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PROPERTIES



EXCEPTIONAL THPE VILLA 3 MINUTES FROM THE LAKE – COLLONGE-BELLERIVE

zone | 1245 Collonge-Bellerive | Reference : SH-2456

CHF 5,640,000.-

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PROPERTIES

TABLE OF CONTENTS

Description page	3
Page location and distances	6
Detailed characteristics and conveniences	7
Big pictures	9

EXCEPTIONAL THPE VILLA 3 MINUTES FROM THE LAKE – COLLONGE-BELLERIVE

CH-1245 Collonge-Bellerive | zone | **CHF 5,640,000.-**



VILLA B - EXCLUSIVE LISTING - MILLENIUM PROPERTIES " PREMIUM Residential Real Estate "

Exceptional THPE Villa 3 Minutes from the Lake – Collonge-Bellerive

In the heart of one of the most sought-after towns on Geneva's Left Bank, discover this sumptuous, contemporary luxury villa, located just a few minutes' walk from Lake Geneva and the center of Collonge-Bellerive.

With **274 m² of living space** (448 m² usable area) on a magnificent lot of **943 m²**, the villa offers generous spaces, remarkable natural light thanks to huge floor-to-ceiling windows, and a seamless transition between indoor and outdoor areas.

The ground floor features a spacious living room with a dining area, a high-end kitchen with a central island and a pantry, as well as direct access to the terrace, the landscaped garden, and the pool.

Upstairs, four elegant bedrooms each feature their own private bathroom. The master suite includes a walk-in closet and a private balcony.

The fully finished basement offers a true wellness area, including a multipurpose room ideal for a gym or home theater, a wine cellar (optional), a sauna (optional), a laundry room, a utility room, and ample storage space.

The features have been selected to meet the highest standards:

CHARACTERISTICS

Reference: **SH-2456**

Type: **New house**

Availability: **01.03.2028**

Rooms: **7**

Bedrooms: **4**

Bathrooms: **5**

Living area: **274 m²**

Useful surface: **448 m²**

Ground surface: **943 m²**

Volume: **1,611 m³**

Year of construction: **2027**

Parking spaces: **Yes, obligatory**

Heating type: **Air to water heat pump**

Domestic water heating system: **Air to water heat pump**

Heating installation: **Floor**

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- Custom kitchen with premium appliances
- Home automation
- Heat pump-powered floor heating
- Triple-pane aluminum windows
- Motorized blinds
- Optional private pool.
- Furnished terraces
- Landscaped garden
- THPE-certified construction (CECB A/A)
- Pre-wiring for an electric vehicle charging station
- Covered outdoor parking spaces (optional outdoor garage for two vehicles and/or car lift)
- Optional private elevator.

This development is designed for clients seeking a contemporary home without compromise, in a quiet, green residential setting, while remaining in close proximity to Geneva, international schools, shops, and sports facilities.

Features

- 7 rooms
- 4 en-suite bedrooms
- **274 m²** living area
- **448 m²** Total gross floor area (above ground basement)
- **887 m² lot**
- Private pool (optional)
- Two terraces
- Balconies
- THPE construction (CECB A/A)
- Scheduled for completion in the first quarter of 2027
- Price: **CHF 5,640'000.–**

Conclusion

A rare property on the Geneva market, where contemporary architecture, energy efficiency, and luxury amenities come together to offer an exceptional living environment just steps from Lake Geneva.

Complete dossier, floor plans, and project presentation available upon request.

Project video

Contact

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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.

Evaluation	Envelope	Global	Emissions
A	A	A	A
B			
C			
D			
E			
F			
G			

CONTACT FOR VISITING

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LOCATION

CH-1245 Collonge-Bellerive | zone | **CHF 5,640,000.-**



				
Public transports	489 m	12 min.	12 min.	2 min.
Primary school	481 m	11 min.	11 min.	2 min.
Restaurants	178 m	5 min.	5 min.	1 min.

CHARACTERISTICS

CH-1245 Collonge-Bellerive | zone | **CHF 5,640,000.-**

CHARACTERISTICS

Availability	01.03.2028	Heating type	Air to water heat pump
Type	New house	Heating installation	Floor
Reference	SH-2456	Domestic water heating system	Air to water heat pump
Rooms	7	Condition of the property	New
Bedrooms	4	Standing	Upmarket
Bathrooms	5	Living area	274 m²
Number of toilets	6	Ground surface	943 m²
Year of construction	2027	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	Parking spaces	Yes, obligatory
Balconies	2	Interior parking	2

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Bus stop
- Primary school
- Lake

OUTSIDE CONVENIENCES

- Terrace/s
- Swimming pool
- Built on even grounds
- Garden

INSIDE CONVENIENCES

- Fitness room

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EQUIPMENT

- Shower

FLOOR

- Tiles
- Parquet floor

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EXTERIOR VIEW



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INTERIOR VIEW



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