RÉSIDENCE Azur AUVERNIER



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The Commune

The AZUR residence is located in Auvernier, a popular village on the Neuchâtel coast, within the municipality of Milvignes. Nestled between the lake and the vineyards, this exceptional location charms visitors with its authenticity, heritage, and quality of life.

Just a short walk from the center, AZUR enjoys a quiet and unspoiled setting, while remaining close to amenities. Its location also offers excellent access to Neuchâtel and the region's main transportation routes.

Distances to amenities

- CFF train station 250 m away: Neuchâtel in 5 min, Lausanne in 40 min
- Nearby trams and buses
- Schools and shops within walking distance
- Beaches and harbor 10 min away
- A5 highway 2 minutes away by car

With about 1,500 residents, Auvernier offers a privileged living environment on the shores of Lake Neuchâtel. Its vineyards, historic village, shops, and restaurants make it a sought-after place to live, where nature, heritage, and a warm, welcoming atmosphere come together every day.

Auvernier SBB Station, 250 m away

Access to the A5 highway is a 2-minute drive away

High-Quality School Infrastructure



The Project

In the heart of the iconic village of Auvernier, the AZUR Residence is elegantly nestled in a unique natural setting. Set amidst the vineyards, this residential project comprises three contemporary villas, each housing two 4.5-room apartments.

Designed to combine light and comfort, each unit features large floor-to-ceiling windows offering breathtaking views of the vineyards, the lake, and the Alps.

The ground-floor apartments feature private terraces ranging from 29 to 47 m² as well as a garden—true havens of peace— while the upper-floor apartments feature balconies of approximately 18 m², all facing due south for optimal sunlight.

With living areas ranging from 111 to 113 m², the AZUR Residence combines spacious layouts, high-end finishes, thermal and acoustic comfort, and a modern design that blends seamlessly with the surroundings.

Résidence AZUR is not just a place to live—it's an experience: light, panoramic views, and serenity every day, nestled among vineyards, a lake, and the Alps.

