

# 511 SA

For sale

Duplex/Loft resolutely contemporary

320 m2 habitable – 365 m2 useful

Private terrace of 60 m2, 2 car parks



Quartier des Charmilles

Allée Pic-Pic 2

1203 GENEVE

[Google Map](#)

Building video: <http://z44.ch/en>

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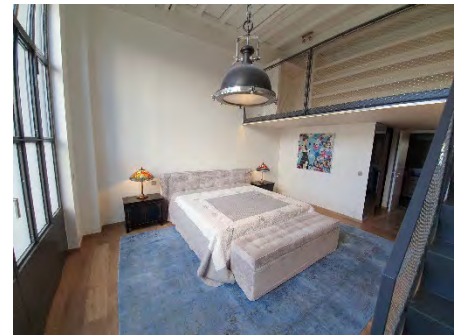
DUPLEX/LOFT contemporary

**Sale:**

Monthly charges (Heating, water, condominium charges):

**3'999'500 CHF**

1'167 CHF



## Description

Magnificent loft apartment in duplex for sale or rented furnished, with a very urban spirit of about 320 m<sup>2</sup> living space on 2 levels with 2 independent entrances, with more than 45 m<sup>2</sup> of mezzanines in addition not counted in the 320 m<sup>2</sup> = more than 365 m<sup>2</sup> available. Thanks to these two independent entrances this property can also be divided into two PPE lots of 215m<sup>2</sup> on the upper ground floor and 104m<sup>2</sup> on the lower ground floor. Private terrace of 60 m<sup>2</sup> accessible from the 2 bedrooms on the upper ground floor. 2 parking spaces in the basement. Generous volumes, bright, sunny, high-quality finishes, high ceilings (4.2 m). Very close to the school of Europe which is a primary school (20 m). Shops, tram and bus stops also nearby. Former car factory renovated into lofts/duplex, a must see!

## Access

Close to the highway and the airport (10mn by car).

## Shops

Very close to Centre Commercial Planète Charmilles ([Google Map](http://www.planete-charmilles.ch/)) : <http://www.planete-charmilles.ch/>.

## Transport

Airport, Tram & Bus, et TPG close by.

## Construction

Former car factory renovated into lofts and duplexes.

## School

The school of Europe is 20 m away, it's a primary school : <https://edu.ge.ch/primaire/ecole/europe>.

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## Upper Floor

Main entrance door, entrance hall / vestibule, visitor WC.

Large living room with a very nice ceiling height equipped with a laser cinema projector / bathroom with shower.

Contemporary equipped kitchen open to the living room and dining room (Large XXL fridge and wine cellar cabinet over 200 bottle).

2 very large bedrooms, each with a mezzanine, a bathroom, and a large private dressing room, with for these two bedrooms a direct access to a large private terrace of 60 m<sup>2</sup>.

Plus, overlooking the living room is a mezzanine office/bedroom with WC and storage.

## Lower Floor

Hall with private independent entrance.

Laundry / kitchenette equipped with a large fridge, two hotplates.

2 very large bedrooms each with its own dressing room and private bathroom.



## Divers

2 underground parking spaces in the building next door included.

A private terrace of 60 m<sup>2</sup>.

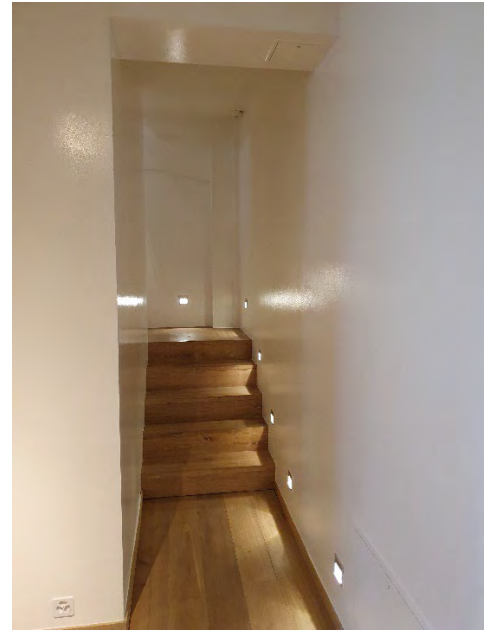
Electric blinds.

