



## THE PROJECT

The “Résidence des Grandes Vignes” is a group of 8 modern apartments with rural character in the **chemin des Apraits, 4** just a few steps from the centre of the charming village of Russin.

Sensibly spread between two separate buildings, the dwellings are either simplex or duplex and vary from 4 to 6 rooms. This new residence built on three levels includes pleasant outdoor areas thanks to large gardens and balconies, but also indoors thanks to nice high ceilings in particular for the lots on the top floor under roof.

A distinct asset of the “Résidence des Grandes Vignes” is the outstanding panoramic view of the Salève and surrounding mountains of which one never tires.

Finally, a two-level basement houses the parking. The cellars, bicycle shelter and communal laundry will also be in the basements. A carnotzet for all residents will be where you share good times with friends and neighbours.



## POSITION



The commune of Russin with its authentic village character can claim to occupy a privileged position amid the vineyards and fields of the canton of Geneva. Rustic in every way, this charming locality is full of local grocery shops, bakeries, and wineries all with their own unique and truly rural atmosphere.

Surrounded by forests and a luxuriant nature reserve the “Résidence des Grandes Vignes” stands out as a real haven of peace, yet very well connected to the city-centre and its environs.

The younger children go to primary school in Russin at less than a 5-minute walk from your future apartment. For the older ones, the closest schools are at Satigny or Dardagny.

To get away from daily routine there are wonderful walks to be taken along the unspoilt Vallon of the Allondon river whether just to walk, swim or to discover the nature reserve of the Teppes de Verbois. There is no shortage of opportunities to re-energise oneself and to observe the fauna and flora in all tranquillity.

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## THE APARTMENTS

### Building A

Building 01 includes 4 apartments from 4 to 6 rooms. It is on the upper section of the plot with a view of the surrounding countryside. The building has 3 floors, and it faces the vineyards.

The apartments are laid out as follows: One 6-room apartment on garden ground floor level with two huge bedrooms, two rooms to be fitted out as desired, bathroom, and splendid living room open to a nicely planted garden area of about 83 sq m.

Then, two 4-room apartments on the 1<sup>st</sup> floor with two bedrooms, a large living room with pleasant balcony and view of the Salève and surroundings. Lastly, a 5-room under roof apartment with three bedrooms, huge living room, kitchen and entrance hall with the elevator which gives direct access to the apartment. This property includes a garden of 100 sq m.

All apartments are dual aspect and face East and West

References for apartments A:

A.01 – 6 rooms / Simplex

A.02 – 4 rooms / Simplex

A.03 – 4 rooms / Simplex

A.04 – 5 rooms / Simplex



## THE APARTMENTS

### Building B

Building 02 also has 4 apartments, two simplexes at garden ground floor level and two duplexes on 1<sup>st</sup> floor and under roof. Facing due South in the centre of the plot, the building receives plenty of sunlight and has views of the vineyards and the Salève.

The various apartments are laid out as follows:

Two garden ground floor level 5-room apartments with 3 bedrooms, a pleasant well-positioned and discrete outdoors. Then two 6-room duplexes with two bedrooms, an area under roof to be fitted out as a master suite with shower room, or games/TV room. These apartments have cozy covered balconies.

References for apartments B:

B.01 – 5 rooms / Simplex

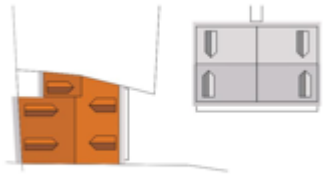
B.02 – 5 rooms / Simplex

B.03 – 6 rooms / Duplex

B.04 – 6 rooms / Duplex







## Ground floor garden level

### BUILDING A Lot A.01 - 6 ROOMS

Livable area	151.8 sq m
Weighted PPE area	160 sq m
Garden area	83 sq m
Parking	2 spaces





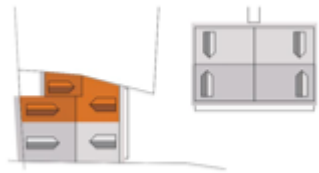


## First Floor

**Building A**  
**Lot A.02 - 4 rooms**

Livable area	101 sq m
Weighted PPE area	106 sq m
Balcony area	9 sq m
Parking	2 spaces





