



## VILLAS BELLERIVE - VILLA A

zone | 1245 Collonge-Bellerive | Référence : SH 2441

**CHF 6'530'000.-**

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## VILLAS BELLERIVE - VILLA A

CH-1245 Collonge-Bellerive | zone | CHF 6'530'000.-



### LES VILLAS DE 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 and opens onto a private balcony overlooking the surrounding greenery.

### CARACTÉRISTIQUES

Référence: **SH 2441**

Type: **Maison neuve**

Disponibilité: **01.12.2026**

Pièces: **7**

Chambres: **4**

Sanitaires: **6**

Surface habitable: **274 m<sup>2</sup>**

Surface utile: **448 m<sup>2</sup>**

Surface terrain: **887 m<sup>2</sup>**

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

Année de construction: **2026**

Type de chauffage: **Pompe à chaleur**

Eau chaude sanitaire: **Pompe à chaleur**

Installation chauffage: **Sol**

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**

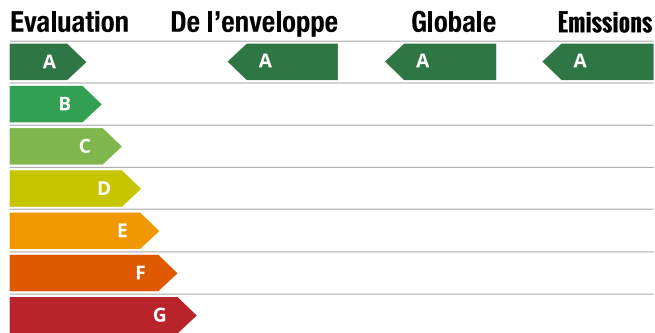
Millenium Properties

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serge@milleniumproperties.ch

## EFFICACITÉ ÉNERGÉTIQUE (CECB)

L'étiquette énergétique résulte de l'évaluation de la performance énergétique globale (chauffage, eau chaude sanitaire, éclairage et autres postes de consommation) et de la performance de l'enveloppe d'un bâtiment.



## CONTACT VISITE

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Tél. : +41 22 342 44 12

## CARACTÉRISTIQUES

CH-1245 Collonge-Bellerive | zone | **CHF 6'530'000.-**

### CARACTÉRISTIQUES

Disponibilité	<b>01.12.2026</b>	Type de chauffage	<b>Pompe à chaleur</b>
Type	<b>Maison neuve</b>	Installation chauffage	<b>Sol</b>
Référence	<b>SH 2441</b>	Eau chaude sanitaire	<b>Pompe à chaleur</b>
Pièces	<b>7</b>	Etat du bien	<b>Nouveau</b>
Chambres	<b>4</b>	Standing	<b>Luxueux</b>
Sanitaires	<b>6</b>	Surface habitable	<b>274 m<sup>2</sup></b>
Nombre de WC	<b>6</b>	Surface terrain	<b>887 m<sup>2</sup></b>
Année de construction	<b>2026</b>	Surface utile	<b>448 m<sup>2</sup></b>
Efficacité énergétique	<b>A</b>	Volume	<b>1'611 m<sup>3</sup></b>
Enveloppe du bâtiment	<b>A</b>	Surface terrasse	<b>34 m<sup>2</sup></b>
Émissions directes de CO <sub>2</sub>	<b>A</b>	Surface sous-sol	<b>138 m<sup>2</sup></b>
Nombre de terrasse	<b>2</b>	Place de parc intérieure	<b>2</b>
Balcons	<b>2</b>	Place de parc extérieure	<b>2 inclus/-e(s)</b>

### COMMODITÉS

#### ENVIRONNEMENT

- Quartier de villas
- Parc
- Verdoyant
- Lac
- Port
- Quartier résidentiel
- Commerces
- Rue commerçante
- Banque
- Poste
- Restaurant(s)
- Pharmacie
- Arrêt de bus
- Crèche/garderie
- Ecole maternelle
- Ecole primaire
- Ecole secondaire
- Ecole secondaire II
- Haute école
- Ecoles internationales
- Centre sportif
- Centre de tennis
- Hôpital / Clinique
- Médecin

