MALAGNOU
RESIDENCE 166



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The Commune	4
The Project	5
Situation	6
Construction	8
Gallery	9
Technical data	20
Contact	21

The Commune

The Malagnou 166 Residence is located in Chêne-Bougeries, in a sought-after, quiet, and leafy residential setting, right next to Geneva. The Malagnou neighborhood charms with its understated elegance and prime location, just ten minutes from downtown.

Close to schools, shops, restaurants, and sports facilities, it offers a convenient and pleasant daily life. Public transportation and major thoroughfares also provide easy access to the airport and Alpine resorts.

Surrounded by parks, the shores of Lake Geneva, and walking paths, Malagnou boasts an exceptional natural setting. A rare setting where comfort, elegance, and quality of life come together.

Close to all amenities

A quiet, green setting

Located in a residential neighborhood



The Project

Four luxury residences are located in the heart of the highly sought-after Malagnou neighborhood, as part of an exceptional development that combines sophistication with an incomparable lifestyle. Located in the quiet, leafy town of Chêne-Bougeries, the Malagnou 166 Residence is set in a peaceful, tree-lined environment, yet remains just ten minutes from downtown Geneva, in an exclusive setting in harmony with nature.

Designed to meet the highest standards, the residence offers interiors tailored to your taste, blending elegance with personalization. The living spaces stand out for their selection of fine materials and high-end finishes, creating an atmosphere that is both warm and sophisticated. Each villa embodies a refined lifestyle, featuring luxury amenities and meticulous attention to detail. They all feature a private garden, a terrace, and a balcony, allowing you to fully enjoy the exceptional outdoor setting. A swimming pool is optional.

The location offers an ideal quality of life, with amenities accessible in just a few minutes: schools, shops, and sports facilities are all in the immediate vicinity. Public transportation is a one-minute walk away, while major highways provide easy access to the airport or Alpine resorts, such as Megève, located about an hour away.

Idyllic setting

Modern and Contemporary Architecture

Private garden



Situation

Located east of Geneva, the town of Chêne-Bougeries is known for its quiet, green, and safe residential setting. Its tree-lined streets, parks, and natural spaces create a pleasant environment ideal for family life. The Malagnou neighborhood, one of the most sought-after areas in the town, stands out for its intimate atmosphere, understated elegance, and high-quality urban design, offering a distinct neighborhood identity just minutes from the city.

Geneva, a dynamic international capital, lies nearby, offering a unique blend of culture, business, and leisure. A lakeside city surrounded by mountains, it offers a rich and varied daily life: museums, galleries, theaters, boutiques, and renowned restaurants sit alongside remarkable natural spaces such as the shores of Lake Geneva and the Parc des Bastions. The city also benefits from modern infrastructure and an efficient public transportation network, providing quick connections between different neighborhoods and the surrounding areas, whether for work or leisure.

The area surrounding Geneva offers great diversity: from charming villages on the lake's shores to Alpine resorts accessible in less than an hour, to scenic routes that traverse the canton of Geneva and the Lake Geneva region. This proximity to nature and tourist destinations, while remaining close to a dynamic urban center, gives Geneva and its surroundings an exceptional quality of life, where culture, sports, nature, and urban life blend harmoniously.

Airport	12.8 km	164 min	102 min	35 min
Bank	2.0 km	17 min	12 min	6 min
Hospital	1.8 km	17 min	17 min	5 min
Nursery school	1.7 km	18 min	9 min	4 min
Post	1.8 km	16 min	11 min	5 min
Primary school	372 m	6 min	6 min	1 min
Public transport	1.3 km	1 min	1 min	4 min
Secondary school	1.2 km	17 min	10 min	4 min
Station	2.4 km	27 min	14 min	8 min


Baby-Plage
Parc La Grange
LA GRADELLE
Collège de Canc
Rte de Frontenex
Chem. de la Montagne
EAUX-VIVES
Chêne-Bougeries
Chêne-Bourg
LA GRANDE-BOISSIÈRE
Piscine de Thô
Chem. Rieu
Rte de Malagnou
Rue de Genève
Customs agenc
Thônex- Vallar
Rte de Sous-Moulin
Chem. Naville
Rte de Florissant
tif du
nde
Arve
SCHWEIZ
FRANCE
Mango Lounge Genève
Rte de Veyrier
Rte du Pas-de
Map

Construction

The project's architectural design was carefully planned to blend harmoniously with its surroundings.