Temperature control for each room.

Swiss Prestige electrical switches.

Building with low energy consumption (very close to Minergie).

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## Features

Number of room(s) : 7

Number of bedroom(s) : 4

Number of bathrooms : 5 Bathroom + 2 toilets

Located at : ground floor

Living area : 320 m<sup>2</sup> (320 sqm)

Useful area: 360 m<sup>2</sup>

Terrace : 60 m<sup>2</sup>

Year of construction: 1910

Year of renovation: 2014

Availability : To be agreed



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## Caractéristiques

Référence	#401092	Situé au	Rez de chaussée
Nombre de niveau(x) du bien	2	Nombre de pièce(s)	7
Nombre de chambre(s)	4	Nombre de sanitaire(s)	5
Nombre de wc	7	Surface habitable	320 m <sup>2</sup>
Surface terrasse	60 m <sup>2</sup>	Année de construction	1910
Année de rénovation	2014	Installation chauffage	Sol
Disponibilité	A convenir	Nombre de terrasse(s)	1
Hauteur du plafond	4,30 m		

## Distances

Commerces	100 m	Gare	2500 m
Tram et Arrêt de bus	100 m	Autoroute	1000 m
Jardin d'enfants	50 m	Ecole primaire	50 m
Ecole secondaire	500 m	Aéroport	3000 m

## Commodités

### Extérieur

Terrasse

### Environnement

- Centre-ville
- Commerces
- Banque
- Poste
- Restaurant(s)
- Arrêt de bus
- Entrée/Sortie autoroute
- Aire de jeu
- Crèche/Garderie Ecole maternelle Ecole primaire
- Ecole secondaire
- Collège
- Piste cyclable

### Sol

Carrelage

Parquet

Pierre

### Etat

Neuf

### Intérieur

- Ascenseur
- Mezzanine
- Douche
- Baignoire WC
- visiteurs
- Dressing
- Garage
- Double vitrage
- Lumineux
- Avec cachet
- Traversant
- Cuisine ouverte

### Exposition

Nord

Sud

### Equipement

- Cuisine équipée
- Kitchenette
- Plaques vitrocéramique
- Four
- Four à vapeur Four à micro-ondes
- Réfrigérateur
- Congélateur
- Lave-vaisselle
- Buanderie privée
- Connexion Internet
- Concierge
- Stores électriques

### Style

Moderne

### Standard de construction Divers

BBC (Bâtiment basse consommation) Avec poste de conciergerie à temps complet

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FITNESS

Enjoy a fully appointed fitness room, including cardio and weigh training equipment.



SPA

It includes a sauna, a steam bathroom, and a jacuzzi, as well as showers and changing rooms.



