



BUCLINES N°32

Chemin des Buclines 32

BUCLINES N ° 32 IS A MAGNIFICENT PROJECT OF 2 LUXURY VILLAS LOCATED IN THE POPULAR DISTRICT OF CHÊNE-BOUGERIES.



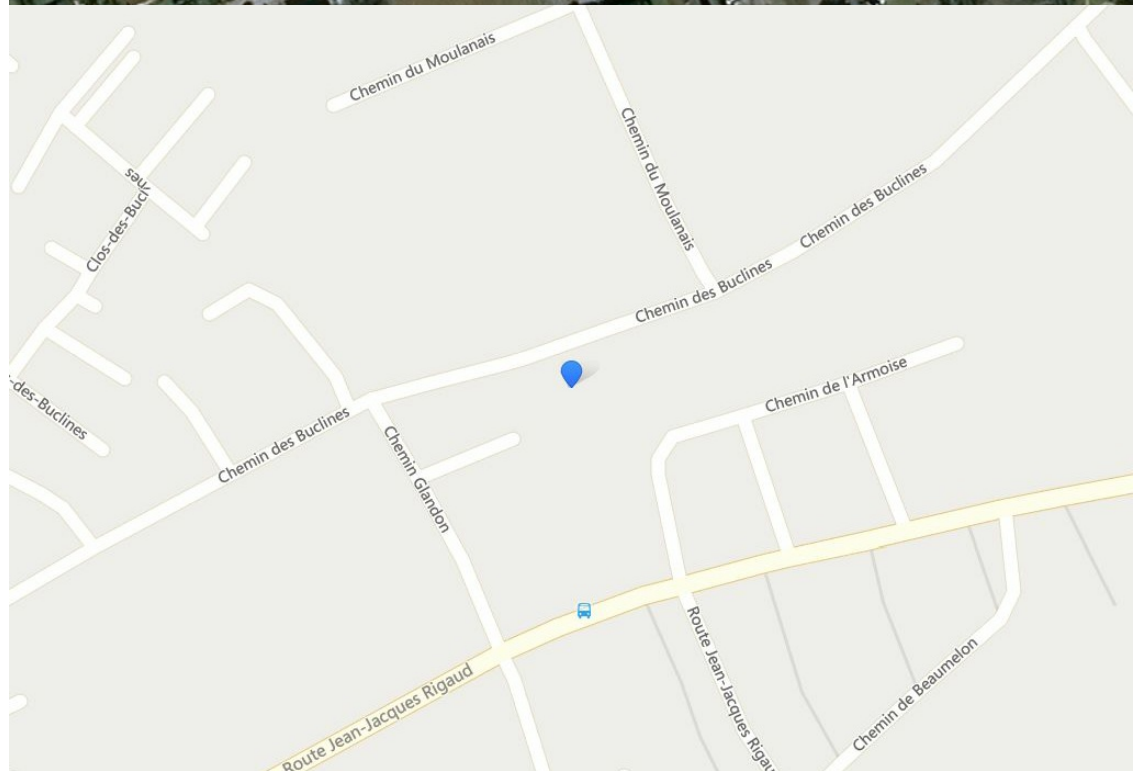
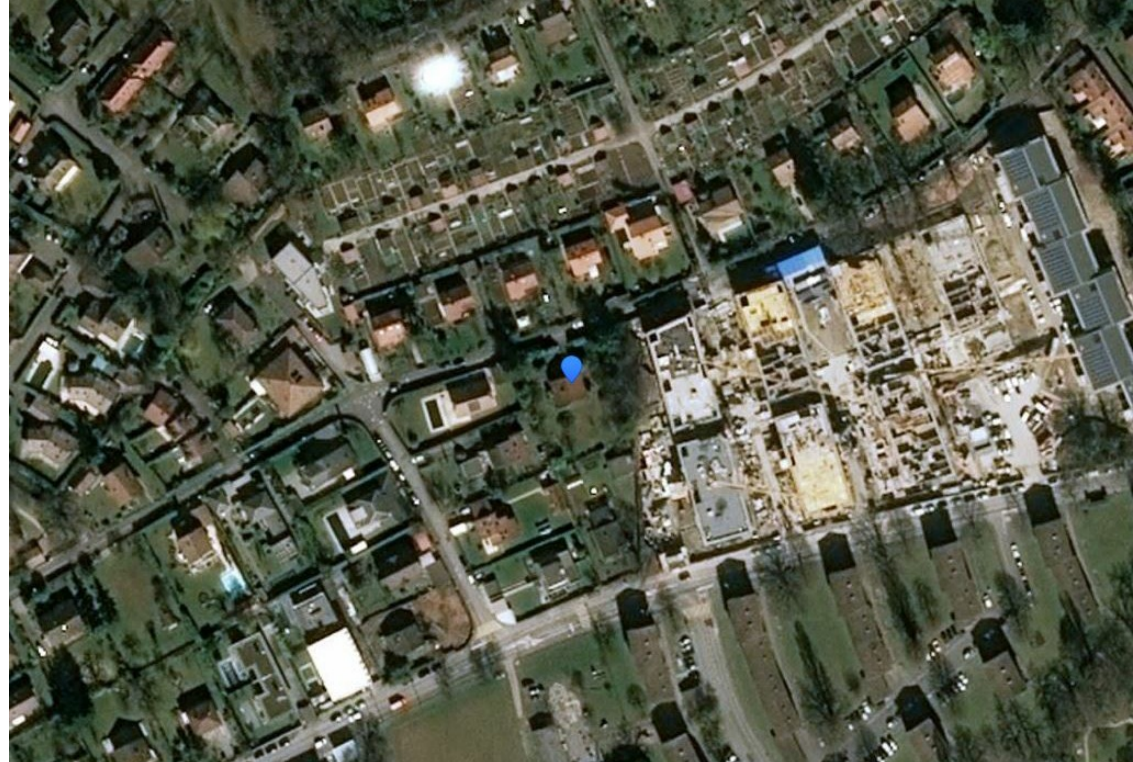


