



**Apartment for sale, Entre ville et nature, un cadre de vie idéal à Meyrin. (Meyrin, Switzerland)**

Meyrin

**Prix de vente : CHF 1'110'000.-**

# Présentation

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Rare in Meyrin – 4 rooms in recent Minergie A condominium with double parking

The Compagnie Immobilière du Léman is pleased to offer you this 4-room apartment located in a recent PPE (2016), benefiting from the Minergie A label, the highest energy standard currently in force.

Designed according to THPE (Very High Energy Performance) standards, the building offers quality technical services, including photovoltaic panels, triple glazing and distributed underfloor district heating, guaranteeing optimal thermal comfort and controlled energy consumption.

With a surface area of approximately 85 m<sup>2</sup> (90 m<sup>2</sup> weighted), this property seduces with its natural light thanks to its south-south-east orientation as well as its unobstructed view. The living space, pleasant and well arranged, opens onto a balcony of about 8 m<sup>2</sup>, offering a real extension of the apartment.

The interior distribution is functional and balanced. The apartment has two bedrooms, one of which is a master bedroom with its en-suite bathroom. A second shower room completes the set.

Built-in wardrobes optimise storage space, bringing comfort and practicality to everyday life. The entire property has been carefully maintained, offering an immediately habitable living environment.

A property that stands out on the market

The apartment is completed by a cellar as well as two parking spaces in the basement, a particularly rare asset in Meyrin, where the majority of similar properties have only one parking space. This element is a real advantage in terms of comfort and value.

The property is eligible for the CASATAX scheme, allowing the buyer to benefit from a significant tax relief at the time of acquisition, subject to the conditions in force.

A quiet, family and sought-after environment

Ideally located in a particularly popular residential area, the property benefits from a quiet and green environment, offering a real quality of life on a daily basis.

The area is distinguished by a family atmosphere, with many spaces dedicated to children and leisure: playgrounds, sports facilities, swimming pool, ice rink and outdoor areas accessible in the immediate vicinity.

Several schools are just a few minutes away, including the Vergers Primary School, as well as recognized international schools, reinforcing the attractiveness of the neighborhood for families.

The proximity to shops, transport and international organisations, as well as the quick access to the centre of

Geneva, ideally complete this living environment.

#### Distribution of spaces

Entrance hall with storage Bright living room with lounge and dining area Access to an exterior of about 8 m<sup>2</sup>  
Fitted kitchen Two bedrooms A bathroom adjoining the master bedroom A shower room

#### Appendices

Cellar Two parking spaces in the basement

This property meets all the criteria currently sought after on the market: a recent condominium with high energy standards, a functional distribution, a quality family living environment as well as a rare and decisive advantage with its two parking spaces in the basement.

It represents an opportunity in Meyrin in an area where comparable properties are rare, offering an ideal balance between comfort, practicality and quality of life on a daily basis.

We invite you to contact us without delay to arrange a visit and discover the full potential of this apartment.

An immersive tour is available upon request.

**85.00 m<sup>2</sup>**  
Surface

**4.00**  
Pièces

# Galerie



## Informations techniques

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### Transaction

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Type	Appartement
Disponibilité	À convenir

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### Surfaces

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Pièces	4
Surface habitable	85 m <sup>2</sup>

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### Bâtiment

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Construction	2016
Étage	2

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