



LE CINQ | PREGNY
CHAMBÉSY



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“LE CINQ”, VERY HIGH STANDING BUILDING WITH VHEP LABEL

LE CINQ

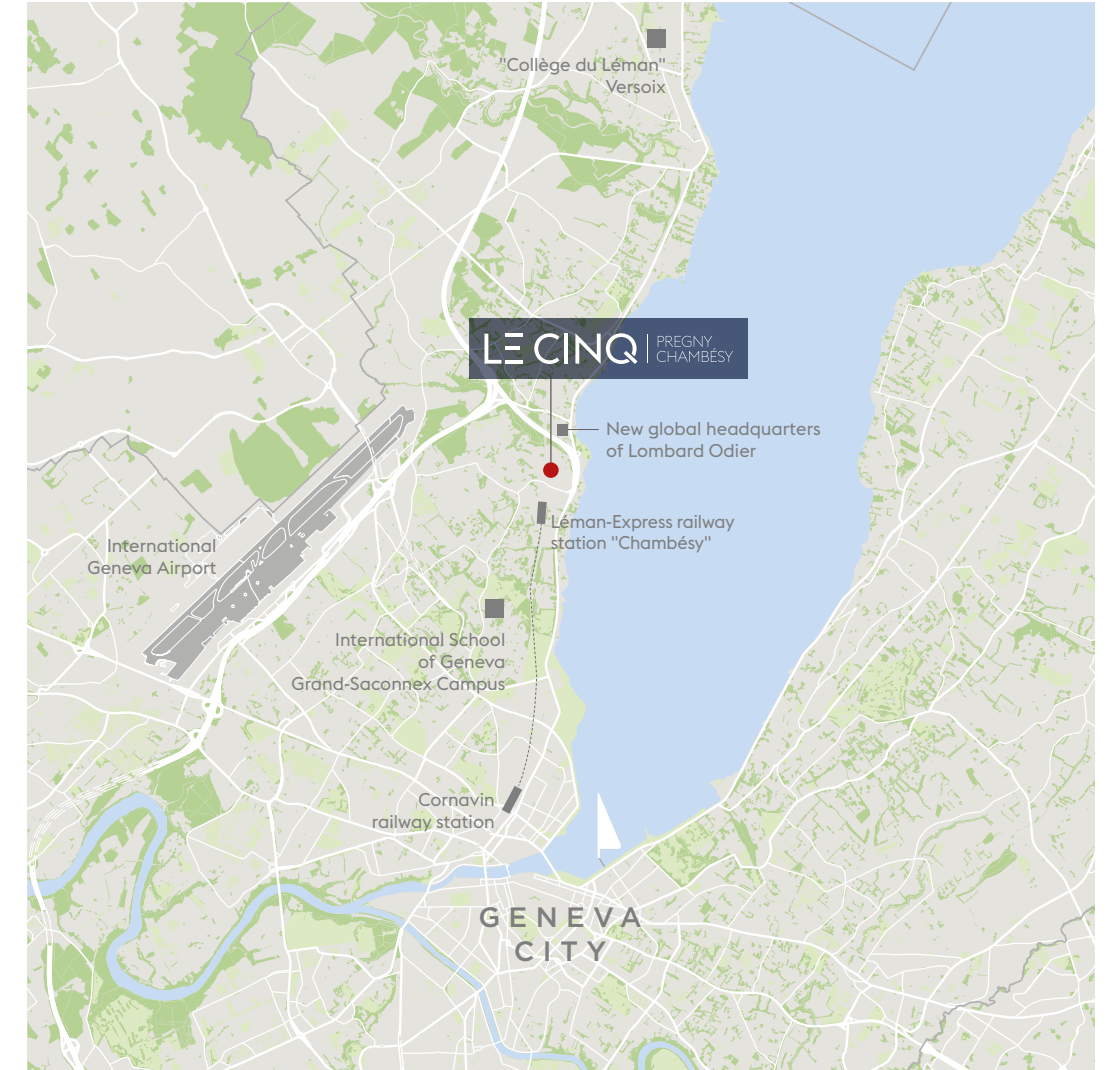


Discover “LE CINQ”, a new co-ownership, very high standing building with the VHEP label, consisting of seven spacious and bright apartments on chemin du Champ-de-Blé 5, in Pregny-Chambésy (GE), with immediate delivery.