Built on a 2,747 m² lot, the four residences enhance this prime location by bringing a new vitality to it.

The complex stands out for its contemporary architecture, characterized by large floor-to-ceiling windows, high ceilings, and spacious layouts, offering bright and airy living spaces.

Every detail has been carefully considered, from the high-end finishes to the meticulously selected materials, reflecting a high standard of luxury.

The villas also feature optimal modern comfort, notably thanks to an underfloor heating system that ensures a pleasant and warm atmosphere year-round.

Private and secure neighborhood

Luxury Development

High-quality materials



Galerie











































Technical data

Proximity
- Centro
- Green
- Bus stop
- International schools
- Lake
- School Primary
- Sport Center
- Museum

Exterior
- Balcony
- Terrace
- Garden
- Greenery

Interior
- Open Kitchen
- Fitness
- Hobbyroom
- Dressing
- Bath
- Guest Lavatory
- Bright

Equipment
- Electric Blind
- Kitchen Furnished
- Photovoltaic system

Sunshine
- All Day

Style
- Modern

Contact



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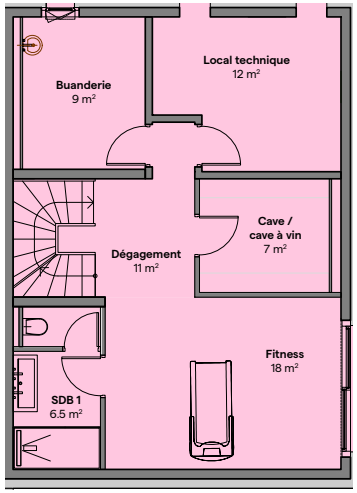
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RESIDENCE 166

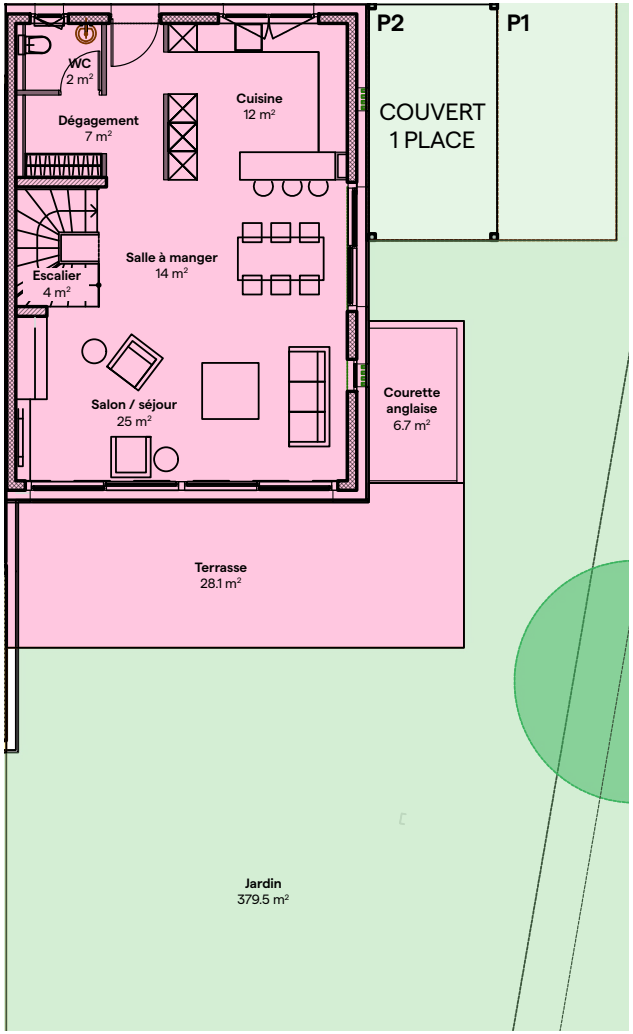


PLAN DE SITUATION

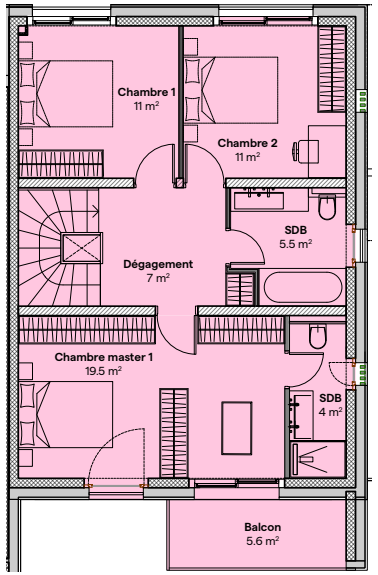
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SOUS - SOL