#### EXTÉRIEUR

- Terrasse(s)
- Jardin
- Silencieux/tranquille

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## PROPERTIES

- Verdure
- Place(s) de parc couverte(s)
- Garage

### INTÉRIEUR

- Ascenseur
- Cuisine ouverte
- Non meublé
- Garage
- WC visiteurs
- Armoires encastrées
- Place(s) de parc visiteur(s)
- WC séparés
- Triple vitrage

### EQUIPEMENT

- Cuisine équipée

### SOL

- Carrelage
- Parquet

### ETAT

- Neuf

### EXPOSITION

- Sud

### ENSOLEILLEMENT

- Optimal

### VUE

- Lac
- Jardin
- Parc

### STANDARD DE CONSTRUCTION

- Minergie®
- THPE (Très haute performance énergétique)

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PROPERTIES

## VUE EXTÉRIEURE



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PROPERTIES

## VUE INTÉRIEURE



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PROPERTIES



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PROPERTIES



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PROPERTIES



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PROPERTIES



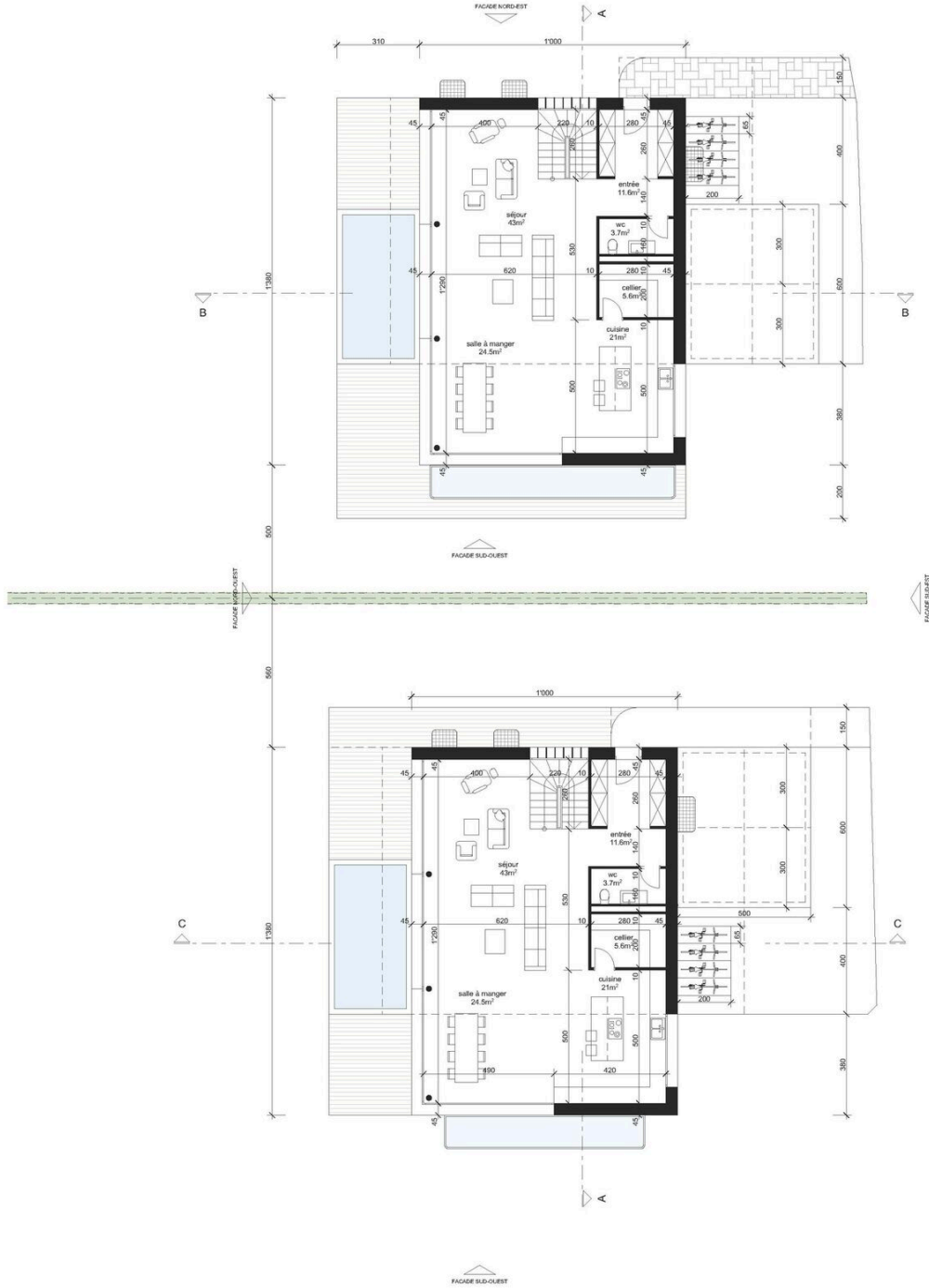
## PLAN



PLAN DE MASSE

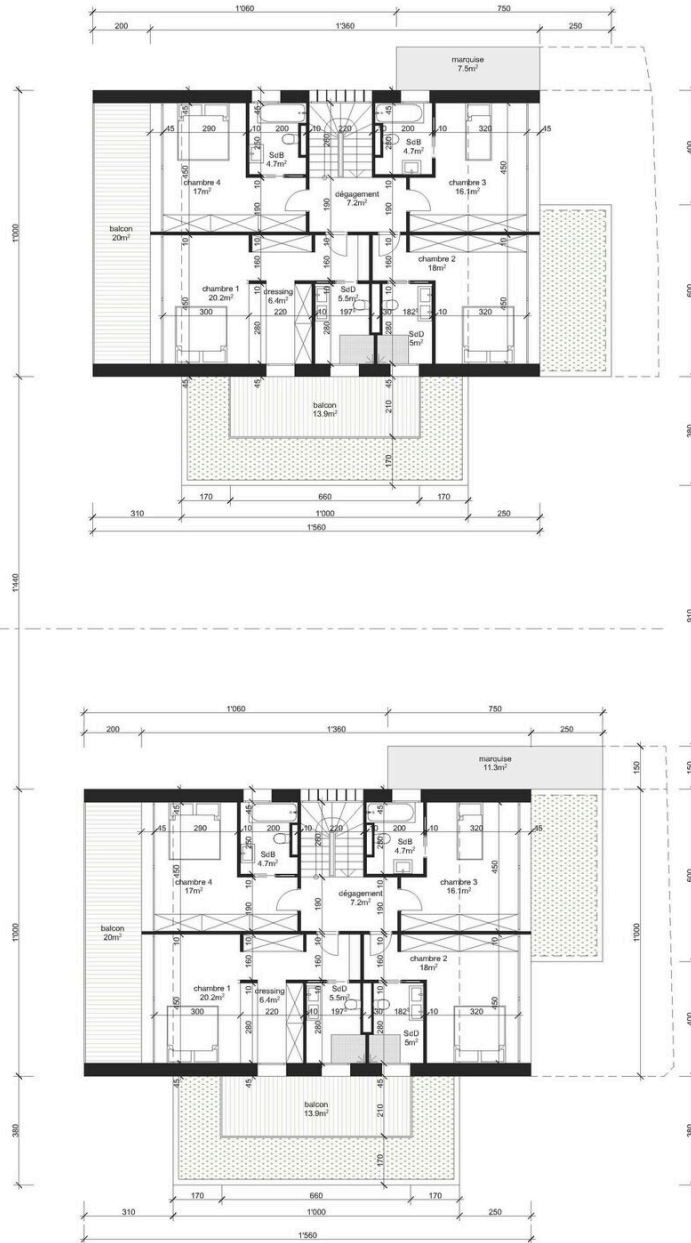
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PROPERTIES