An exceptional natural setting with an authentic atmosphere

Breathtaking views of the vineyards, the lake, and the Alps

The perfect balance between privacy and a warm, welcoming atmosphere



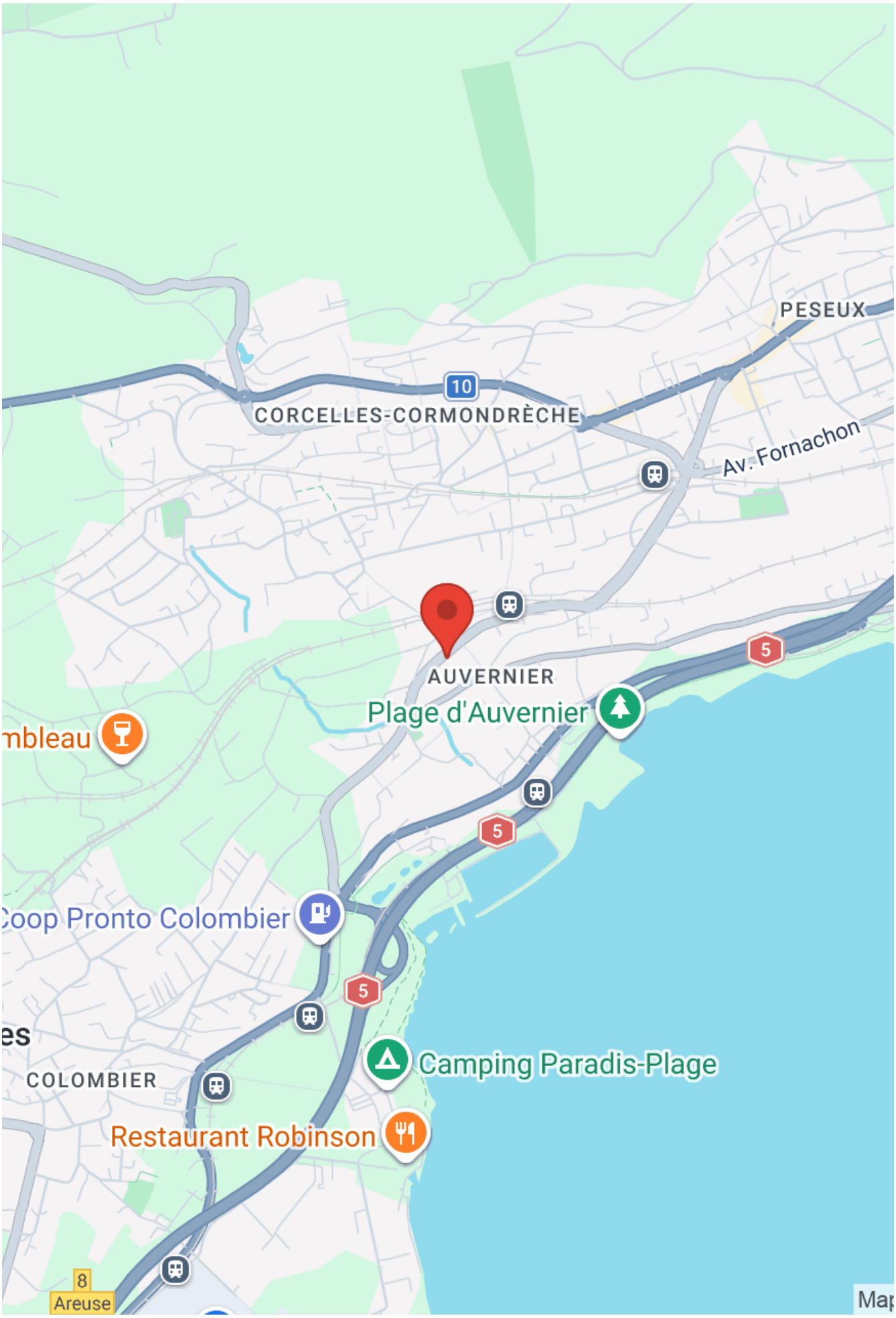
Situation

The project enjoys a prime location in Auvernier, a charming little town on the shores of Lake Neuchâtel, offering a peaceful and picturesque living environment. The immediate proximity to the lake and the surrounding vineyards gives the site a natural and authentic charm, while still being close to the region's amenities and services.

Auvernier enjoys a strategic location: just a few minutes from the city of Neuchâtel, residents can easily take advantage of urban amenities while still enjoying the tranquility and authenticity of a lakeside village. The town is well-connected by roads and public transportation, making it easy to travel to neighboring cities and the region's economic hubs.

The surrounding area offers numerous opportunities for recreation and relaxation: walks along the lake, water sports, hiking, and biking in a natural and unspoiled environment. The project is thus situated in a location that combines quality of life, accessibility, and historic charm—ideal for fully enjoying life by the lake and the region's rich cultural and wine-growing heritage.

Bank	1.5 km	24 min	10 min	3 min
Hospital	2.2 km	20 min	20 min	4 min
Nursery school	1.3 km	20 min	12 min	2 min
Post	1.6 km	24 min	12 min	4 min
Primary school	2.2 km	30 min	25 min	5 min
Public transport	282 m	4 min	4 min	-
Secondary school	2.5 km	34 min	19 min	5 min
Station	430 m	7 min	7 min	1 min


PESEUX
10
CORCELLES-CORMONDRÈCHE
Av. Fornachon
AUVERNIER
Plage d'Auvernier
5
mbleau
Coop Pronto Colombier
es
COLOMBIER
Camping Paradis-Plage
Restaurant Robinson
8
Areuse

Construction

The contemporary architecture of the AZUR Residence blends elegantly into its surroundings, combining subtle modernity with harmony with the location. The apartments feature spacious layouts bathed in natural light, with a layout optimized for a perfect balance between privacy and social living.

Each unit features three bedrooms, including a master suite with a private shower room and access to a terrace or balcony. The living area, which combines an open kitchen and living room, opens onto the outdoors through large floor-to-ceiling windows, extending the space toward Lake Neuchâtel and the surrounding nature.

Heating is provided by a heat pump and photovoltaic solar panels, with individual meters for personalized energy management.

Construction budgets and specifications can be provided upon request.

