



**ESMERALDA**  
RÉSIDENCE





# RÉSIDENCE ESMERALDA

## Un joyau en Terre Sainte

Une opportunité unique pour ceux qui recherchent un lieu de vie haut de gamme, alliant confort et qualité de vie au cœur de l'une des plus belles régions de l'arc lémanique.

## A gem in Terre Sainte

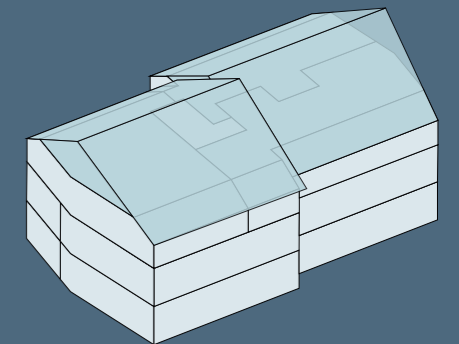
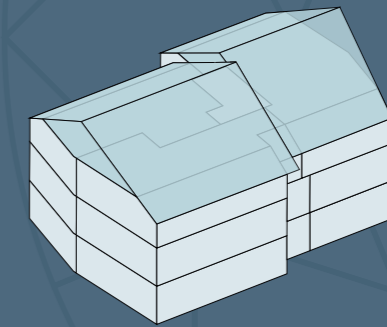
A unique opportunity for those looking for an upmarket place to live, combining comfort and quality of life in the heart of one of the most beautiful regions of Lake Geneva.

## 20 appartements

2 x 2.5 pièces

9 x 3.5 pièces

9 x 4.5 pièces



# UNE COMMUNE ATTRAYANTE ENTRE LAC ET MONTAGNES

## Un emplacement de choix

En terres vaudoises, mais avec un centre de gravité tourné vers le canton de Genève, auquel elle est accolée, la charmante commune de Chavannes-de-Bogis dispose d'une position stratégique, entre les rives du Léman et le Jura, à moins de 20 minutes de Genève. La magnifique région de Terre Sainte, dont elle fait partie, est l'une des plus prisées de Suisse romande grâce à ses nombreux atouts et à sa situation privilégiée.

## Activités

Côté loisirs, le Manège Sallivaz ravira les amateurs de sport équestre. La proximité du lac Léman offre de multiples possibilités d'activités: qu'il s'agisse de plage, de plongée ou de voile, le choix est vaste. De plus, la région de Terre Sainte dispose d'une cinquantaine d'installations sportives. La gastronomie et la culture sont aussi au rendez-vous, avec plusieurs restaurants, un théâtre ou encore le Château de Coppet.

## A prime location

Located in the canton of Vaud, but with its centre of gravity turned towards the canton of Geneva, to which it is adjacent, the charming municipality of Chavannes-de-Bogis is strategically situated between the shores of Lake Geneva and the Jura mountains. The magnificent Terre Sainte region, of which it is a part, is one of the most sought-after in French-speaking Switzerland, thanks to its many assets and privileged location.

## Activities

For leisure activities, the Manège Sallivaz will delight equestrian sports enthusiasts. The proximity of Lake Geneva offers numerous activity options: whether it's beach, diving, or sailing, the choices are abundant. Additionally, the Terre Sainte region boasts about fifty sports facilities. Gastronomy and culture are also present, with several restaurants, a theater, and the Château de Coppet.

## TEMPS DE TRAJETS

	À pied	Voiture	Bus
École primaire	8 min	—	—
Arrêt de bus	1 min	—	—
Collège secondaire	7 min	12 min	—
Centre commercial	3 min	—	—
Bord du lac Léman	7 min	20 min	—
Coppet Gare	8 min	17 min	—
Nyon	13 min	25 min	—
Genève	20 min	30 min	—
Lausanne	30 min	1h	—



# LE PROJET

MINERGIE®

## Un cadre harmonieux

Composé de deux élégants immeubles de trois niveaux, le projet compte 20 appartements de haut standing, à même de satisfaire les propriétaires les plus exigeants. Les bâtiments sont harmonieusement disposés au milieu d'une parcelle richement arborée d'essences indigènes, favorisant la biodiversité. Havre de paix propice à la détente et aux rencontres, le parc est sillonné par des cheminements piétons et accueille une place de jeux pour enfants.