This new construction is ideally situated in the heart of a residential, calm, and exclusive neighbourhood in the sought-after commune of Pregny-Chambésy, close to Lake Geneva.

A PREFERRED LOCATION

LE CINQ



A VARIETY OF
RENOWNED INTERNATIONAL
SCHOOLS CLOSEBY



A marvellous location, on a plot of over 2'200 sqm, within walking distance from the lake, surrounded by magnificent, detached villas, and popular among the embassies and international officials.

The building is close to Geneva International Airport, the international organisations, the new worldwide headquarters of Lombard Odier, and offers easy access to the motorway.

There are several renowned schools in the nearby communes, namely the Collège du Léman in Versoix, the International School of Geneva with its Grand-Saconnex Campus and the Châtaigneraie campus in Founex.



AN IDEAL LOCATION,
BETWEEN THE CALM OF THE
COUNTRYSIDE AND
THE DYNAMISM OF GENEVA



IN CLOSE PROXIMITY TO THE
CHAMBÉSY TRAIN STATION AND
THE LEMAN EXPRESS, WHICH
ALLOWS ONE TO REACH GENEVA
IN UNDER 10 MINUTES

AN IDEAL LOCATION





ARCHI- TEC- TURE

LE CINQ

STEERING
FM
MANAGEMENT

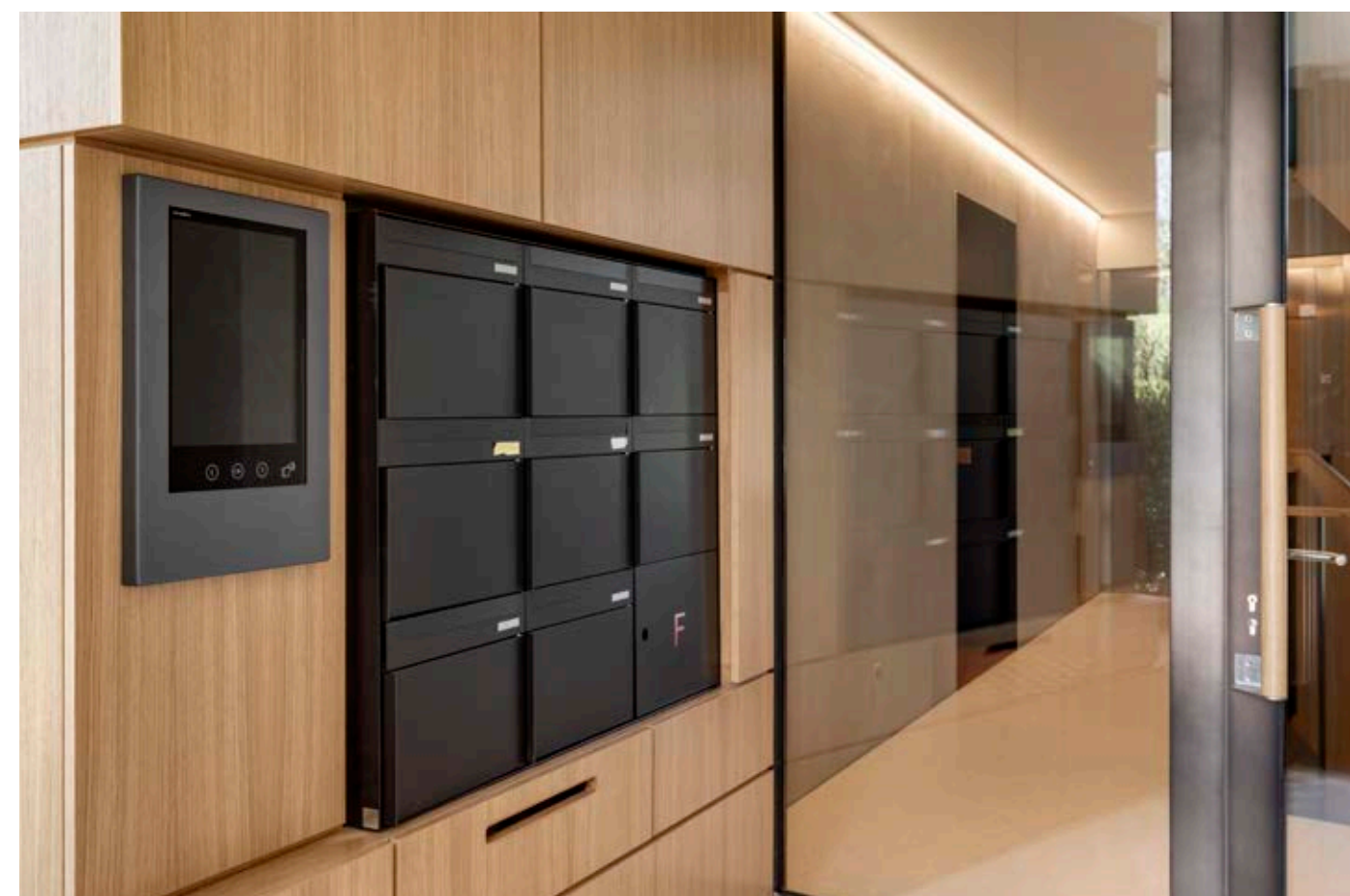
ARCHITECTS



This unique project was thoroughly steered by FM Management, who are used to carrying out exceptional projects. It was designed by renowned architects DVK Architectes.

The upper floor apartments enjoy an unobstructed view of Lake Geneva and the mountains, with a magnificent view of the highest European peak, the Mont-Blanc.

This exceptional building is the fruit of their joint work. It was constructed according to very high energetic performance standards (VHEP, equivalent to Minergie-P standard), with noble and high-quality materials that blend into the lush, surrounding nature.



HIGH-QUALITY COMMON SPACES

A NEW VHEP CONSTRUCTION

A geothermal heat pump with a power of 44 kW will produce heat on site.

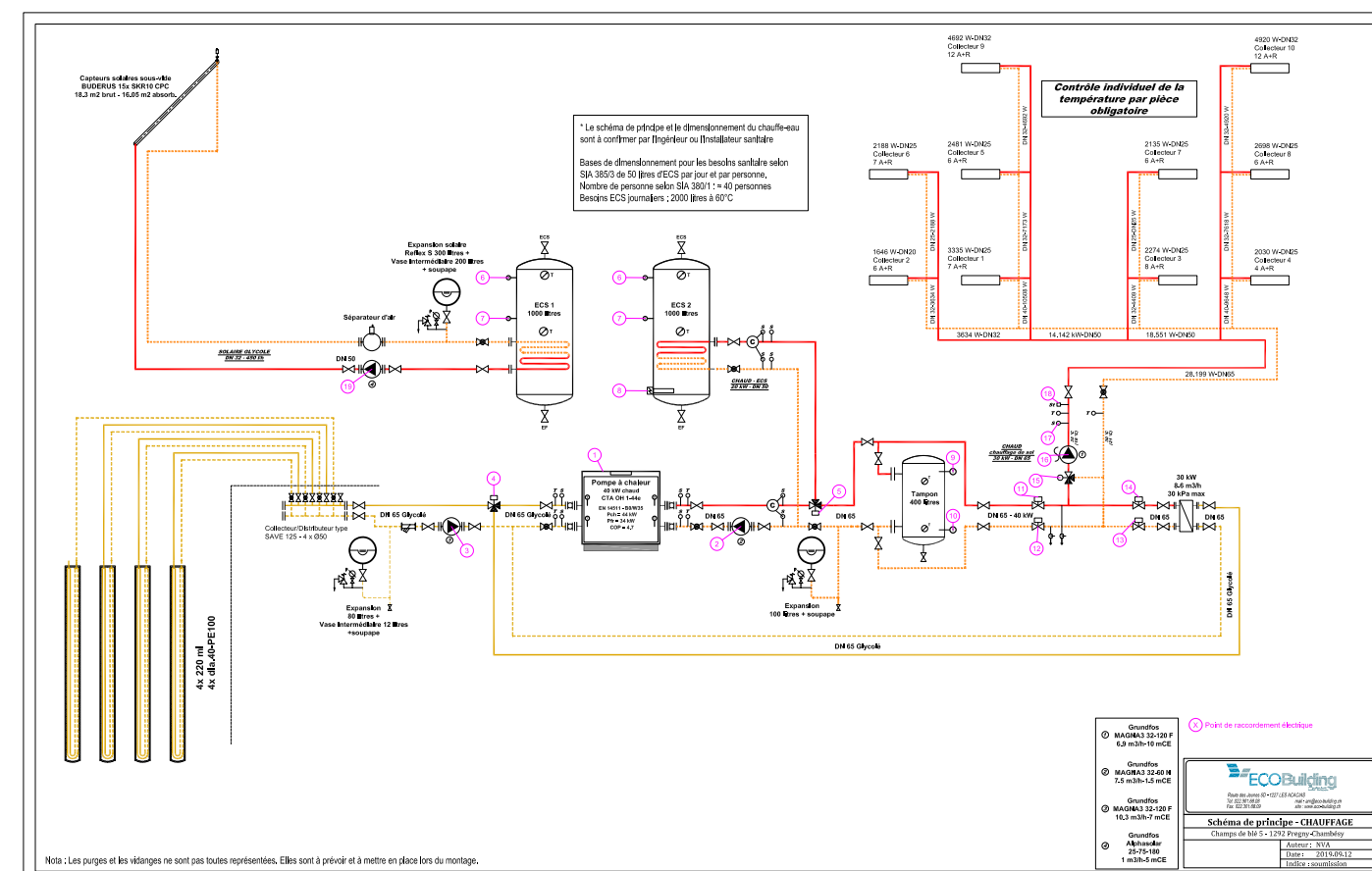
A thermal solar installation will cover 30% of needs in sanitary hot water.