<p>Construction de deux villas</p> <p>Parcelle n° 7687</p> <p>31 Châteaude-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   A2   1:100   20.xx   REZ-DE-CHAUSSEE   003</p>	
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REZ DE CHAUSSEE

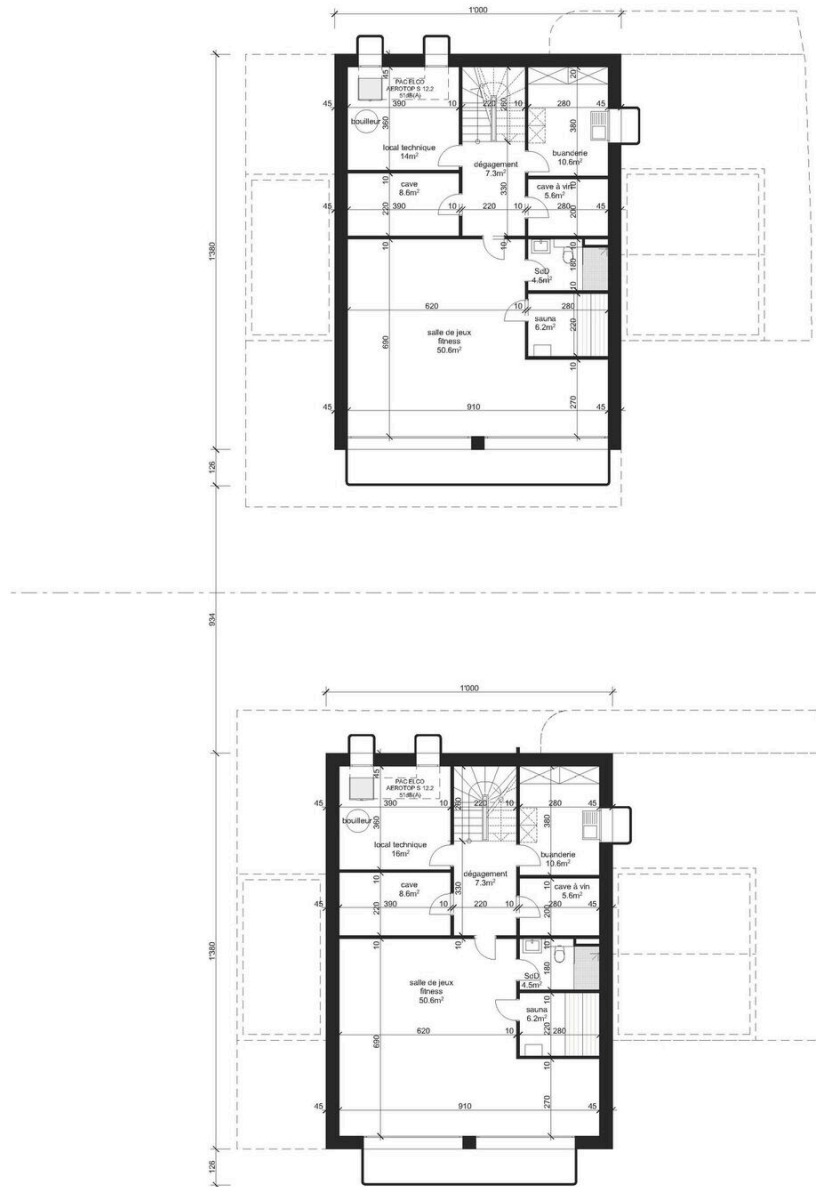


<p>Construction de deux villas</p> <p>Parcelle n° 7687</p> <p>31 châteaux-de-Bellerive   1245 Collonge-Bellerive</p>	<p><b>GREEN BEAM Architectes</b> Nicolas Roll</p> <p>30 route de la Bâtie - 1290 Versoix</p> <p>021 906 93 200 - nicolas.roll@greenbeam.ch</p>	<p>27.02.2025</p> <p>A2</p> <p>1:100</p> <p>20.xx</p> <p>ETAGE</p> <p>004</p>	
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## ETAGE