## Pour une vie saine et respectueuse de l'environnement

La qualité de l'habitat promet d'être exemplaire grâce aux normes de construction respectant le standard Minergie. Pompe à chaleur géothermique, panneaux photovoltaïques, triple vitrage et isolation périphérique supérieure font partie intégrante des prestations. L'écologie est au cœur des préoccupations, pour offrir aux résidents un lieu de vie sain et durable.

## A harmonious environment

Comprising two elegant three-storey buildings, the development includes 20 flats of the highest quality, capable of satisfying even the most discerning homeowner. The buildings are harmoniously arranged in the middle of a plot richly planted with native species, encouraging biodiversity. A haven of peace in which to relax and socialise, the park is criss-crossed by footpaths and features a children's playground

## For a healthy, environmentally-friendly life

The quality of the housing promises to be exemplary, thanks to building standards that comply with the Minergie standard. Geothermal heat pump, photovoltaic panels, triple glazing and superior all-round insulation are just some of the features on offer. Ecology is at the heart of our concerns, offering residents a healthy and sustainable place to live.



# DES ESPACES GÉNÉREUX

Les plans ont été conçus avec soin et souci du détail par le bureau d'architectes Segatori implanté sur l'Arc Lémanique depuis plus de 35 ans.. Avec des typologies allant du 2,5 au 4,5 pièces, la diversité des logements favorise la convivialité.

## Ouverts sur l'extérieur

Chaque appartement est doté d'une confortable loggia, permettant de profiter des extérieurs en toute saison. Les lots situés au rez-de-chaussée bénéficient d'une belle terrasse et d'un agréable jardin. Lumineux et chaleureux, les logements comptent une ou plusieurs chambres spacieuses ainsi qu'une cuisine ouverte sur le séjour et les espaces extérieurs.

The plans were designed with care and attention to detail by the Segatori architectural firm, established on the Arc Lémanique for over 35 years. With a range of types from 2.5 to 4.5 rooms, the diversity of the accommodation encourages conviviality

## Open to the outdoors

Each flat has a comfortable loggia, so you can enjoy the outdoors whatever the season. Lots on the ground floor have a terrace and a pleasant garden. Bright and welcoming, each flat has one or more spacious bedrooms and a kitchen that opens onto the living room and outdoor areas.



# DES LOGEMENTS DE HAUT STANDING



## Au gré de vos envies

Les finitions de chaque appartement sont au gré du preneur, avec un grand choix de matériaux et d'équipements de qualité, proposés par des fournisseurs suisses. Un atout qui permet à chaque résident de concevoir un habitat à son image, selon ses goûts et désirs.

## Parking avec accès direct

Un parking souterrain composé de deux places par appartement complète l'ensemble, avec des ascenseurs desservant chaque étage, permettant un accès direct aux logements, ainsi que de nombreuses places de vélos.

## As you wish

Each flat is finished to the tenant's specifications, with a wide choice of quality materials and fittings from Swiss suppliers. This means that each resident can design a home to suit his or her own tastes and desires.

## Parking with direct access

Underground parking with two spaces per apartment completes the complex, with elevators serving each floor, providing direct access to the apartments, as well as numerous bicycle parking spaces.

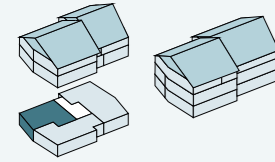
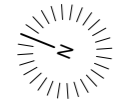
## AMÉNAGEMENTS DES LOGEMENTS

- Fenêtres bois naturel-métal triple vitrage
- Chauffage au sol, pompe à chaleur
- **Salle de bain tout confort**  
*Budget pour personnalisation :*
  - 2,5 pièces: 9'000 CHF TTC
  - 3,5 pièces: 17'000 CHF TTC
  - 4,5 pièces: 17'000 CHF TTC  
(3 salles d'eau: 20'000 CHF HT)
- **Cuisine agencée**  
*Budget pour personnalisation :*
  - 2,5 pièces: 18'000 CHF TTC
  - 3,5 pièces: 20'000 CHF TTC
  - 4,5 pièces: 25'000 CHF TTC
- Revêtements de sol carrelage ou parquet (budget fourniture de CHF 80.- TTC/m<sup>2</sup>)
- Vidéophone d'immeuble
- Cave pour chaque appartement

