



NEW CONTEMPORARY VILLA 100 M FROM THE LAKE IN VÉSENAZ

Collonge Bellerive | 1245 Collonge-Bellerive | Reference : SH- 2292/3

CHF 4,850,000.-

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NEW CONTEMPORARY VILLA 100 M FROM THE LAKE IN VÉSENAZ

CH-1245 Collonge-Bellerive | Collonge Bellerive | **CHF 4,850,000.-**



Agency: Millenium Properties
Ref: SH 2292

A rare project on the Left Bank

A new, high-end villa, just a stone's throw from the lake, in a sector where the offer is extremely limited.
Possibility of customizing the finishes.

Description

Millenium Properties and Cristal Immobilier present a new contemporary villa located in one of the most sought-after neighborhoods in Vézenaz, just **100 meters from the shores of Lake Geneva**.

Built on a flat plot of approximately 800 m², facing south and sheltered from prying eyes, this property offers elegant architecture, generous volumes and a level of services that is rare on the market.

Designed according to the **HPE** standards, the villa benefits from high-end insulation, a geothermal heat pump, solar panels and optimal thermal comfort throughout the year.

Layout

Ground floor

CHARACTERISTICS

Reference: **SH- 2292/3**

Type: **Single family house**

Availability: **01.07.2027**

Rooms: **6**

Bedrooms: **4**

Bathrooms: **3**

Living area: **178 m²**

Useful surface: **265 m²**

Ground surface: **800 m²**

Year of construction: **2027**

Heating type: **Heat pump**

Domestic water heating system: **Heat pump**

Heating installation: **Floor**

- Entrance hall with cloakroom
- Visitor toilet
- Bright living room of 38 m² opening onto the terrace and the garden
- Open-plan kitchen of 20 m² (budget CHF 50,000 including VAT)
- Master suite with private bathroom and access to the terrace

First floor

- Suite with private bathroom and terrace
- 2 additional bedrooms
- Bathroom

Basement

- Large multipurpose room: gym, cinema or games room
- Bathroom
- Laundry room
- Technical room
- Patio providing natural light

Exteriors

- South-facing terrace
- Landscaped flat garden
- Garage with motorized door
- Pre-installation of electric vehicle charging station

Amenities & equipment

- Contemporary architecture
- Aluminium Schüco frames with triple glazing
- Motorized louver blinds
- Underfloor heating throughout
- Heat pump **geothermal (2 probes)**
- Photovoltaic **panels**
- Domotics (options)
- Parquet or large format tiles 80x80 (budget CHF 100/m²)
- Glassed railings, premium finishes
- Vegetated roof
- Enclosed garden and total privacy

Exceptional location

The villa is located at:

- 100 m from the lake
- 3 min from the center of Vézenaz (shops, Migros, Manor, restaurants)
- Close to schools and public transport
- Quiet and sought-after residential environment

Price: CHF 4'850'000.-

Living space: 178 m²

Useful area: 265 m²

Land: ~800 m²

4 bedrooms - 3 bathrooms - Garage

Delivery scheduled for 1st quarter 2027

Millenium Properties & Cristal Immobilier

For any information, plans or site visit:

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CHARACTERISTICS

CH-1245 Collonge-Bellerive | Collonge Bellerive | **CHF 4,850,000.-**

CHARACTERISTICS

Availability	01.07.2027	Heating installation	Floor
Type	Single family house	Domestic water heating system	Heat pump
Reference	SH- 2292/3	Condition of the property	New
Rooms	6	Standing	Upmarket
Bedrooms	4	Living area	178 m²
Bathrooms	3	Ground surface	800 m²
Year of construction	2027	Useful surface	265 m²
Heating type	Heat pump		

INTERIOR VIEW



modern home with large windows and white furniture in the living room



a modern kitchen with a large island in the middle of the house



a modern bathroom with a toilet, sink, shower and mirror



a modern bedroom with a white bed, a large window and a sliding glass door that leads to a balcony