

# RESIDENCE

PREMIER MARS



Switzerland | **Sotheby's**  
INTERNATIONAL REALTY

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# The Commune

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Geneveys-sur-Coffrane is a peaceful commune in the canton of Neuchâtel, seducing visitors with its verdant natural setting and quality of life. The village's elementary school offers friendly, local teaching adapted to young children, while older pupils continue their education in nearby establishments.

The commune benefits from essential shops and services that make everyday life easier and encourage local exchanges.

There's a lively community and cultural life here, with friendly events and plenty of opportunities for nature-based leisure activities, such as hiking, mountain biking or exploring the regional landscape and heritage.

An ideal environment in which to enjoy both tranquillity and a friendly community.



Near train station



Nearby primary school



Close to stores



# The Project

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In the heart of the charming village of Les Geneveys-sur-Coffrane, in the Val-de-Ruz region, lies the Résidence Premier Mars.

This new development offers 20 new apartments, in two buildings, for sale off-plan, from 3.5 to 5.5 rooms, starting at CHF 539,000.

Typologies include duplex apartments: ground floor with garden + 1 or 2nd floor with balcony + 3rd floor, as well as single-storey apartments in building B1.

Nestled in a green and peaceful setting, the residence combines modern comfort with ideal accessibility: Neuchâtel is 10 minutes away, La Chaux-de-Fonds 15 minutes, and the SBB train station is only 2 minutes away on foot.

Designed to offer a pleasant, functional living environment, the apartments feature generous, bright volumes, well-thought-out spaces and private exteriors (balcony, terrace or garden).

Ideal for families, couples or investors, this unique real estate project combines quality of life, modernity and proximity to major roads.



Peaceful setting, close to the forest



Close to all amenities



Family district



# Situation





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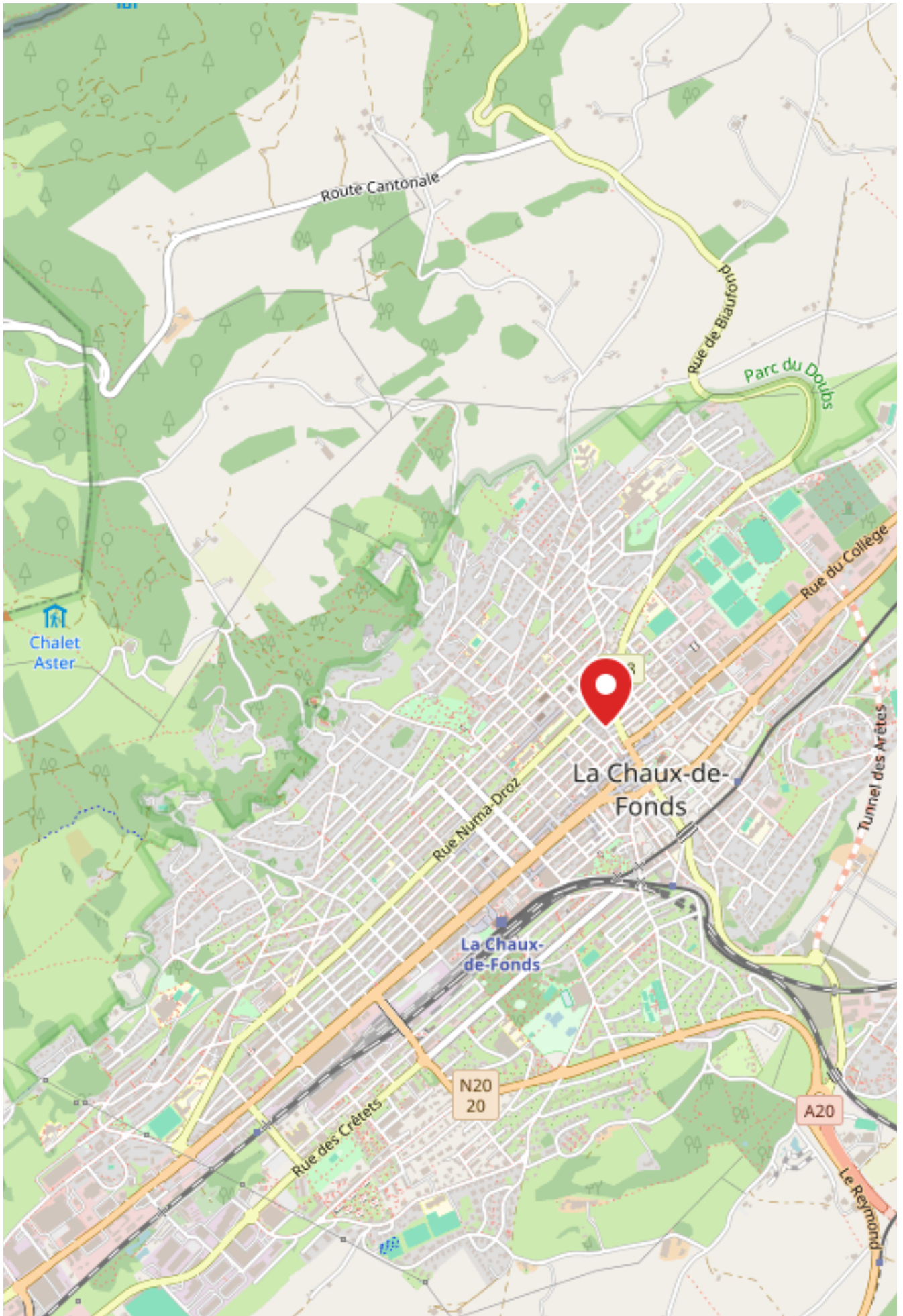
The Résidence Premier Mars enjoys an ideal location in the heart of Les Geneveys-sur-Coffrane, a charming village nestled in peaceful, verdant surroundings, just a stone's throw from the forest. It thus offers a perfect balance between living comfort and ease of access.