## FURNISHING HOUSING

- Triple-glazed windows in wood and metal
- Underfloor heating, heat pump
- **Fully-equipped bathroom**  
*Budget for customisation:*
  - 2,5 rooms: 9'000 CHF incl. VAT
  - 3,5 rooms: 17'000 CHF incl. VAT
  - 4,5 rooms: 17'000 CHF incl. VAT  
(3 bathrooms: 20'000 CHF incl. VAT)
- **Fitted kitchen**  
*Budget for customisation:*
  - 2,5 rooms: 18'000 CHF incl. VAT
  - 3,5 rooms: 20'000 CHF incl. VAT
  - 4,5 rooms: 25'000 CHF incl. VAT
- Tiled or parquet flooring (supply budget CHF 80 incl. VAT/m<sup>2</sup>)
- Building videophone
- Cellar for each flat

# A-1

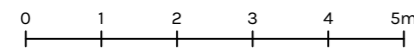
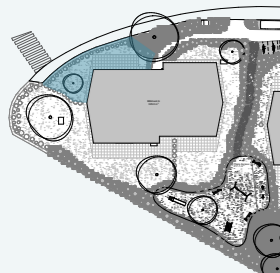


## 3.5 pièces

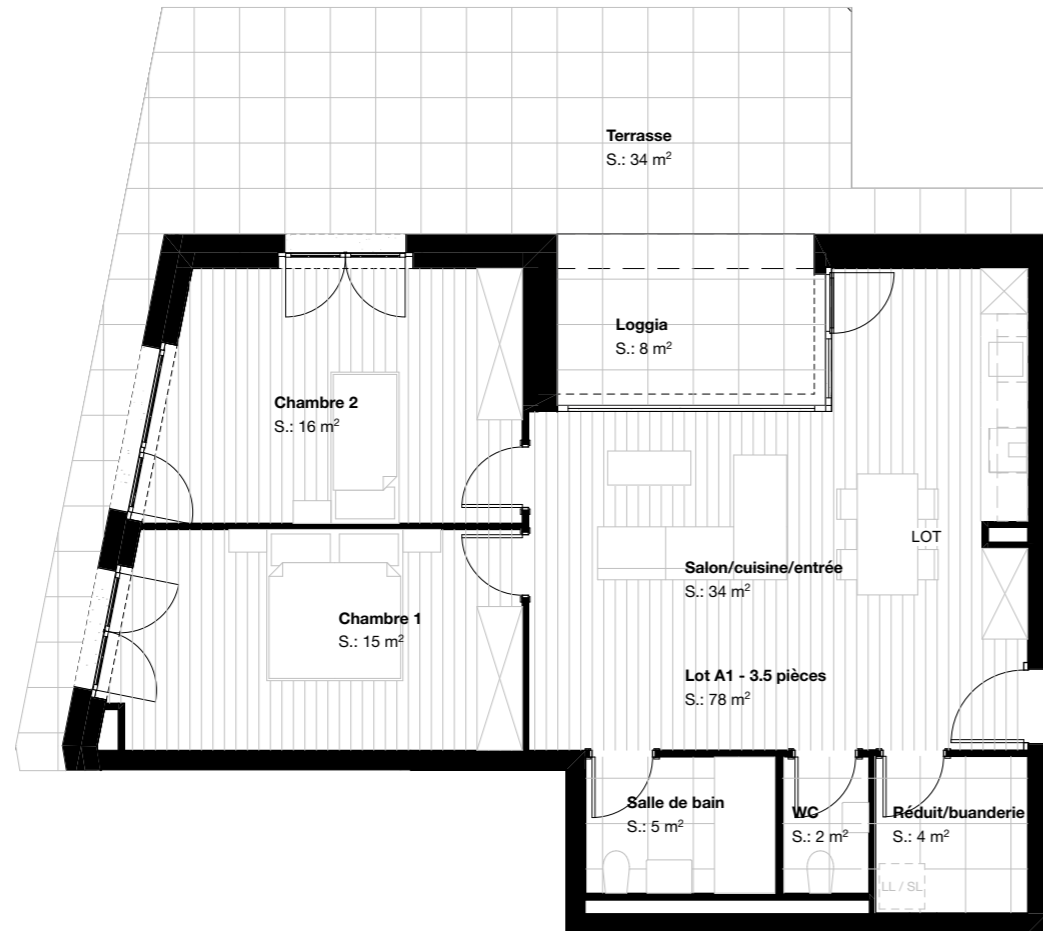
Surface pondérée:	98 m <sup>2</sup>
Surface habitable:	78 m <sup>2</sup>
Loggia:	8 m <sup>2</sup>
Terrasse:	34 m <sup>2</sup>
Jardin:	78 m <sup>2</sup>
Cave:	7 m <sup>2</sup>

