



# Exclusif ! Superbe Villa Contemporaine De Luxe, Certifiée Minergie

Grand-Lancy

**Prix :** Prix sur demande

# Présentation

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This magnificent, top-of-the-line villa enjoys a highly private, residential, and green setting in Grand-Lancy, offering absolute tranquility while being in immediate proximity to all amenities (schools, public transport, and shops).

Situated on a beautiful plot of approximately 460 m<sup>2</sup>, the property features a stunning, fully landscaped and fenced garden, accessible via an automatic gate, and a large terrace of over 100 m<sup>2</sup>. Additionally, the villa includes a garden shed of about 10 m<sup>2</sup>, connected to the home's smart automation system, and adjoining the neighboring property.

Built in 2016, this fully automated, Minergie-certified villa is in impeccable condition and boasts luxurious finishes. With approximately 350 m<sup>2</sup> of usable space spread over three levels, it stands out for its abundant natural light, exceptional comfort, and refined finishes in the semi-underground basement, which creates an indispensable living space perfectly integrated with the other floors.

This turnkey property can be sold fully furnished, including all lighting fixtures.

Layout:

Ground Floor:

- Entrance hall with custom wardrobes
- Guest toilet with washbasin
- Dining area with large custom-built china cabinet
- High-end equipped kitchen with central island, open to the living room
- Bright double-aspect living room opening onto the terrace, featuring a stunning indirect lighting cornice and fireplace
- Elegant suspended office with shelves and ambient lighting

First Floor:

- Spacious master bedroom with indirect lighting cornice and access to a tiled terrace
- Large luxurious custom dressing room with island (easily convertible into a bedroom)

- Bathroom with large Balneo bathtub, niches with indirect lighting, and double Corian sinks
- Bathroom with walk-in rain shower, Corian sink, and separate toilet
- Hallway lined with floor-to-ceiling custom wardrobes
- Bright bedroom with built-in closets
- Separate toilet with washbasin

#### Basement:

- Large office/bedroom with natural light and en-suite fully tiled bathroom with shower, toilet, and washbasin
- Bright laundry room with natural light thanks to a large window well, equipped with numerous custom storage solutions
- Tiled and painted storage room offering ample additional storage space
- Heating and technical room
- Hall with access to the spacious indoor garage for two cars, tiled with automatic door and LED strip lighting

#### Outdoor Amenities:

- Large 100 m<sup>2</sup> tiled terrace matching the interior flooring
- Fully fenced garden with hedges and a series of large custom rolling planters by Image'In
- Illuminated garden shed
- Automatic gates for vehicles and pedestrians
- Two secured outdoor parking spaces within the property
- Complete exterior lighting with recessed and wall-mounted spotlights (garden, terrace, entrance, balcony, stairs, garage ramp)
- Six-zone automatic irrigation system with remote access

Green roof

Home Automation:

- Fully automated house (heating, lighting, blinds, sound system, irrigation, alarm, video surveillance, automatic gates), KNX system with remote control

- Fully programmable and dimmable lighting (adjustable light intensity)

- Control of the entire house via integrated iPad screen or mobile device

Programmable Feller Edizio Prestige switches with RGB backlighting and glass finish, thermostats, and matching sockets

High-end DALI LED lighting throughout (adjustable recessed spots, pendants, wall lights, mirrors, LED strips) for superior energy efficiency

Finishes and Decoration:

Entirely decorated by an interior architect

Very high-end finishes and materials throughout

Full set of custom high-end furniture in all rooms

Mineral artwork on a living room wall by a lime artist

Interior and exterior glass railings, window well, glass floor panel

Hand-aged oak parquet flooring on the upper floor

Double rail curtains with linen sheers and custom wool curtains

Emporio via Manzoni Gessi faucets / Philippe Starck bathroom fittings and Balneo tub

Corian sinks

Cornices with indirect LED lighting (double bands of natural white and ambient RGB light)

High-end tiles (large format, decorative, mosaics)

Recessed spotlights in interior and exterior stair treads

Comfort and Technology:

Aluminum-finished triple-glazed windows and doors with enhanced sound insulation

High-end kitchen with state-of-the-art appliances (Dekton countertops, glass fronts, external extraction hood)

“Invisible” OLED TV retractable into ceiling and home cinema system in master bedroom

Integrated Sonos zones and high-end built-in Bose speakers, two home cinema systems

Heat pump and solar panels on the roof

Full underfloor heating and bathrooms equipped with towel warmers and blow heater systems

Internet throughout with high-speed Cat 6 Ethernet cabling or Wi-Fi

Motorized aluminum adjustable blinds

Central vacuum system by Italian brand Sistem Air

Modern three-sided Kalfire fireplace

Security and Privacy:

Fully fenced villa enclosure with large hedges and retaining wall

Automatic gates and pedestrian door with camera and remote access

Advanced camera system (8 outdoor and garage cameras, night vision, motion detection, recording stations, remote access)

Complete alarm system (volumetric and contact detection, IP & GPRS transmission, remote access)

Optional Furniture and Fixtures:

Lighting fixtures (pendants, wall lights) by Vibia, Catellani & Smith, Artemide

Outdoor furniture by Manutti

Luxury bedding for the master bedroom

Roche Bobois furniture

Various designer chairs and tables

Signature OLED TV for the living room, OLED wall-mounted TVs, lift TVs, mobile speakers and soundbars

**240.00 m<sup>2</sup>**  
Surface

**4.00**  
Pièces

# Galerie



## Informations techniques

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### Transaction

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Type	Maison/Villa
Disponibilité	À convenir

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### Surfaces

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Pièces	4
Salle de bain	3
Surface habitable	240 m <sup>2</sup>
Surface du terrain	465 m <sup>2</sup>

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