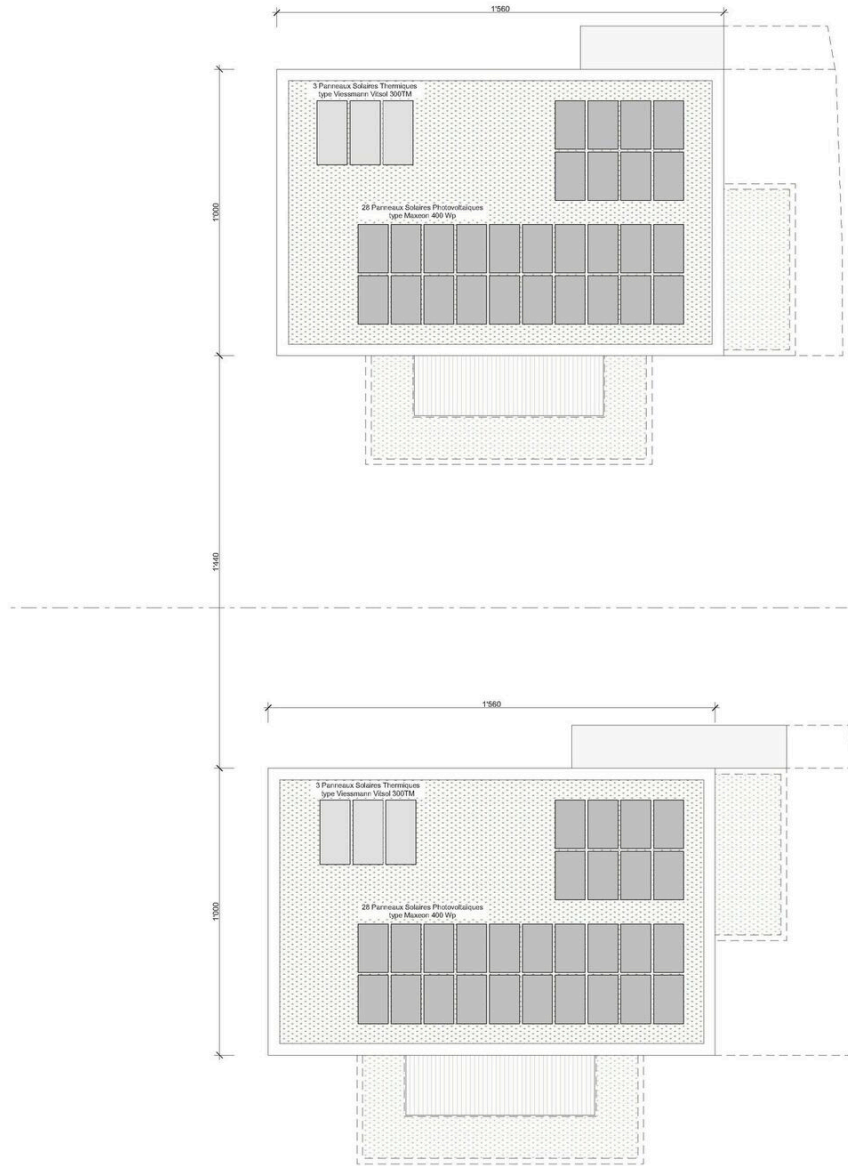
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PROPERTIES



<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 021 990 99 000 - 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>
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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 022 996 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 Collonge-Bellerive  
 27.02.2025 | A2 | 1:100 | 20.XX | COUPES SPALDE NAGE | 012

**GREEN BEAM Architects** | Nicolas Roll  
 4222 1000 0000 | nicolasroll@greenbeam.ch  
 27.02.2025 | A2 | 1:100 | 20.XX | COUPES SPALDE NAGE | 012