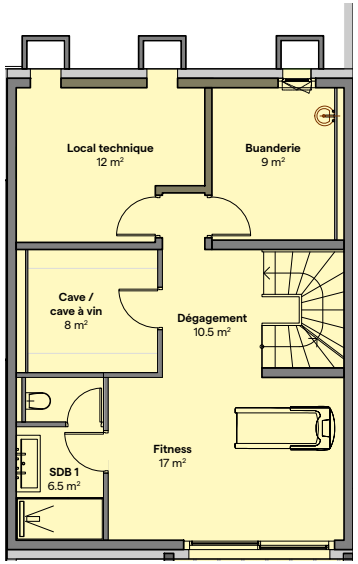
REZ - DE CHAUSSÉE



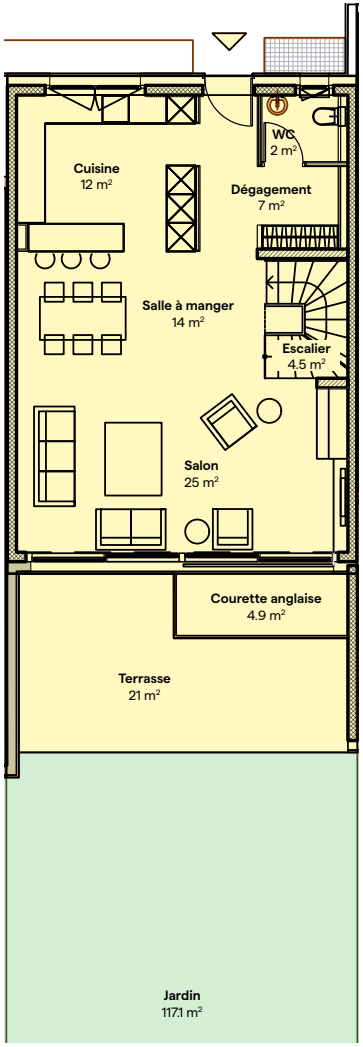
ÉTAGE

Lot	Nb de pièces	Orientation	Surface brute plancher Sous-sol	Surface brute plancher Rez et 1er étage	Surface terrasse	Surface balcon	Surface cour anglaise	Surface jardin
1	**5**	E-O	78.9 m²	159.7 m²	28.1 m²	5.6 m²	6.7 m²	379.5 m²

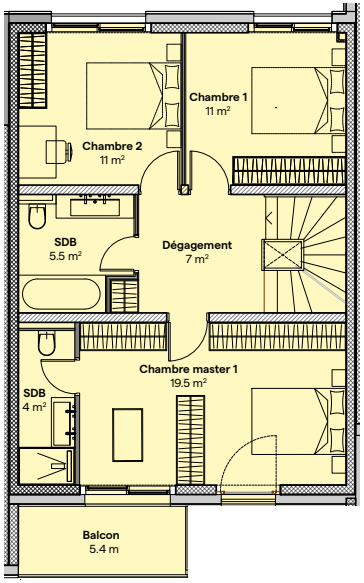
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SOUS - SOL