## 3.5 rooms

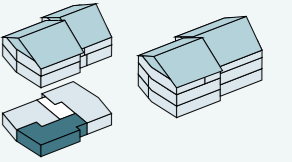
PPE surface:	98 sqm
Living area:	78 sqm
Loggia:	8 sqm
Terrace:	34 sqm
Garden:	78 sqm
Cellar:	7 sqm



Echelle 1:100



# A-2

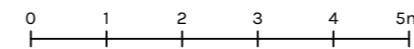
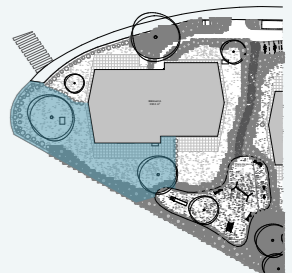


## 3.5 pièces

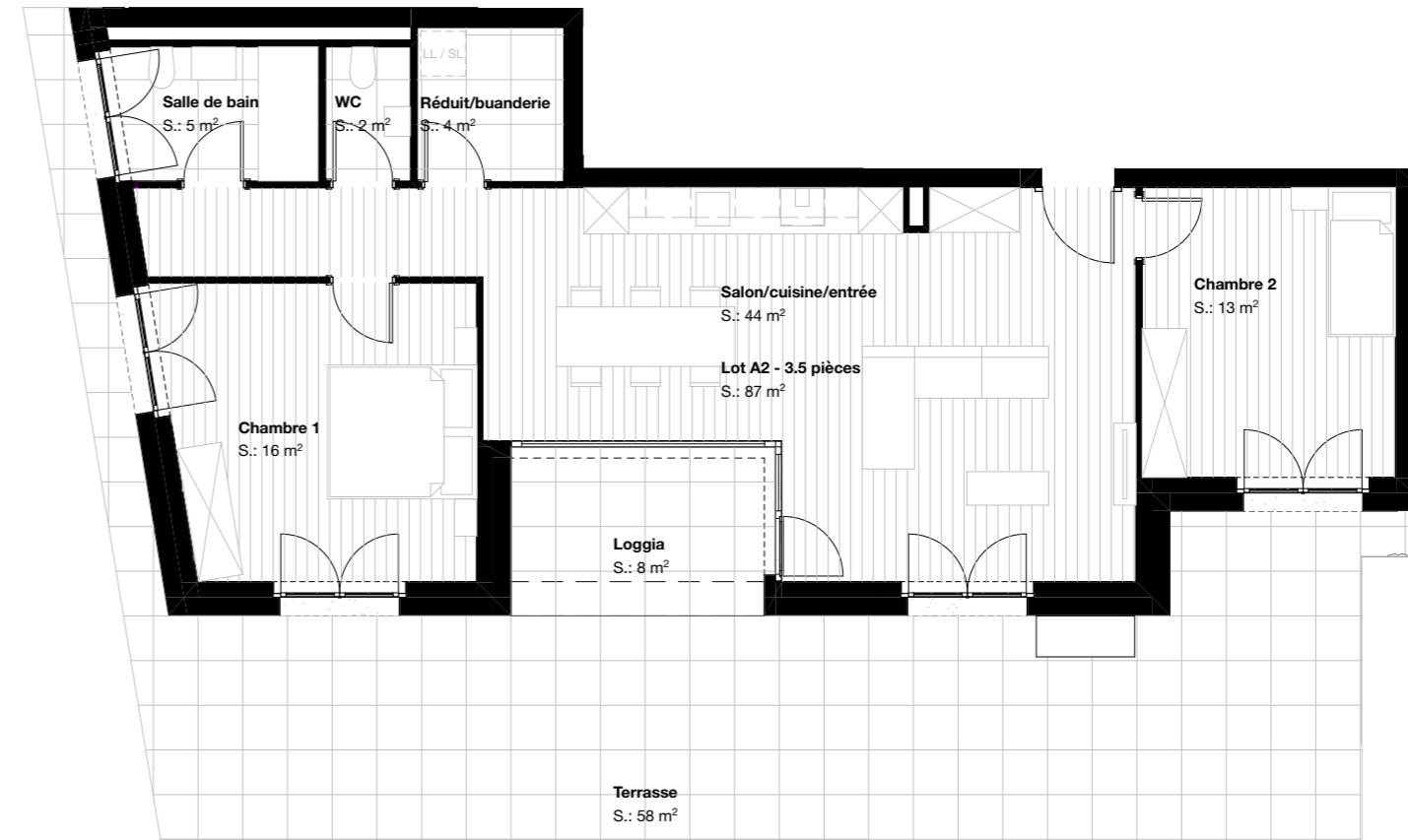
Surface pondérée:	114 m <sup>2</sup>
Surface habitable:	87 m <sup>2</sup>
Loggia:	8 m <sup>2</sup>
Terrasse:	58 m <sup>2</sup>
Jardin:	270 m <sup>2</sup>
Cave:	7 m <sup>2</sup>

