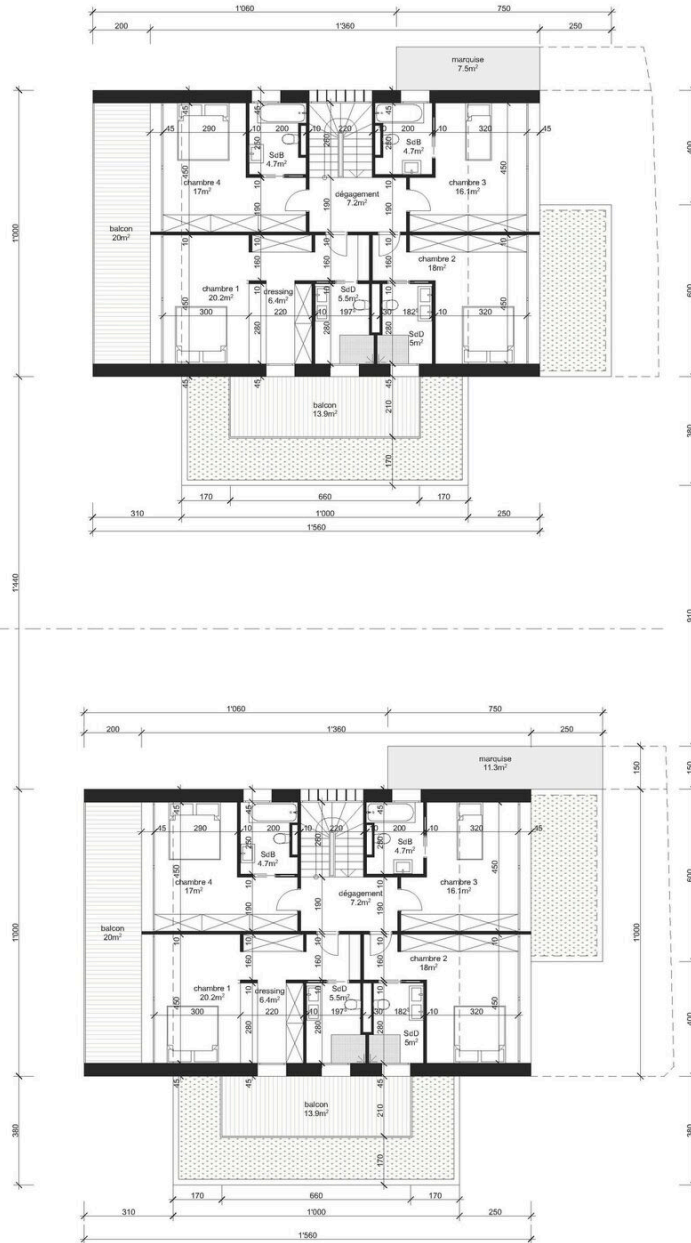


PLAN DE MASSE



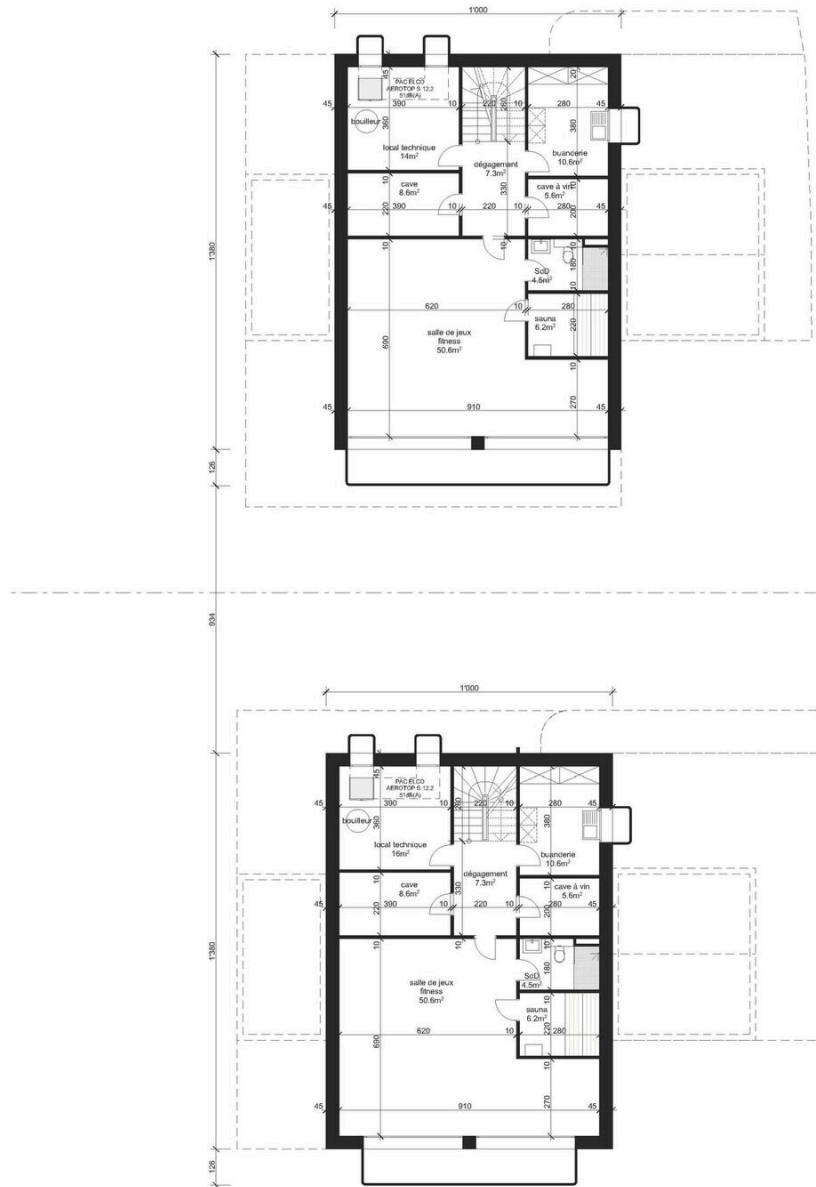
<p>Construction de deux villas</p> <p>Parcelle n° 7687</p> <p>31 Châteaude-Bellerive   1245 Collonge-Bellerive</p>	<p><b>GREEN BEAM Architectes</b> Nicolas Roll</p> <p>30 route de la Bâtie - 1250 Versoix</p> <p>022 906 33 200 - nicolas.roll@greenbeam.ch</p>	<p>27.02.2025</p> <p>A2</p> <p>1:100</p> <p>20.xx</p> <p>REZ-DE-CHAUSSEE</p> <p>003</p>	
--	--	---	--