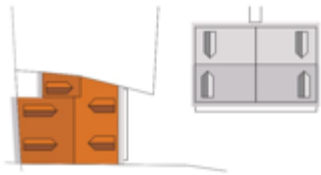
## First Floor

**Building A**  
**Lot A.03 - 4 rooms**

Livable area	105.1 sq m
Weighted PPE area	109 sq m
Balcony area	9 sq m
Parking	1 space



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## Under roof

### Building A Lot A.04 - 5 rooms

Livable area	151 sq m
Weighted PPE area	161 sq m
Garden area	100 sq m
Parking	2 spaces



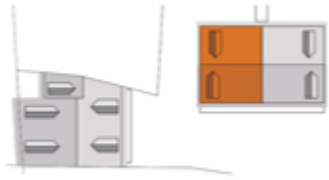


## Ground floor garden level

**Building B**  
**Lot B.01 - 5 rooms**

Livable area	112.9 sq m
Garden area	241 sq m
Weighted PPE area	119 sq m
Parking	2 spaces



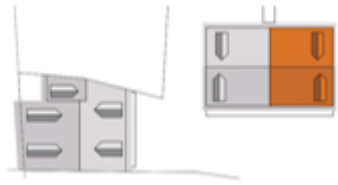


## Ground floor garden level

### Building B Lot B.02 - 5 rooms

Livable area	112.9 sq m
Garden area	335 sq m
Weighted PPE area	146.4 sq m
Parking	2 spaces



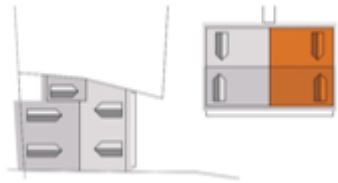


## First floor + under roof

### Building B - DUPLEX Lot B.03 - 6 rooms

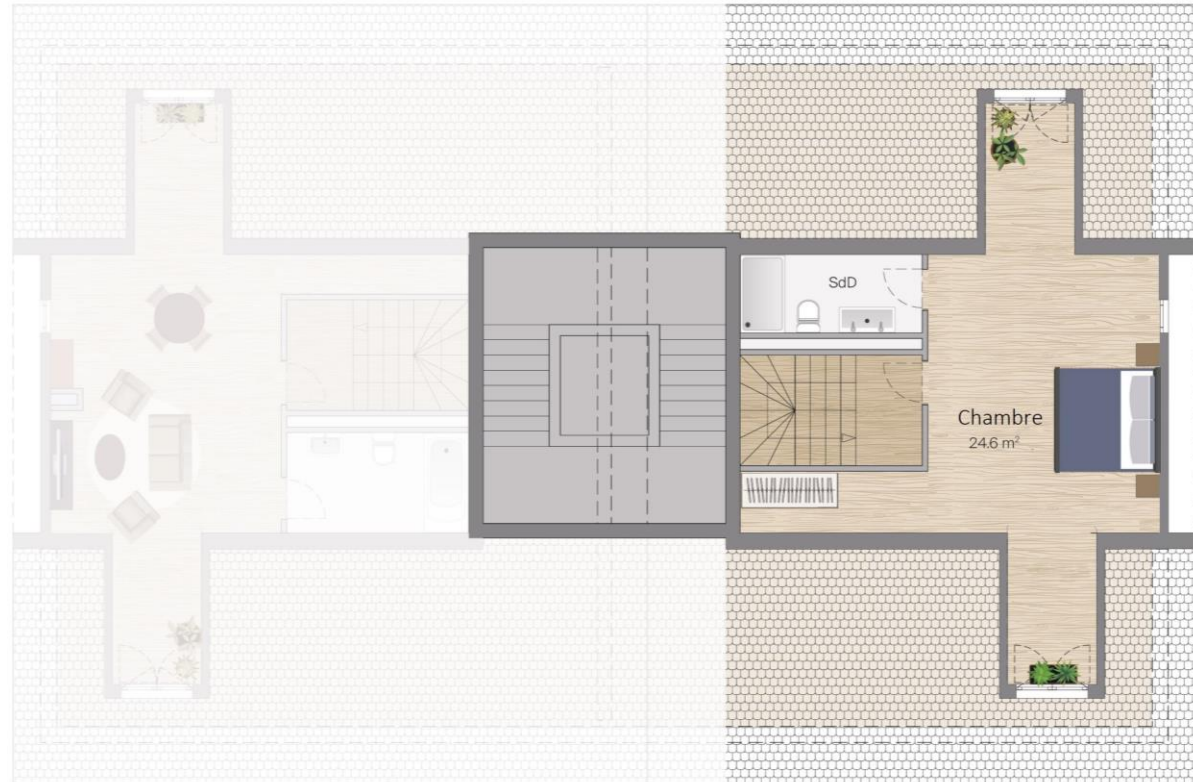
Livable area	167.3 sq m
Weighted PPE area	167.3 sq m
Parking	2 spaces