TABLE OF CONTENT

LOCATION	3
THE DEVELOPMENT	4
GALLERY	6
PRICE	8
PARTIES	9

LOCATION

The Villas Buclines N ° 32 located in the heart of Chêne-Bougeries, are inserted in lush greenery just 3.5 km from the city center of Geneva. Let yourself be charmed by a framework devoid of nuisance, in a popular location and close to all amenities.





THE DEVELOPMENT

*** APPROVED AUTHORIZATION ***

This promotion offers a unique living environment in the countryside while being very close to downtown Geneva and diverse amenities.

Each of the details as well as the finishes have been thought out with particular care. The contemporary architecture combines quality finishes and materials.

Featuring beautiful features and magnificent volumes, these villas inspire a sense of exclusivity. Let yourself be charmed by a

calm and green setting.

Situated on a very beautiful plot of land of 1'640m² located on chemin de Buclines N°32, this new construction benefits from optimal sunshine thanks to its southern exposure.

Each villa offers a gross floor area of approximately 225m², i.e. 333m² of usable floor space distributed over 3 floors.

On the ground floor there is an entrance hall, a visitor's toilet and a very large living room which includes the fully equipped kitchen, the dining room which offers a double height of more than 6m and the living room which gives access to the terrace and the garden.

The 1st floor consists of 3 bedrooms with 2 bathrooms and access to the balcony as well as a magnificent master bedroom with dressing room, en suite bathroom and private terrace.