Each room will have heated floors controlled by room thermostats.

It will be possible to cool down apartments with geothermal probes, in "geo-cooling" mode.

A ventilation system with "simple-flow humidity sensitivity" will provide clean air.

ENERGY CONCEPT





Distributed on five levels, including a basement, this building offers seven spacious and bright apartments with different typologies, from a three-room, one-floor apartment to a seven-room duplex with rooftop.

On the ground floor there are two five-room apartments with large private gardens. On the lower ground floor each of these

apartments has a large multipurpose room with shower/laundry room and patio with natural light, accessible via an outdoor staircase from the terraces or directly from the parking and basement.

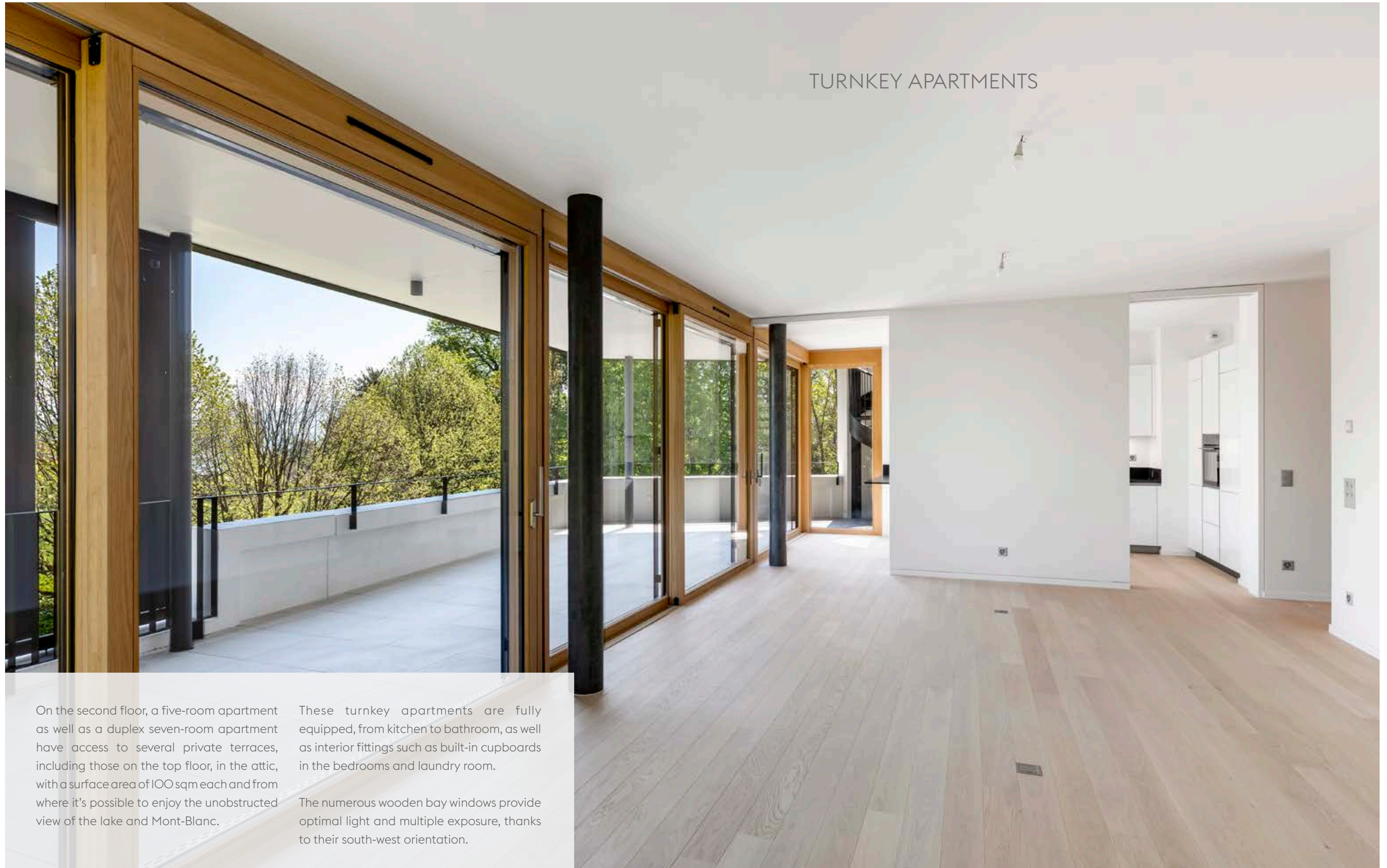
The first floor holds three three-room apartments with terrace.

