RÉSIDENCE Azur AUVERNIER



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The Commune

The AZUR residence is located in Auvernier, a popular village on the Neuchâtel coast, in the commune of Milvignes. Nestled between lake and vineyards, this exceptional location boasts authenticity, historical heritage and a rare quality of life.

Just a stone's throw from the heart of the village, the residence enjoys a discreet, unspoilt setting, with immediate access to all amenities. Bathed in light and enjoying generous sunshine, AZUR's location harmoniously combines lifestyle, nature and mobility, with fast links to Neuchâtel and the region's main roads.

Distances to amenities
- Auvernier SBB station 250 m away (Neuchâtel in 5 min, Lausanne in 40 min)
- Tram and bus stops in the immediate vicinity
- Schools and shops within walking distance, beaches and port 10 minutes away
- A5 freeway access 2 minutes away by car

Auvernier is a charming commune of around 1,500 inhabitants on the shores of Lake Neuchâtel, seduced by its exceptional natural setting and authentic atmosphere.

Renowned for its vineyards and historic village, it offers a peaceful living environment within easy reach of the city of Neuchâtel. The commune boasts top-quality educational facilities for the youngest children, while older pupils continue their education in easily accessible schools in the surrounding area.

Residents benefit from local shops, friendly restaurants and a lively local life, supported by cultural and wine-growing events.

Walks by the lake, water sports, hiking and cycling are all part of everyday life, offering a harmonious setting where nature, tradition and conviviality meet.

Auvernier SBB station 250 m away

A5 freeway access 2 minutes away by car

Quality school infrastructure



The Project

In the heart of the emblematic village of Auvernier, Résidence AZUR nestles elegantly in a unique natural setting. In the heart of the vineyards, this residential project features three contemporary villas, each housing two 4.5-room apartments.

Designed to combine light and comfort, each apartment boasts large bay windows offering breathtaking views of the vineyards, the lake and the Alps.

Garden-level apartments feature private terraces ranging from 29 to 47 m², as well as a garden, making them true havens of peace, while upstairs apartments benefit from balconies of around 18 m², all south-facing for optimum sunshine.

With living areas ranging from 111 to 113 m², Résidence AZUR combines generous volumes, top-of-the-range finishes, thermal and acoustic comfort and a modern design integrated into the environment.

Résidence AZUR is not just a place to live, it's an experience: light, panoramic views and daily serenity, between vineyards, lake and the Alps.

