



**FLOMBARDS**



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«Space is the breath of art» – Franck Lloyd Wright

# LOCATION

## FLOMBARDS17

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Imagine you live in a haven of tranquillity and greenery – just a few steps from the city centre. This can become a reality thanks to our new “Flombards 17” residence. It takes its name from its address, 17 chemin des Flombards in the heart of a villa zone in Chêne Bougeries – a setting with many assets:

- Close to amenities
- Shielded from disturbances
- At the city gates
- A green environment
- No neighbouring buildings

Chêne-Bougeries is considered to be one of the prettiest communes in Switzerland, with a superior quality of living and mild taxation ( 34 centimes additional).

A large choice of bus routes (Nos 1, 9 and 34) and tram lines (No 12) are less than 600m from the residence.

For those who prefer soft mobility, there are several Mobility car sharing points nearby and the future Green Lemman Express route is 200 metre away, enabling easy cycling or walking to the Eaux-Vives district.

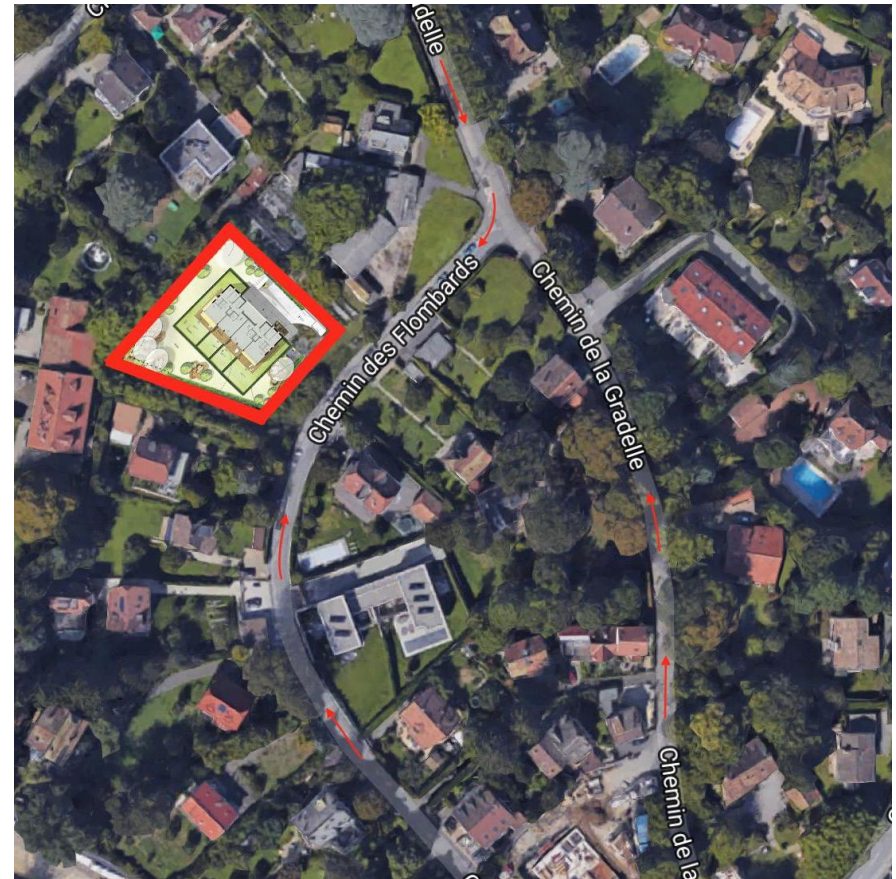
The future Chêne-Bourg station, with a train every 15 minutes, is traffic-jam free right up to the airport.

# FLOMBARDS17

## MACRO-SITUATION



## MICRO-SITUATION



*«the apartments have a pleasant appealing design with ample natural light...»*

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# PROJET

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From the lovely garden ground floor (studio) apartments to the spacious rooftop penthouse with its panoramic terrace, the choice caters to all requirements – from the simple pied-à-terre to the family or official residential apartment. All apartments are dual aspect and favourably oriented with spacious terraces facing the residence's private park (furthermore the ground floor apartments have private gardens with access to the park).

This functional building has been designed to provide the utmost comfort for its occupants:

- a private secure residence
- numerous underground parking spaces (double lock-up for large apartments)
- elevators to each floor and private access to the top floors
- the latest in home automation (motor-driven blinds and gates, video intercom, secure access)
- green roofing

Ideal for families, both adults and children will value the residence's private park. The commune is well served with public schools and the Ecole Moser is less than a kilometre away.

Wide window walls make it easy to move between indoor spaces and the outdoors. For corner and penthouse apartments, the opening in the angle of the living room gives an added feeling of space. All the windows have electric venetian blinds with remote control and automatic disengagement. Furthermore, the blinds in ground floor apartments have anti-theft locks.

Elegant plant walls separate the terraces from each other. Slatted openings are planned for the under-roof ceilings to ensure excellent daylight. A landscape gardener has been consulted to maintain the park around the residence and those acquiring the ground floor garden level apartments will be able to choose whether they wish to enclose their garden or leave it open to the park. The residence itself will be fully secured and fenced-in; a sliding gate for vehicles and two pedestrian gates are planned.

The basement includes numerous parking spaces and lock-up garages, as well as cellars. There are two elevators to each floor in the building with the penthouse apartments having direct private access.

# PENTHOUSE

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# DESIGN & CONFORT

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Built with quality materials (fine parquet floors, granite kitchen work surfaces and recessed spot lighting) the apartments have a pleasant appealing design with ample natural light. There is a certain degree of flexibility with respect to the number of rooms and choice of interior décor, allowing you to furnish your home as you wish.

Thanks to the ecological concept of the building, running costs are reasonable. The insulation, ventilation and heating system of this high-energy performance building have been designed to optimise the management of its indoor climate. A geothermic heat pump coupled to solar panels provides heating through continuously looped under floor pipes.

*«designed to provide utmost comfort for its occupants...»*



# SITE LAYOUT



«a feeling of space...»



# SOUTH FACING

# FLOMBARDS17



# NORTH FACING

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# ADVANTAGES

## FLOMBARDS17

- CLOSE TO CITY CENTER
- PUBLIC TRANSPORT, SCHOOLS AND SHOPS
- A PRIVATE SECURE RESIDENCE
- NO NEIGHBOURING BUILDINGS
- A SERENE GREEN ENVIRONMENT
- SPACIOUS INTERIORS
- QUALITY MATERIALS
- HIGH PERFORMANCE ENERGY
- THE LATEST IN HOME AUTOMATION

# PARTNERS

## FLOMBARDS17



ris + partenaires  
architectes sa

**naef**

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solutions constructives **EDI  
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# CONTACT US

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