The apartments are filled with natural light

Generous space and high-end finishes

Photovoltaic Solar Panels



Galerie




























MASINI
TAKEUCHI

Technical data

Proximity

- Post
- Bus stop
- School secondary
- Train station
- School Primary

Exterior

- Terrace
- Garden

Interior

- Open Kitchen
- Triple Glazing
- Private Bathroom
- Bright

Equipment

- Kitchen
- Electric Blind
- Kitchen Furnished

Ground

- Parquet Floor
- Tiles

Sight

- Lake

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

azur-auvernier.ch

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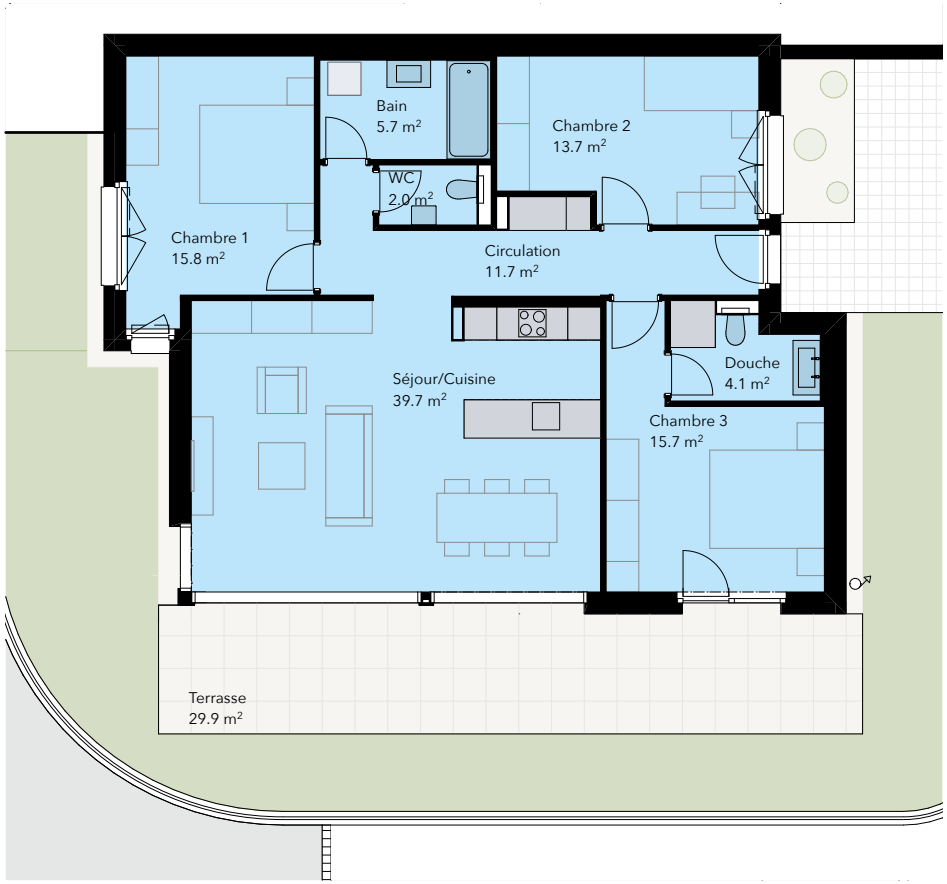