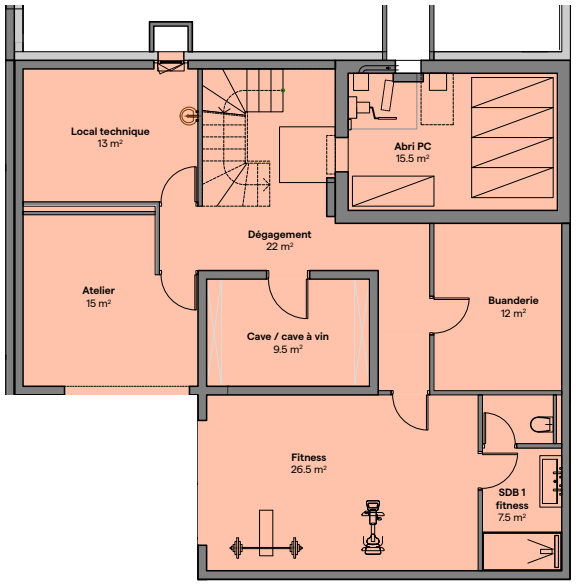
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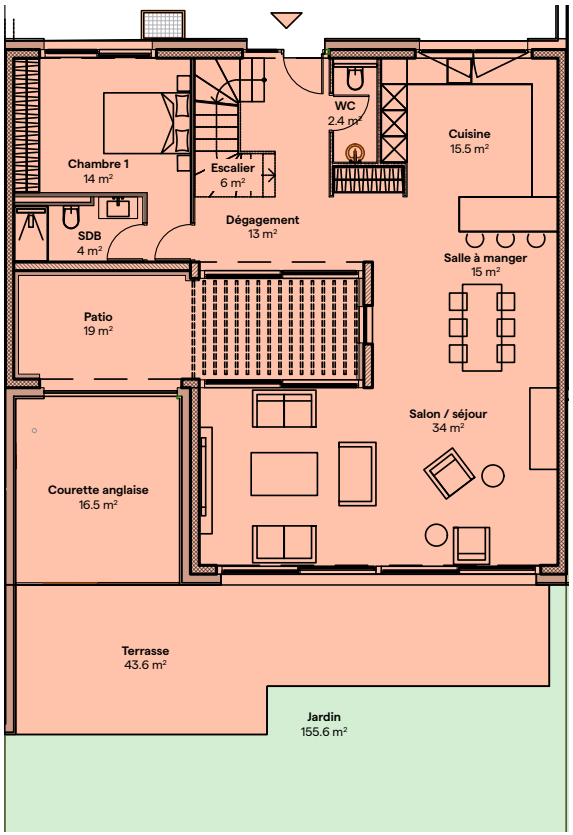
ÉTAGE

Lot	Nb de pièces	Orientation	Surface brute plancher Sous-sol	Surface brute plancher Rez et 1er étage	Surface terrasse	Surface balcon	Surface cour anglaise	Surface jardin
2	**5**	E-O	77 m²	155.31 m²	21 m²	5.4 m²	4.9 m²	117.1 m²

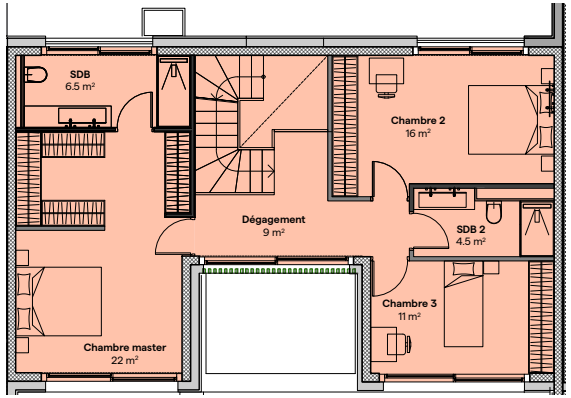
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RESIDENCE 166