First floor + under floor

**Building B - DUPLEX**  
**Lot B.03 - 6 rooms**





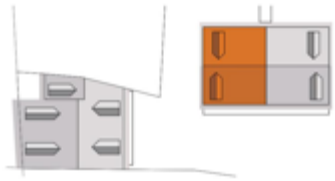
## First floor + under roof

### Building B - DUPLEX Lot B.04 - 6 rooms

Livable area	167.3 sq m
Weighted PPE area	167.3 sq m
Parking	2 spaces



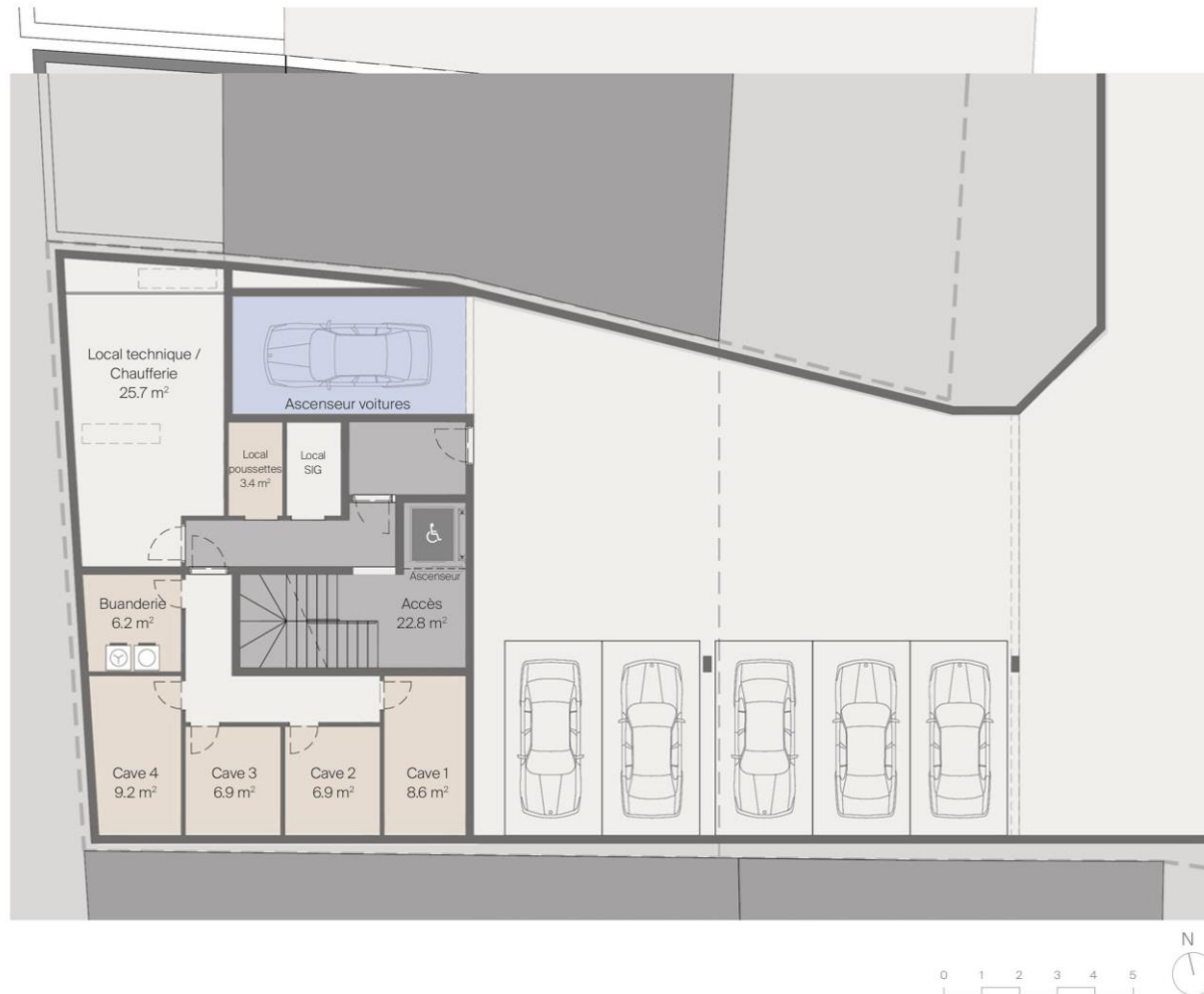


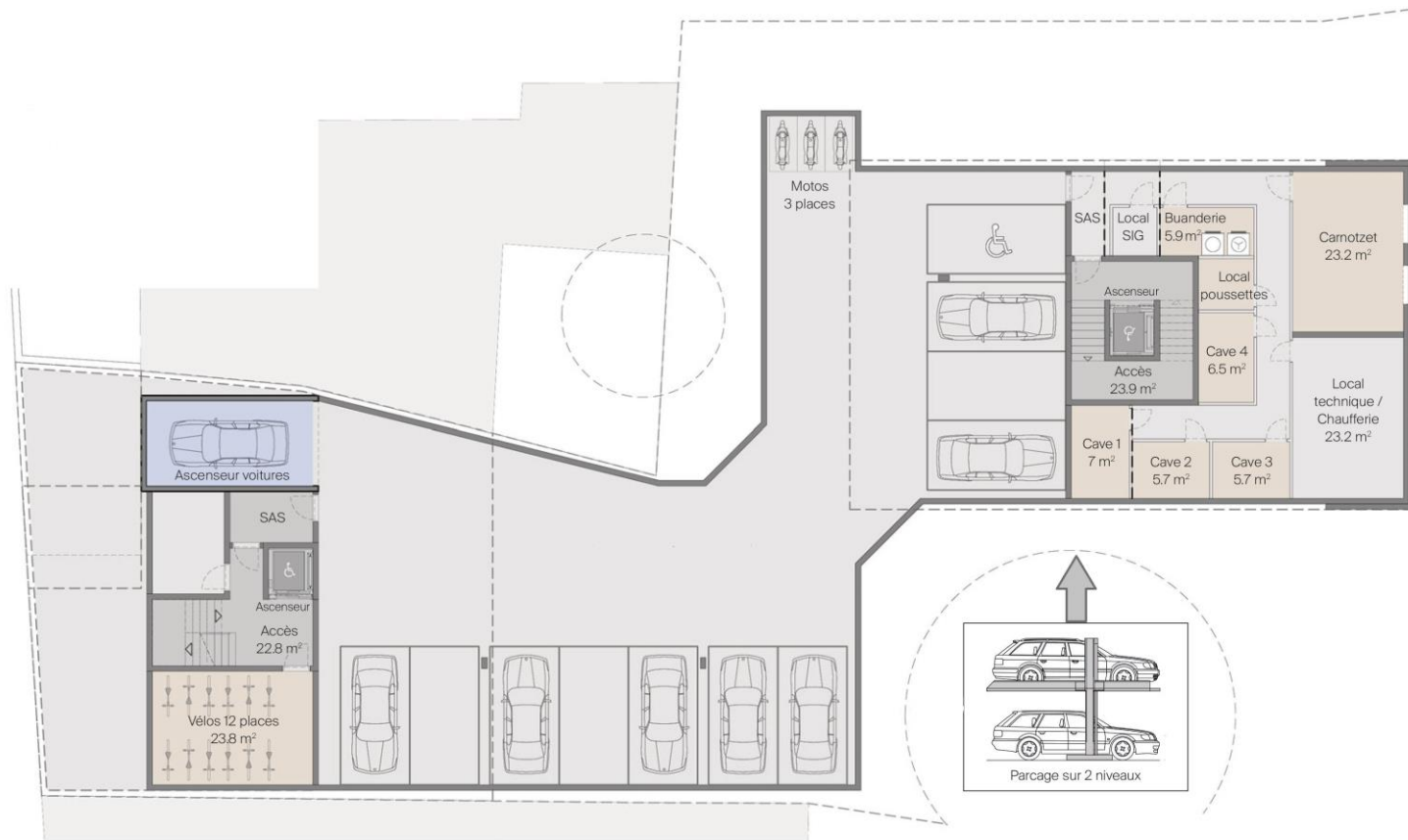


First floor + under floor

Building B - DUPLEX  
Lot B.04 - 6 rooms







## LISTE DES APPARTEMENTS

	Floor	Rooms	Livable area	Balcony/ Loggia	Garden	Weighted PPE area	Parking
<b>Lot A.01</b>	Ground floor	6	151.8 m <sup>2</sup>	-	82 m <sup>2</sup>	160 m <sup>2</sup>	2
<b>Lot A.02</b>	1 <sup>er</sup> floor	4	101 m <sup>2</sup>	9 m <sup>2</sup>	-	106 m <sup>2</sup>	2
<b>Lot A.03</b>	1 <sup>er</sup> floor	4	105.1 m <sup>2</sup>	9 m <sup>2</sup>	-	109 m <sup>2</sup>	1
<b>Lot A.04</b>	Under roof	5	151 m <sup>2</sup>	-	100 m <sup>2</sup>	161 m <sup>2</sup>	2
<b>Lot B.01</b>	Ground	5	112.9 m <sup>2</sup>	-	241 m <sup>2</sup>	137 m <sup>2</sup>	2