PLAN DE SITUATION

www.azur-auvernier.ch

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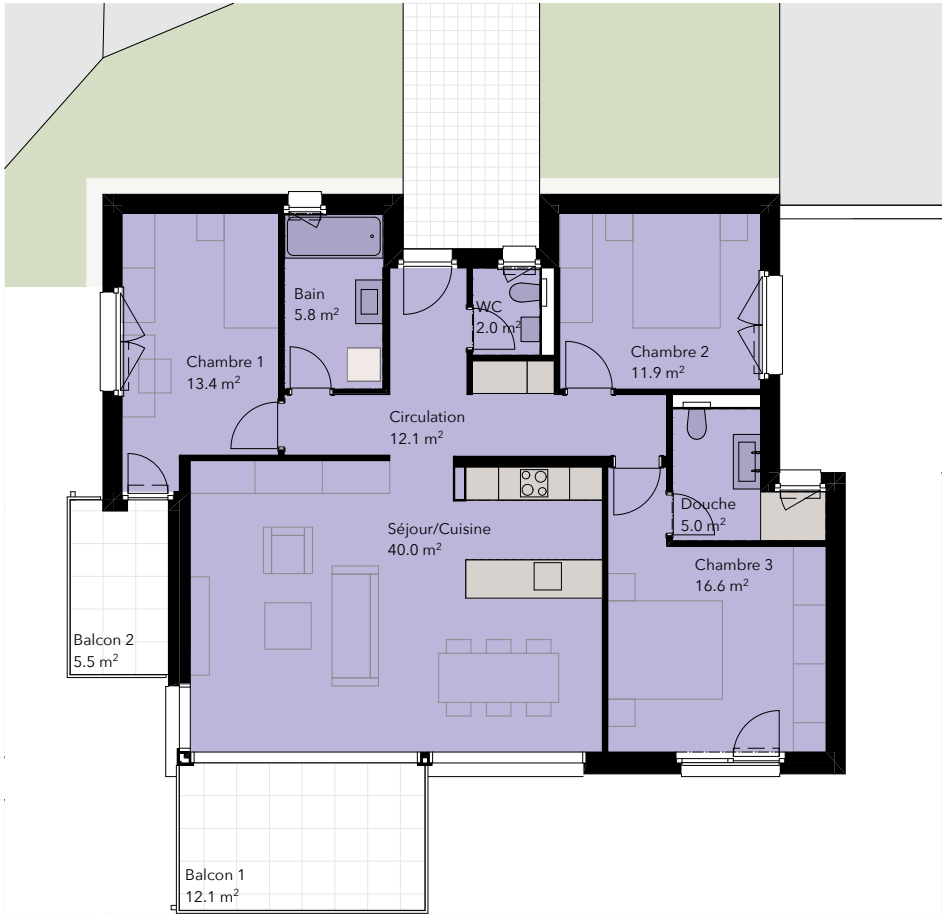


Lot	Nombre de pièces	Surface habitable	Surface de vente	Surface terrasse	Surface jardin	Surface cave
A	**4.5**	112.2 m²	133.4 m²	29.9 m²	62.2 m²	7.5 m²

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RÉSIDENCE Azur AUVERNIER



Lot	Nombre de pièces	Surface habitable	Surface de vente	Surface totale balcons	Surface cave
B	**4.5**	110.9 m²	119.7 m²	17.6 m²	7.5 m²

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RÉSIDENCE Azur AUVERNIER



Lot	Nombre de pièces	Surface habitable	Surface de vente	Surface terrasse	Surface jardin	Surface cave
C	**4.5**	113.1 m²	142.3 m²	36.8 m²	107.7 m²	7.5 m²

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RÉSIDENCE Azur AUVERNIER



Lot	Nombre de pièces	Surface habitable	Surface de vente	Surface totale balcons	Surface cave
D	**4.5**	111.5 m²	120.8 m²	18.6 m²	7.5 m²

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RÉSIDENCE Azur AUVERNIER



Lot	Nombre de pièces	Surface habitable	Surface de vente	Surface terrasse	Surface jardin	Surface cave
E	**4.5**	113.1 m²	146.3 m²	47 m²	97.1 m²	8.9 m²