Exceptional natural setting and authentic atmosphere

Breathtaking views of vineyards, lake and Alps

Perfect balance between privacy and conviviality



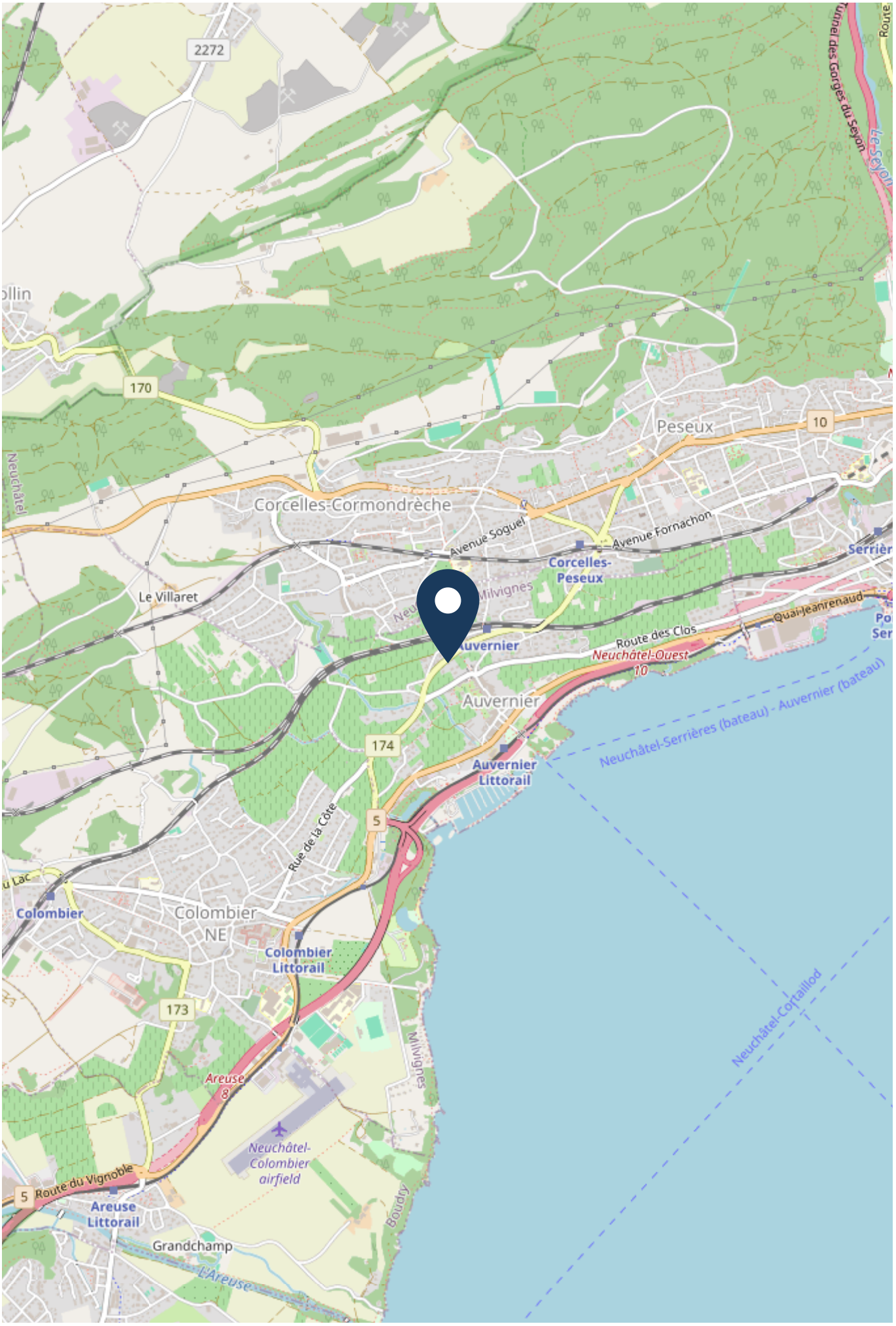
Situation

The project enjoys a privileged location in Auvernier, a small, charming commune on the shores of Lake Neuchâtel, offering a peaceful, picturesque living environment. The immediate proximity to the lake and surrounding vineyards gives the site a natural, authentic appeal, while remaining close to the region's amenities and services.

Auvernier benefits from a strategic location: just a few minutes from the city of Neuchâtel, residents can easily take advantage of urban infrastructures while retaining the tranquility and authenticity of a lakeside village. The commune is well served by roads and public transport, making it easy to get to neighboring towns and the region's economic hubs.

The surrounding area offers numerous opportunities for leisure and relaxation: lakeside walks, water sports, hiking and cycling in a natural, unspoilt environment. The project is thus set in a location combining quality of life, accessibility and heritage charm, ideal for making the most of lakeside living and the region's cultural and wine-growing wealth.

Bank	1.5 km	24 min	11 min	3 min
Hospital	2.2 km	21 min	21 min	4 min
Nursery school	1.3 km	21 min	12 min	2 min
Post	1.6 km	24 min	12 min	4 min
Primary school	2.2 km	29 min	25 min	5 min
Public transport	282 m	4 min	4 min	-
Secondary school	2.5 km	34 min	19 min	5 min


2272
170
Peseux
10
Corcelles-Cormondrèche
Avenue Soguel
Avenue Fornachon
Corcelles-Peseux
Le Villaret
Milvignes
Route des Clos
Neuchâtel-Ouest
10
Auvernier
174
Auvernier Littorail
Neuchâtel-Serrières (bateau) - Auvernier (bateau)
Rue de la Côte
5
Colombier
Colombier NE
Colombier Littorail
173
Areuse
8
Neuchâtel-Colombier airfield
Route du Vignoble
5
Areuse Littorail
Grandchamp
L'Areuse
Boudry
Milvignes
Neuchâtel-Cortaillod
Tunnel des Gorges du Seyon

Construction

The contemporary architecture of Résidence AZUR blends elegantly into its surroundings, combining subtle modernity with harmony with the site. The apartments offer generous volumes bathed in natural light, with an optimized layout for a perfect balance between privacy and conviviality.

Each apartment has three bedrooms, including a master suite with private shower room and access to a terrace or balcony. The living area, combining open kitchen and living room, opens onto the outdoors through large bay windows, extending the space towards Lake Neuchâtel and the surrounding countryside.

Heating is provided by a heat pump (PAC) and photovoltaic solar panels, with individual meters for personalized consumption management.

Budgets and construction specifications are available on request.

Apartments bathed in natural light

Generous volumes and top-of-the-range finishes

Photovoltaic solar panels



Galerie





Galerie





Galerie





Galerie





Galerie





Galerie





Contact



Jacques-Olivier François
+41 77 513 04 76
Jacques-Olivier.Francois@swsir.ch

Switzerland Sotheby's International Realty (agence de Neuchâtel)
Rue des Chavannes 3
2000 Neuchâtel
Tél.+41 32 722 62 80
www.switzerland-sothebysrealty.ch

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