Located just 3 minutes' walk from the train station, the residence benefits from excellent public transport connections, making it possible to reach Neuchâtel in 10 minutes and La Chaux-de-Fonds in 15 minutes.

All amenities are in the immediate vicinity: shops, pharmacy, schools, bank and various essential services, making everyday life simple and convenient.

Finally, nature and sports lovers will enjoy the proximity of a parcours vita as well as a sports center, for an active and balanced lifestyle.

				
<b>Airport</b>	0 m	-	-	-
<b>Bank</b>	0 m	-	-	-
<b>Gondola lift / ski lift</b>	0 m	-	-	-
<b>Highway</b>	0 m	-	-	-
<b>Nursery school</b>	0 m	-	-	-
<b>Post</b>	50 m	1 min	-	-
<b>Primary school</b>	140 m	2 min	-	1 min
<b>Public transport</b>	152 m	2 min	-	-
<b>Restaurants</b>	248 m	3 min	-	1 min
<b>Secondary school</b>	0 m	-	-	-
<b>Shops</b>	50 m	1 min	-	-
<b>Station</b>	172 m	3 min	-	2 min



# Construction

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These magnificent apartments are built with quality materials.

Future owners can choose specific options, as long as they fit in with the architectural and technical concept.

Technical specifications and budgets are available on request.

The project also includes underground parking, private cellars, laundry rooms and common areas.



**Modern construction**



**Underfloor heating**



**Private cellars**



# Galerie

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# Technical data

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## Proximity

- Soccer field
- Public pool
- Close to doctor
- Close to park
- Village
- Green
- Post
- Bus stop
- School Nursery
- School secondary
- Shops
- Bank
- Restaurant
- Train station
- School Primary
- Sport Center
- Nearby pharmacy
- Indoor swimming pool
- Near a residential area

## Equipment

- Outdoor Lighting
- Shower
- Optic Fiber
- Washhouses Simple
- Fire alarm system

## Exterior

- Peace
- Greenery
- Electric garage door

## Interior

- Handicap Friendly
- Chimney
- Fireplace Connection
- Stove Connection
- Lift
- Underground Car Park
- Bath
- Stove
- Bright
- Natural light

## State

- New

## Exposure

- East
- Sud

## Sunshine

- Favourable

## Style

- Modern

# Contact

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