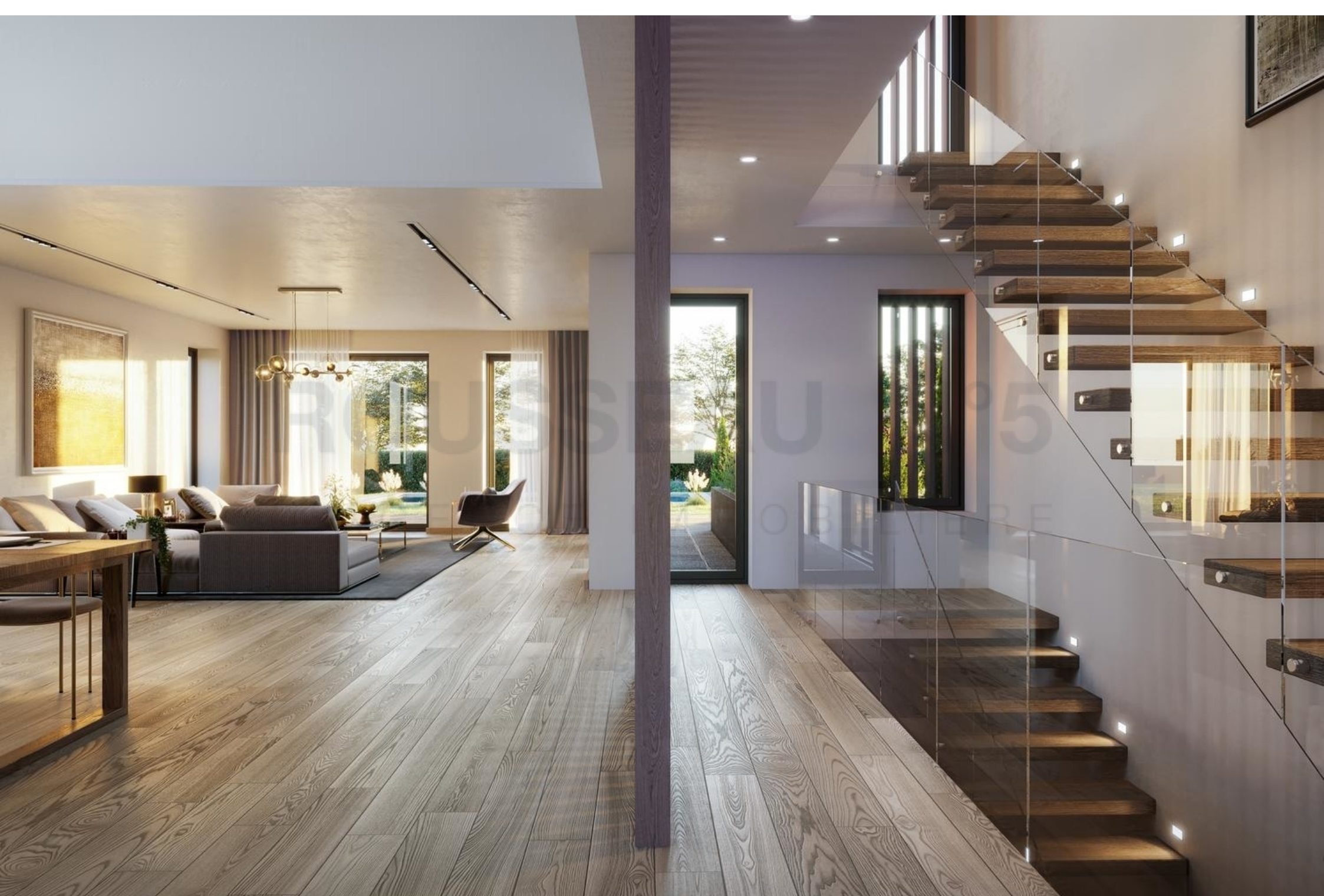
The lower ground floor offers a workshop with its own bathroom and a games room.
This floor also includes the laundry room, the technical room and a large cellar (possibility to make a wine cellar).

Each villa has a private garden of respectively 634m² and 410m² and a closed box that can accommodate 2 vehicles.

In addition, they meet the High Energy Performance standards (HPE Label).

It is also possible to benefit from an optional swimming pool.

The layout and finishes can be customised to suit the buyer's taste.





LIST OF PRICES

Building: BUCLINES 32

Reference Type Floor	Rooms	Bedrooms Bathrooms	Living area	Usable area	Balcony Terrace	Land Garden	Price Price/m ²
BUCLINES - VILLA A House -	7	4 3	225 m ²	333 m ²	17.40 m ² 37.70 m ²	934 m ² 634 m ²	3'490'000.- -
BUCLINES - VILLA B House -	7	4 3	225 m ²	333 m ²	17.40 m ² 37.70 m ²	705 m ² 410 m ²	3'490'000.- -



ROUSSEAU N°5

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