TURNKEY APARTMENTS

On the second floor, a five-room apartment as well as a duplex seven-room apartment have access to several private terraces, including those on the top floor, in the attic, with a surface area of 100 sqm each and from where it's possible to enjoy the unobstructed view of the lake and Mont-Blanc.

These turnkey apartments are fully equipped, from kitchen to bathroom, as well as interior fittings such as built-in cupboards in the bedrooms and laundry room.

The numerous wooden bay windows provide optimal light and multiple exposure, thanks to their south-west orientation.





ROOFTOP TERRACES
WITH NICE UNOBSTRUCTED VIEW



SPACIOUS APARTMENTS
DEVELOPED FOR ABSOLUTE
COMFORT



DUPLEX WITH TERRACES
AND PRIVATE GARDEN
OF 450 M²

FACADES

1. Concrete facades, "Bianco Botticino" colour.
2. Windows and numerous wooden bay windows in European oak DKD, glazed finishing.
3. Railings in front of French windows, "Gris Janvier" finishing, provide maximum visibility onto the outdoors.
4. Electrically controlled aluminium thermo-coated slat blinds in each apartment, oscillating blinds of the Lamisol brand or similar type with lateral thermo-coated guides. Sunscreens/screenwallings in aluminium for the terraces, according to the architect's plan, "Gris Janvier" thermo-coated finishing.