<b>Lot B.02</b>	Ground	5	112.9 m <sup>2</sup>	-	335 m <sup>2</sup>	146 m <sup>2</sup>	2
<b>Lot B.03</b>	First floor + under roof	6	167.3 m <sup>2</sup>	12 m <sup>2</sup>	-	174 m <sup>2</sup>	2
<b>Lot B.04</b>	1st floor + under roof	6	167.3 m <sup>2</sup>	12 m <sup>2</sup>	-	174 m <sup>2</sup>	2

## Highlights

Quality materials have been specially and carefully selected for this project to ensure that they deliver an outstanding result. The description of works enclosed with this sales brochure will provide you with all the details which have been built into the apartments.

### Provided budgets:

#### Kitchen:

CHF30,000. - incl. taxes depending on layout

#### Washrooms:

CHF10,000. - incl. taxes for 5 or 6 rooms

CHF7,000. - incl. taxes for 4 rooms

#### Flooring surface

CHF60.- per sq m incl. taxes – excl. work

#### Tiling:

CHF60.- per sq m incl. taxes – excl. work

All finishing is according to buyer's choice.



## HIGHLIGHTS

· Quality materials have been specially and carefully selected for this project to ensure that they deliver an outstanding result. The description of works enclosed with this sales brochure will provide you with all the details which have been built into the apartments.

- HPE - High Energy Performance
- Woodwork: windows and window-doors in wood, shutters in wood
- Automatic garage doors with two remote controls
- Thermal solar panel on roof
- Central heating by air-water heat pump, under floor circulation
- Humidity-regulated single flow ventilation
- Ceiling height: 2.50 m



All finishing is according to buyer's choice.

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**Pauline Ferraro**

+41 (0) 22 839 39 80

promotion.ge@naef.ch

**Naef Immobilier Genève**

Avenue Eugène-Pittard 14-16

1206 Genève

 [grandesvignes-russin.ch](https://grandesvignes-russin.ch)

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