

MAGNIFICENT OPPORTUNITY IN SIAL NOT TO BE MISSED

CH-1218 Le Grand-Saconnex | 1218 Le Grand-Saconnex | **Price upon request**



DESCRIPTION

**** SIAL SALE ****

In a secure luxury residence, we offer a large 4.5-room apartment on the 1st floor with its 105m² terrace overlooking a beautifully wooded park of 25'000m².

Very bright and without any vis-a-vis, this apartment consists, for the day part, of a huge living room - dining room, a fully equipped kitchen luxuriously renovated in 2017 and a visitors toilet. The sleeping area has 2 very good size bedrooms as well as a bathroom and a shower room, both with WC.

The residence, built in 1968, has been regularly refreshed and benefits, in addition to the very well maintained park, of a swimming pool with individual and private changing room linked to the apartment. The location is very quiet and ideal for easy access to international organizations, the airport and the many missions and embassies in the area.

A cellar and a parking space in the basement are included.

The regime for this apartment is in the form "SI - Société Immobilière" which means for the buyer that he buy stocks. It is therefore exempt from registration taxes in the land register, but you should know that banks are reluctant to finance this type of transaction and generally ask for more than 50% of equity because of the latent risk. The change of regime in PPE (ownership by floor - in name) of this property will result, without commitment from our part, in a capital gain significant between 30% and 50% compared to the sale price.

CHARACTERISTICS

Reference: **ACTSRO101**

Type: **Apartment**

Rooms: **4.5**

Bedrooms: **2**

Bathrooms: **2**

Living area: **~ 173 m²**

Availability: **To agree**

Year of construction: **1970**

Heating installation: **Radiator**

Location floor: **1st floor**

Parking places: **Yes, obligatory**



CONTACT FOR VISITING

Mr. Sylvain Rostan

E-mail : sylvain.rostan@actimmo-ge.ch

Tel. : +41 22 342 56 70

Mobile : +41 79 413 71 73