4



1



2 / 3

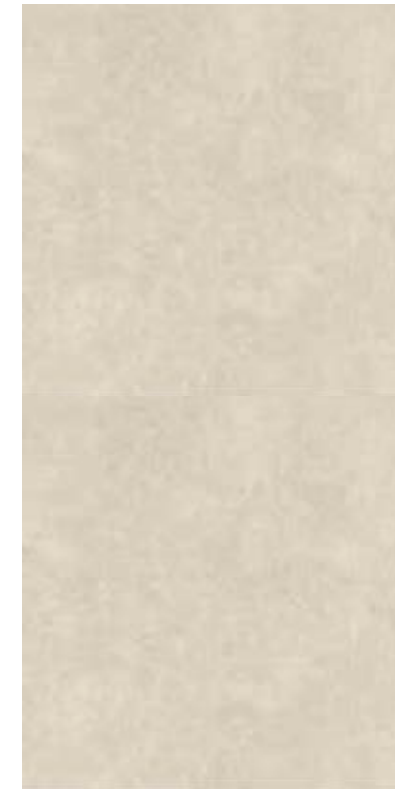
FLOOR AND WALLS COVERING

LE CINQ

1. Floors in bathrooms, shower rooms, separate toilets and laundry rooms covered with tiles of the brand MIRAGE: tiles Glocal Ginger, size 60 x 60 cm, laid straight, in porcelain stoneware with matching skirting boards.
2. Walls in bathrooms, shower rooms, separate toilets, and laundry rooms in ceramic: earthenware for the height of one tile (120 cm) and full height in the shower. Glocal Ginger tiles IO SP, size 60 x 120 cm, laid straight, in porcelain stoneware.
3. Woodfloors in natural oiled oak with large slats, type Casapark 45 Crema B-Protect, from Bauwerk, with large slats for hallways of apartments, kitchens, living rooms and bedrooms. Wooden skirting boards are also planned.



1



2



3

INTERIOR FITTINGS

The kitchens are fully equipped with the high-quality brand Schüller, with granite counter and splashback.

Kitchen elements without handles for a more refined design.

Built-in cupboards, made of MDF lacquered panels also in bathrooms (inside and outside), have wardrobes and adjustable shelves.

Five and seven-room apartments have a private laundry room. The three-room apartments have a washer-dryer in the kitchen.

Please note that the building has a shared laundry room in the basement.



INTERIOR DOORS

LE CINQ

1. Entrance doors to the apartments are made of heavy panels of EI30, frames of solid wood and face finishing in paint.
2. Communicating doors with skylights, in false ceiling, flush with wall with hollow gap, wood frame.
3. Sliding wooden door between two walls, to paint, with right hand grip, in five and seven-room apartments.



1



2



3

Master bathroom (apartment B)

Washbasin

Plan for Round Soft washbasin

- 2 built-in basins, Cristalplant Biobased white cover



Lower cupboard Via Veneto

Taps Dornbracht Tara

Mirror

Shower

- Shower head with rain effect Dornbracht Tara
- Cross-shaped handle set for Tara taps
- Final mounting kit for Tara thermostat
- Handheld shower with stick Tara

Bath

- Duravit bath Durasquare 180 x 80 cm
- Bath tap set Dornbracht Tara
- Cross-shaped taps, handheld shower CL.I.



Kids bathroom (apartment B)

Ceramic washbasin Duravit vero Air

Single lever mixer tap Dornbracht IMO

Custom mirror

Shower

- Single lever mixer tap Dornbracht IMO
- Handheld shower Dornbracht IMO with bar and cursor
- Steel finishing to be confirmed
- Shower cubicle Koralle Bekon

Bath

- Kaldewei Puro 170 x 75 cm bath
- Dorsal side according to plans, matt white
- Single lever mixer tap Dornbracht Meta
- Handheld shower Dornbracht Meta

Toilet

- Toilet bowl mounted onto wall Villeroi et Boch Subway 2.O, white
- Toilet seat Subway 2.O, automatic lowering, white

Bathroom radiator



Bathroom (apartment C)

Plan of Round Soft washbasin

Lower cupboard Via Veneto

- Two drawers of 60 cm
- Wood or stratified finishing

Taps Dornbracht Tara

Custom mirror

Shower

- Shower head with rain effect Dornbracht Tara
- Cross-shaped handle set for Tara taps
- Final assembly kit for Tara thermostat
- Handheld shower with stick Tara

Toilet

- Toilet bowl mounted onto wall Kartell, matt white



SHARED SPACES



In the shared spaces, except staircases, all floors are of Terrazzo Carrare aggregates and white cement, as well as marble Carrare slabs cut into 5 x 3 cm.

A lot of built-in lighting: four in each corridor, two motion sensors, and progressive reduction of lighting, per floor.