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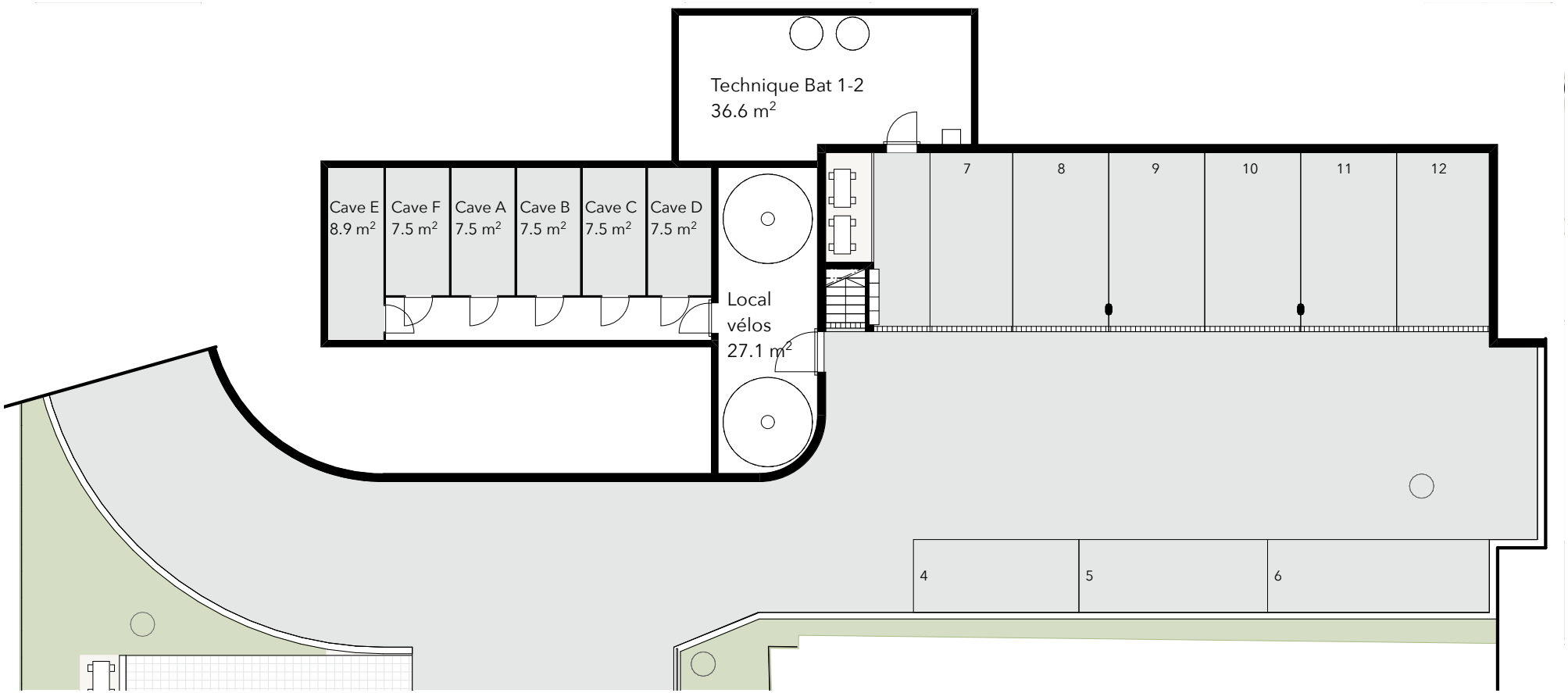


Lot	Nombre de pièces	Surface habitable	Surface de vente	Surface totale balcons	Surface cave
F	**4.5**	111.5 m²	120.8 m²	18.6 m²	7.5 m²

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Résidence Azur

Route de la Gare 26, Auvernier

Réf. Internet	Lot	Niveau	Nombre place parking	Orientation	Surface habitable	Surface Pondérée	Surface Terrasse	Surface Balcon	Surface Jardin	Prix villa
Villa 1										
045848	A	Rez	4.5 pièces	**S**	112.20 m²	133.37 m²	29.90 m²		62.20 m²	**1'340'000 CHF**
045849	B	Etage	4.5 pièces	**S**	110.90 m²	119.70 m²		17.60 m²		**VENDU**
Villa 2										
045850	C	Rez	4.5 pièces	**S**	113.10 m²	142.27 m²	36.80 m²		107.70 m²	**1'370'000 CHF**
045851	D	Etage	4.5 pièces	**S**	111.50 m²	120.80 m²		18.60 m²		**1'280'000 CHF**
Villa 3										
045852	E	Rez	4.5 pièces	**S**	113.10 m²	146.31 m²	47.00 m²		97.10 m²	**VENDU**
045853	F	Etage	4.5 pièces	**S**	111.50 m²	120.80 m²		18.60 m²		**VENDU**
6 places couvertes									**l'unité**	**35'000 CHF**
6 places extérieures non-couvertes									**l'unité**	**20'000 CHF**

11 septembre 2026

Ce descriptif n'est pas contractuel. Les informations sont indicatives. Ce dossier ne peut être transmis à des tiers sans autorisation.