

Apartment for sale, Quartier des Délices et immeuble emblématique des années 30 (Geneva, Switzerland)

Geneva

Prix de vente : CHF 3'200'000.-

Présentation

We present you a rare opportunity: four lots united in three apartments, ideally located in an emblematic building of the 30s, in the heart of the right bank. A strategic location just a stone's throw from the Cornavin train station, the HEPIA and the Parc des Délices, an area where rental demand remains particularly strong. The whole represents 308 m² PPE to which are added 6 balconies totalling 22 m² and, to complete the whole, a roof terrace of 150 m² for exclusive use, offering a spectacular 360° panoramic view.

We specify that this property does not have any parking space.

7th floor – Exceptional penthouse - 169 m² PPE + 4 balconies (16 m²)

Dominant view of Geneva, the Jet d'Eau, the Cathedral and the Alps.

Private access by elevator to the 7th floor and exclusive use of the large roof terrace.

- Entrance hall
- Two guest toilets
- Large fitted kitchen open to dining area + double south balcony
- Living room of about 40 m² with gas fireplace
- Two master bedrooms, each with en-suite bathroom
- Two additional bedrooms communicating to a second double balcony
- Shower room
- Two cellars in the basement

Annual rental status: CHF 63,600

Charges: CHF 4,320

Miscellaneous: CHF 6,000

5th floor – 3 bright rooms - 69 m² PPE + 3 m² balcony

- Entrance hall
- Guest toilets
- Bathroom with toilet
- Closed fitted kitchen
- Living room with balcony access
- Large bedroom
- Cellar in the basement

Annual rental status: CHF 22,920

Charges: CHF 2,460

4th floor – 3 rooms - 70 m² PPE + 3 m² balcony

- Distribution identical to that of the 5th floor.

Annual rental status: CHF 13,740

Charges: CHF 2,520

Apartment rented for more than 15 years.

Attractive rental synthesis with a cumulative total of:

Annual rents: CHF 100,260

Charges: CHF 9,300

Miscellaneous: CHF 6,000

This rental status represents an immediate potential for optimisation, especially thanks to the 4th floor apartment and future possibilities in the attic.

Additional assets:

- Mortgage note of CHF 1,800,000 sold at 1% of its value.

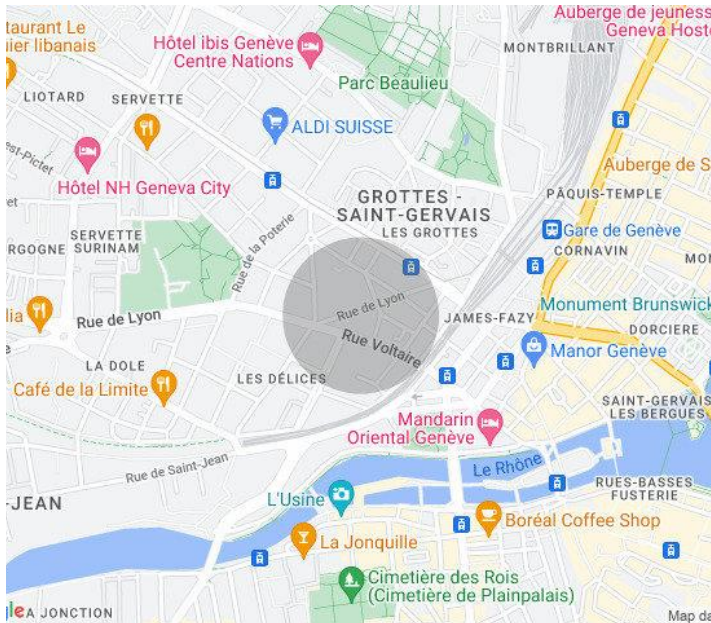
For more information, please contact our real estate agents directly.

308.00 m²

Surface

14.00

Pièces



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quand elles correspondent vraiment à vos critères.

Le bien est disponible en priorité.*

24h
avant diffusion

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Ne laissez toujours pas passer ce que vous cherchez.

Le bien est disponible en priorité.*

minutes suffisent.

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Informations techniques

Transaction

| | |
|---------------|-------------|
| Type | Appartement |
| Disponibilité | À convenir |

Surfaces

| | |
|-------------------|--------------------|
| Pièces | 14 |
| Surface habitable | 308 m ² |

Bâtiment

| | |
|--------------|------|
| Construction | 1930 |
| Étage | 1 |