SOUS - SOL



REZ - DE CHAUSSÉE

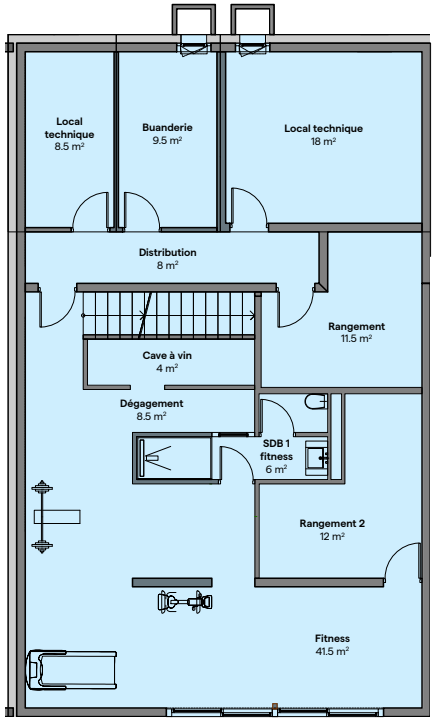


ÉTAGE

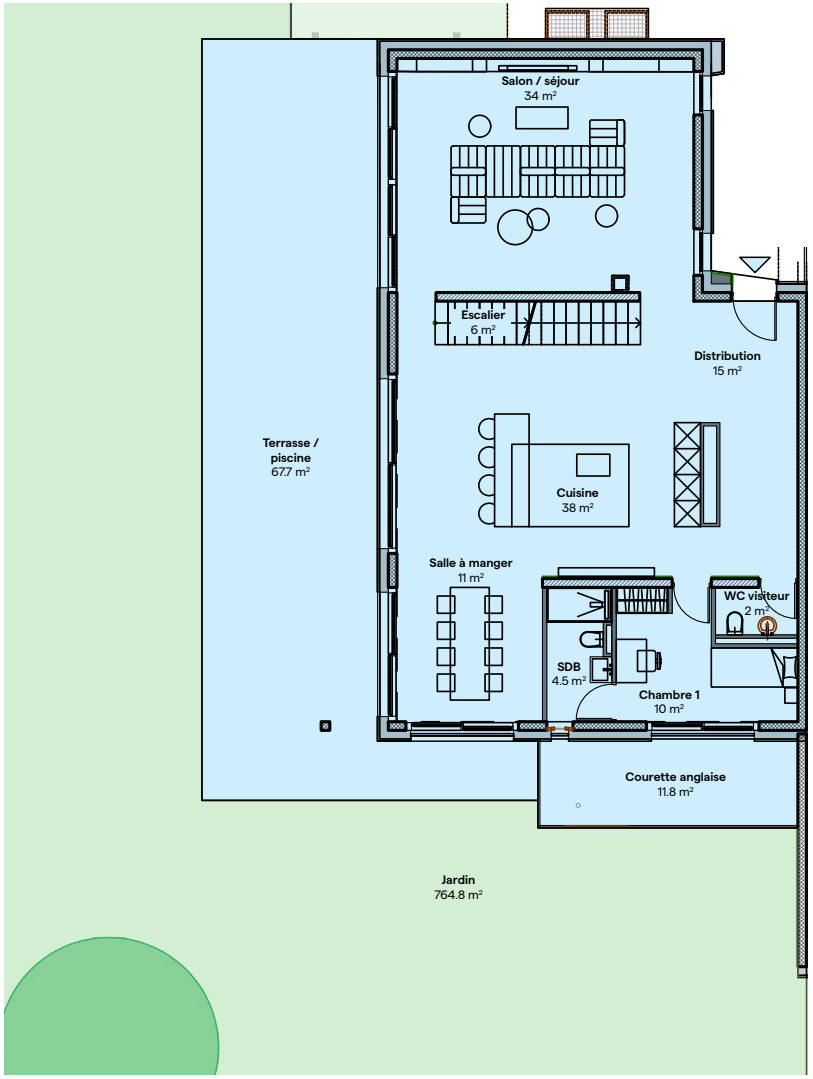
Lot	Nb de pièces	Orientation	Surface brute plancher Sous-sol	Surface brute plancher Rez et 1er étage	Surface terrasse	Surface balcon	Surface cour anglaise	Surface jardin
3	**6**	E-O	145.3 m²	223.52 m²	21 m²	5.4 m²	4.9 m²	117.1 m²

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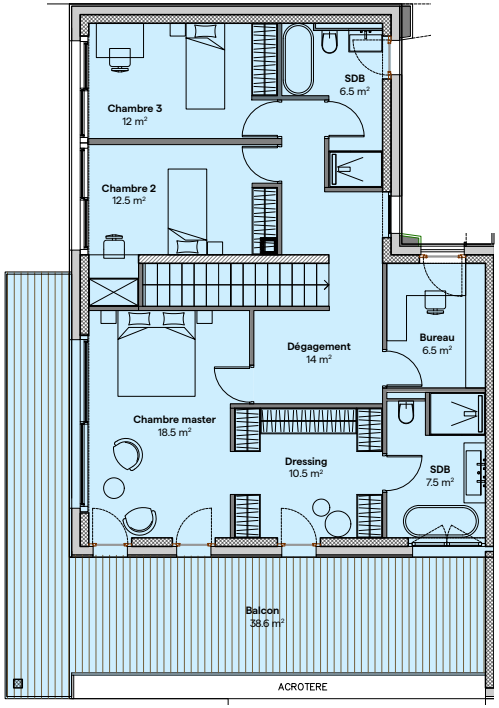
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SOUS - SOL



REZ - DE CHAUSSÉE



ÉTAGE

Lot	Nb de pièces	Orientation	Surface brute plancher Sous-sol	Surface brute plancher Rez et 1er étage	Surface terrasse	Surface balcon	Surface cour anglaise	Surface jardin
4	**7.5**	S-E-O	160.2 m²	264.38 m²	21 m²	5.4 m²	4.9 m²	117.1 m²

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