PARKING

Access to a totally secure underground car park for your 2 parking space

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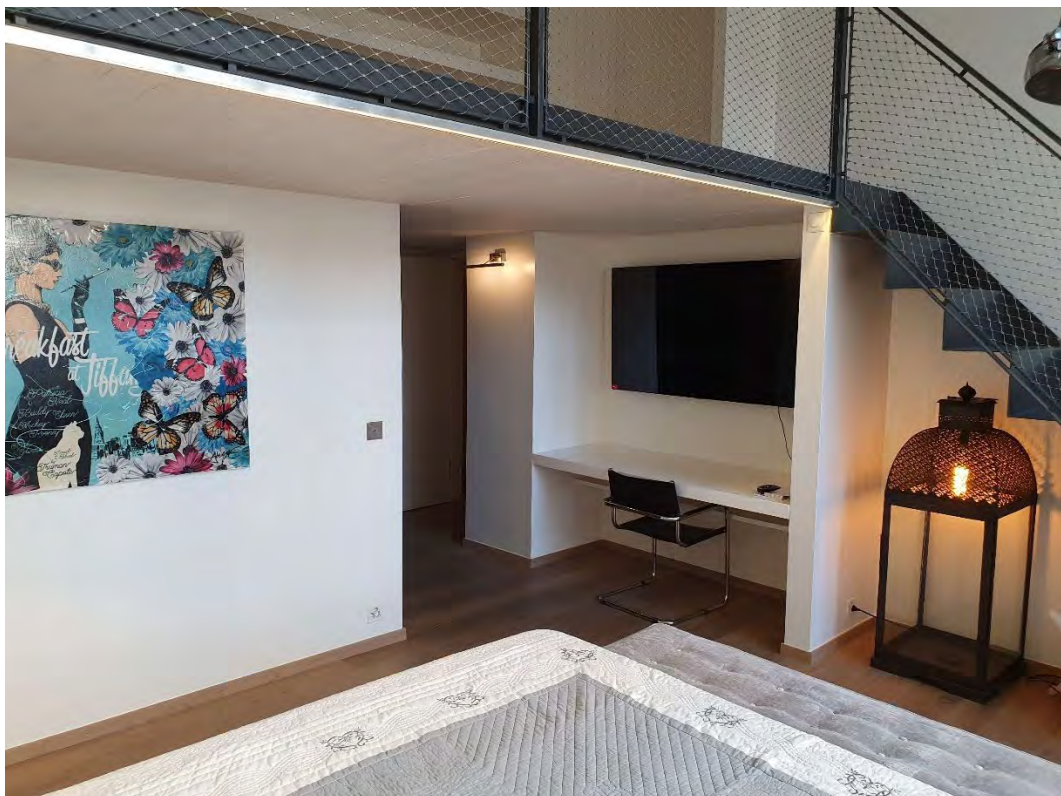
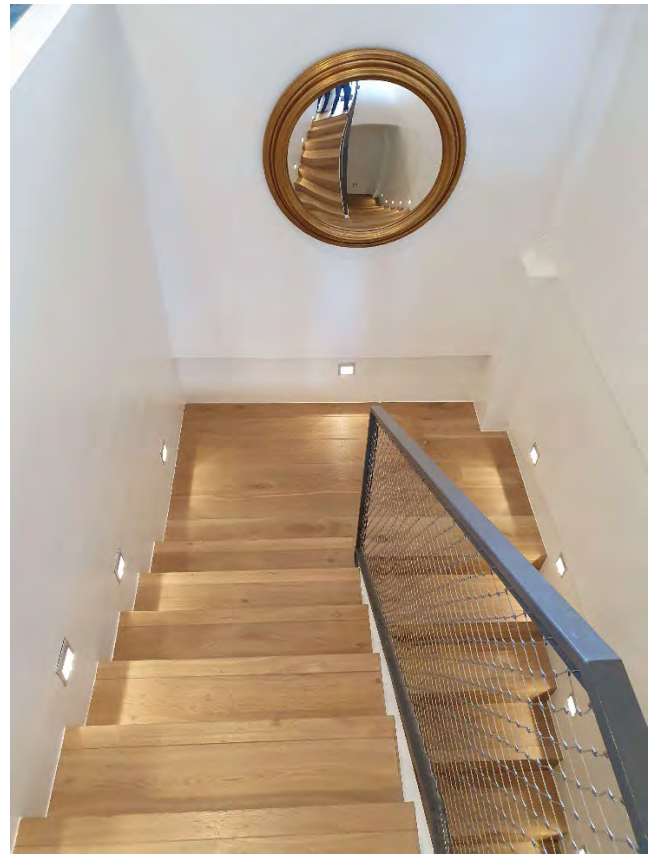
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## CALCUL DU PRIX DE VENTE

Loft de PicPic	Nb de m2	Prix au m2	TOTAL
Nb de m2 Habitable	319	10 500 CHF	3 349 500 CHF
Nb de m2 Mezzanine	42	5 000 CHF	210 000 CHF
Nb de m2 terrasse	60	5 000 CHF	300 000 CHF
2 Places de parking	2	70 000 CHF	140 000 CHF
<b>Total :</b>			<b>3 999 500 CHF</b>

<b>Prix de vente :</b>	<b>3 999 500 CHF</b>
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## Contact visite

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