



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

zone | 1245 Collonge-Bellerive | Reference : SH 2551

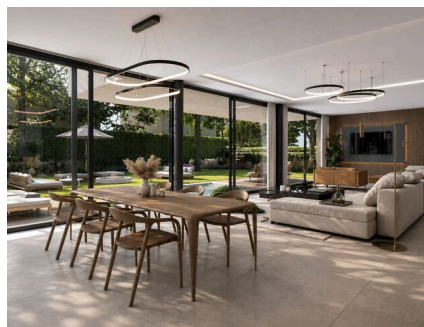
CHF 5,480,000.-

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

CH-1245 Collonge-Bellerive | zone | **CHF 5,480,000.-**



VILLA B – EXCLUSIVITY – MILLENNIUM 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 communes on the Geneva left bank, discover this sumptuous contemporary villa of the highest standard, located just a few minutes' walk from Lake Geneva and the center of Collonge-Bellerive.

The villa, with **274 m² of living space** (448 m² of usable space), is built on a beautiful plot of **943 m²** and offers generous volumes, remarkable brightness thanks to large windows, and a perfect continuity between the interior and exterior spaces.

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

Upstairs, four elegant bedrooms each have their own en-suite bathroom. The master suite has a dressing room and a private balcony.

The fully finished basement offers a true wellness space including a multi-purpose room ideal for a gym or home theater, a wine cellar (optional), a sauna (optional), a laundry room, a utility room, and plenty of storage space.

The services were selected with the highest level of requirements:

CHARACTERISTICS

Reference: **SH 2551**

Type: **Single family house**

Availability: **To agree**

Rooms: **7**

Bedrooms: **4**

Bathrooms: **5**

Living area: **274 m²**

Useful surface: **448 m²**

Ground surface: **887 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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PROPERTIES

- Custom kitchen with premium appliances
- Home automation
- Underfloor heating with heat pump
- Aluminum triple glazing
- Motorized blinds
- Private pool optional.
- Terraces furnished
- Landscaping garden
- THPE Construction (CECB A/A)
- Pre-equipment for electric charging station
- Outdoor covered spaces (Optional outdoor garage for two vehicles and/or car lift)
- Private elevator optional.

This development is aimed at a clientele seeking a contemporary residence without compromise, in a quiet and green residential environment, while still being in close proximity to Geneva, international schools, shops, and sports facilities.

Features

- 7 pieces
- 4 en-suite bedrooms
- **274 m²** living space
- **448 m²** Total gross floor area (above ground + basement)
- Plot of 887 m²
- Private pool (Optional)
- Two terraces
- Balconies
- THPE Construction (CECB A/A)
- Delivery scheduled for 2027
- Price: **CHF**5,480,000.-

Conclusion

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

Full file, plans and project presentation available on request.

Project video

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.

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

CONTACT FOR VISITING

Millenium Properties SA
E-mail : admin@milleniumproperties.ch
Tel. : +41 22 342 44 12

LOCATION

CH-1245 Collonge-Bellerive | zone | **CHF 5,480,000.-**



				
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 5,480,000.-**

CHARACTERISTICS

Availability	To agree	Heating type	Air to water heat pump
Type	Single family house	Heating installation	Floor
Reference	SH 2551	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	887 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
- Lake
- Bus stop
- Primary school

OUTSIDE CONVENIENCES

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

INSIDE CONVENIENCES

- Fitness room

EQUIPMENT

- Shower

FLOOR

- Tiles
- Parquet floor

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PROPERTIES

EXTERIOR VIEW



INTERIOR VIEW



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PROPERTIES



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PROPERTIES



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PROPERTIES