REZ DE CHAUSSEE



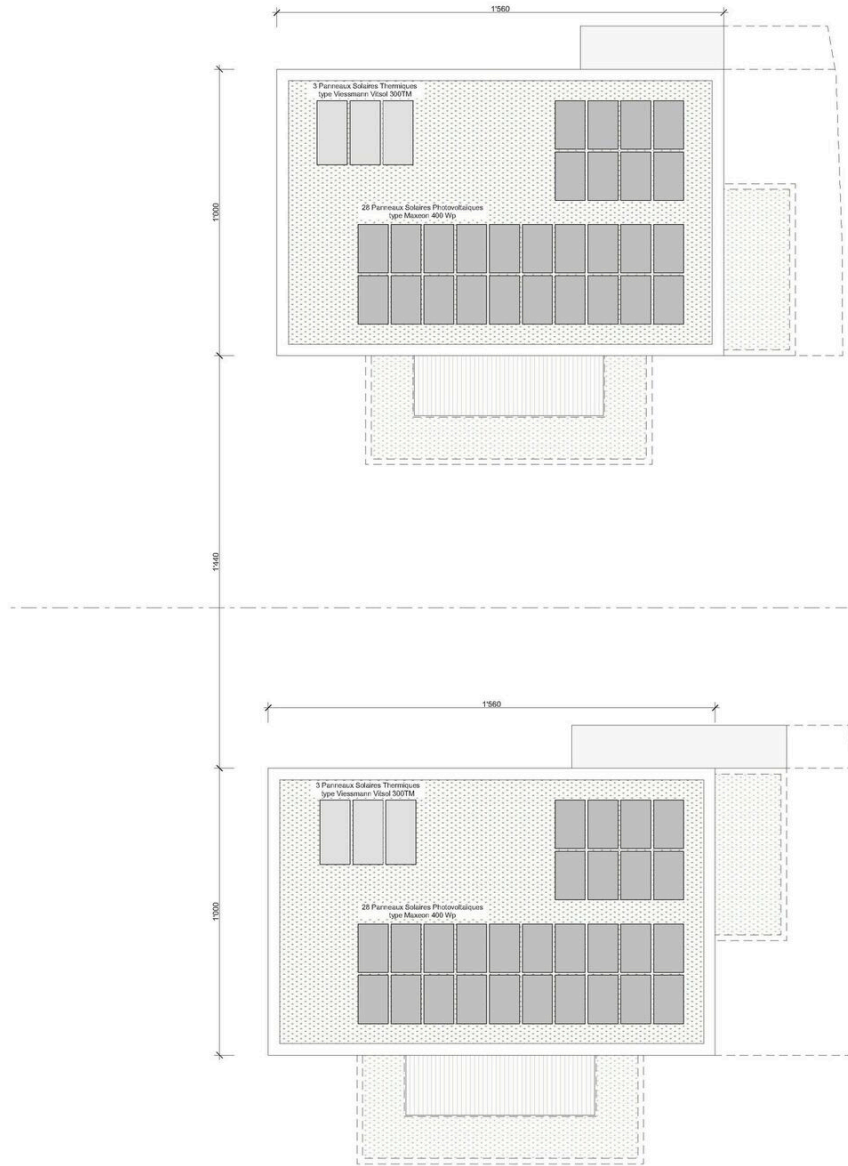
<p>Construction de deux villas</p> <p>Parcelle n° 7687</p> <p>31 châteaux de Bellevue   1245 Collonge-Bellerive</p>	<p><b>GREEN BEAM Architectes</b> Nicolas Roll</p> <p>30 route de la Bâtie - 1290 Versoix</p> <p>021 906 93 200 - nicolas.roll@greenbeam.ch</p>	<p>27.02.2025</p> <p>Ad</p> <p>1:100</p> 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

## 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 021 900 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



<b>Construction de deux villas</b> Parcelle n° 7687 31 châteaux-de-Bellerive   1245 Collonge-Bellerive		<b>GREEN BEAM Architectes</b> Nicolas Roll 30 route de la Bâtie - 1250 Versoix 022 906 33 000 - nicolas.roll@greenbeam.ch		
		27.02.2025	Ad	

## TOITURE



PLAN DE COUPE

<b>Construction de deux villas</b> Parcelle n° 1948 1 <sup>er</sup> lotissement de Bellevue 1445 Collonge-Bellerive	<b>GREEN BEAM Architects</b> Nicolas Roll 4222 1001 1000 nicolasroll@greenbeam.ch	