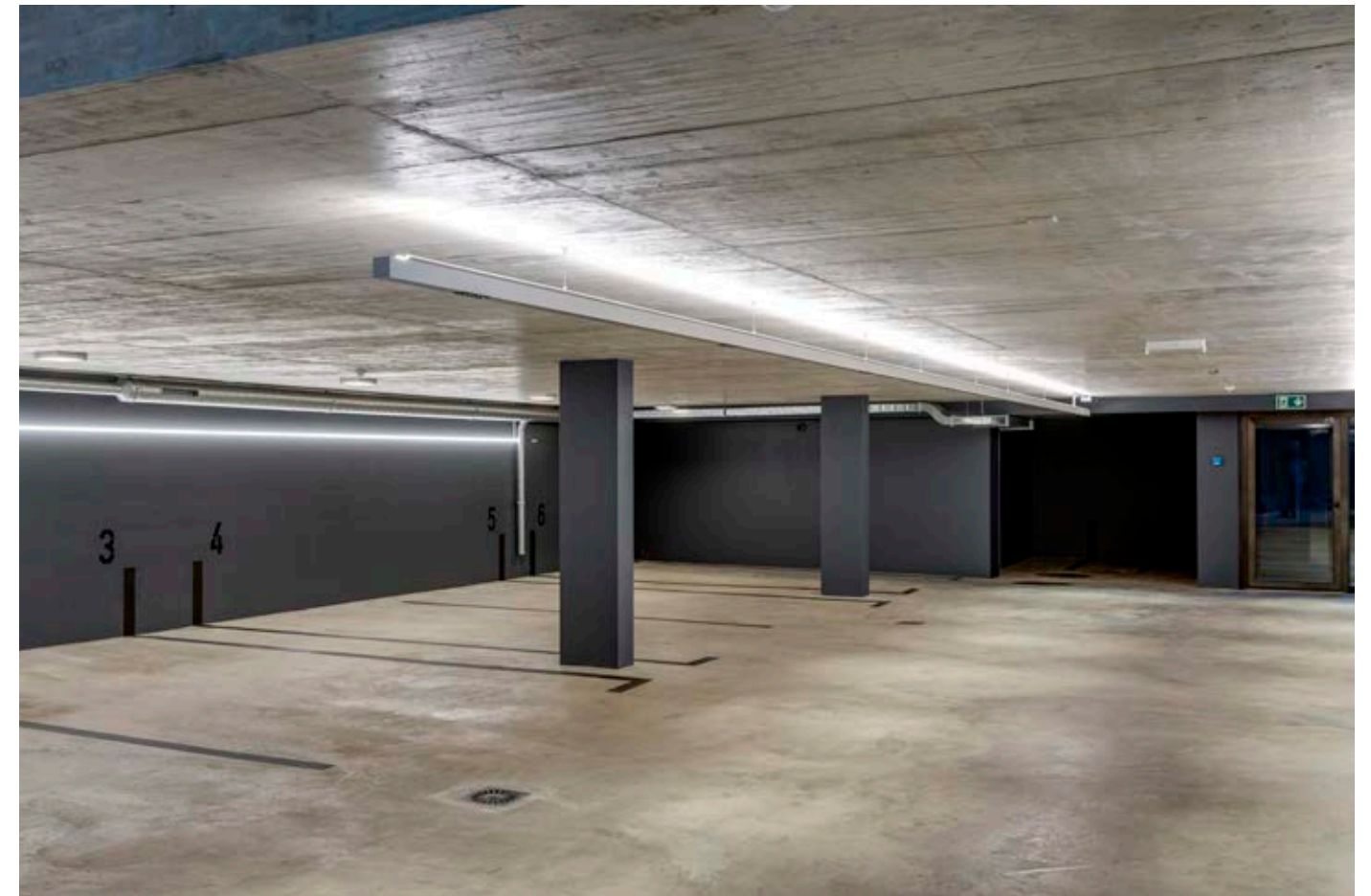
Building's central staircase railing of thermo-lacquered steel bars, "Gris Janvier".

Entrance hall of the residence designed to hold a built-in letter box unit, a numeric bulletin board, a paper drawer unit with built-in handle and a bench.



UNDERGROUND PARKING

LE CINQ



There are thirteen places in the secure basement parking, as well as a room for motorbikes. There will be linear suspended lights, direct or indirect (led band), as well as asymmetrical lighting in the access ramp.

All parking places can be equipped with charging stations for electric vehicles.

A UNIQUE PROJECT

LE CINQ





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lecinq-pregnychambesy.ch/en



STEERING

FM
MANAGEMENT

ARCHITECTS



CONSTRUCTION MANAGEMENT



COMMERCIALISATION



Route de Florissant 57, 1206 Geneva
+41 (0)22 839 39 60
geneve@naefprestige-knightfrank.ch
naef-prestige.ch

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