## 3.5 rooms

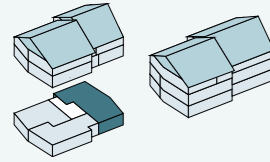
PPE surface:	114 sqm
Living area:	87 sqm
Loggia:	8 sqm
Terrace:	58 sqm
Garden:	270 sqm
Cellar:	7 sqm



Echelle 1:100



# A-3



## 4.5 pièces

Surface pondérée: 143 m<sup>2</sup>

Surface habitable: 120 m<sup>2</sup>

Loggia: 8 m<sup>2</sup>

Terrasse: 41 m<sup>2</sup>

Jardin: 157 m<sup>2</sup>

Cave: 9 m<sup>2</sup>

## 4.5 rooms

PPE surface: 143 sqm

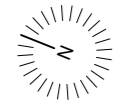
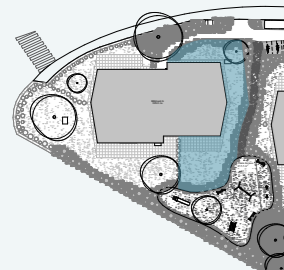
Living area: 120 sqm

Loggia: 8 sqm

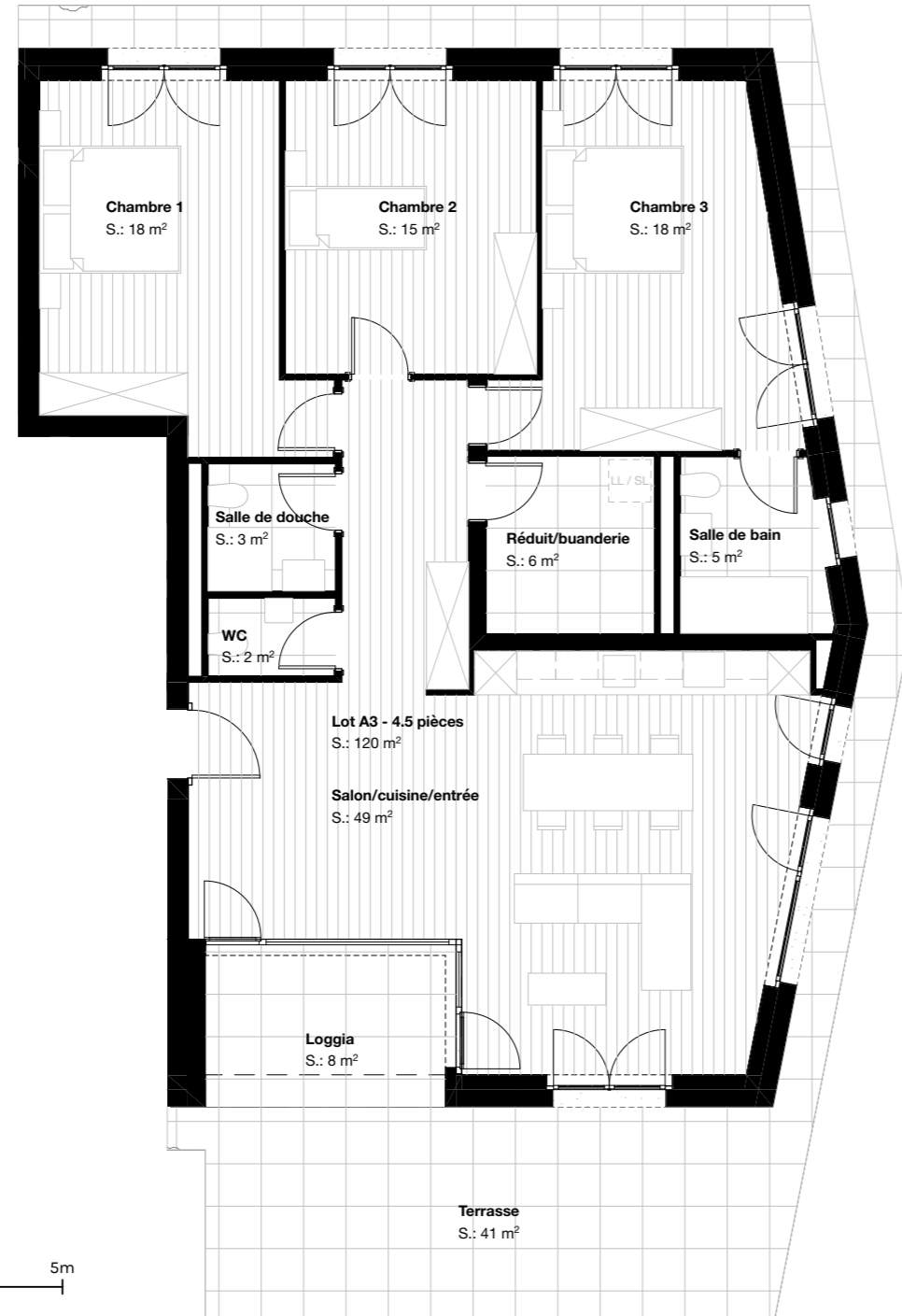
Terrace: 41 sqm

Garden: 157 sqm

Cellar: 9 sqm



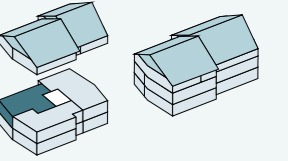
Echelle 1:100



Echelle 1:100



# A-4



## 3.5 pièces

Surface pondérée: 98 m<sup>2</sup>

Surface habitable: 88 m<sup>2</sup>

Loggia: 10 m<sup>2</sup>

Cave: 7 m<sup>2</sup>

## 3.5 rooms

Living area: 88 sqm

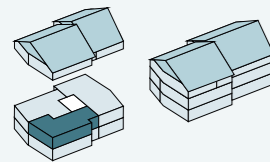
PPE surface: 98 sqm

Loggia: 10 sqm

Cellar: 7 sqm



# A-5



## 3.5 pièces

Surface pondérée: 97 m<sup>2</sup>

Surface habitable: 87 m<sup>2</sup>

Loggia: 10 m<sup>2</sup>

Cave: 9 m<sup>2</sup>

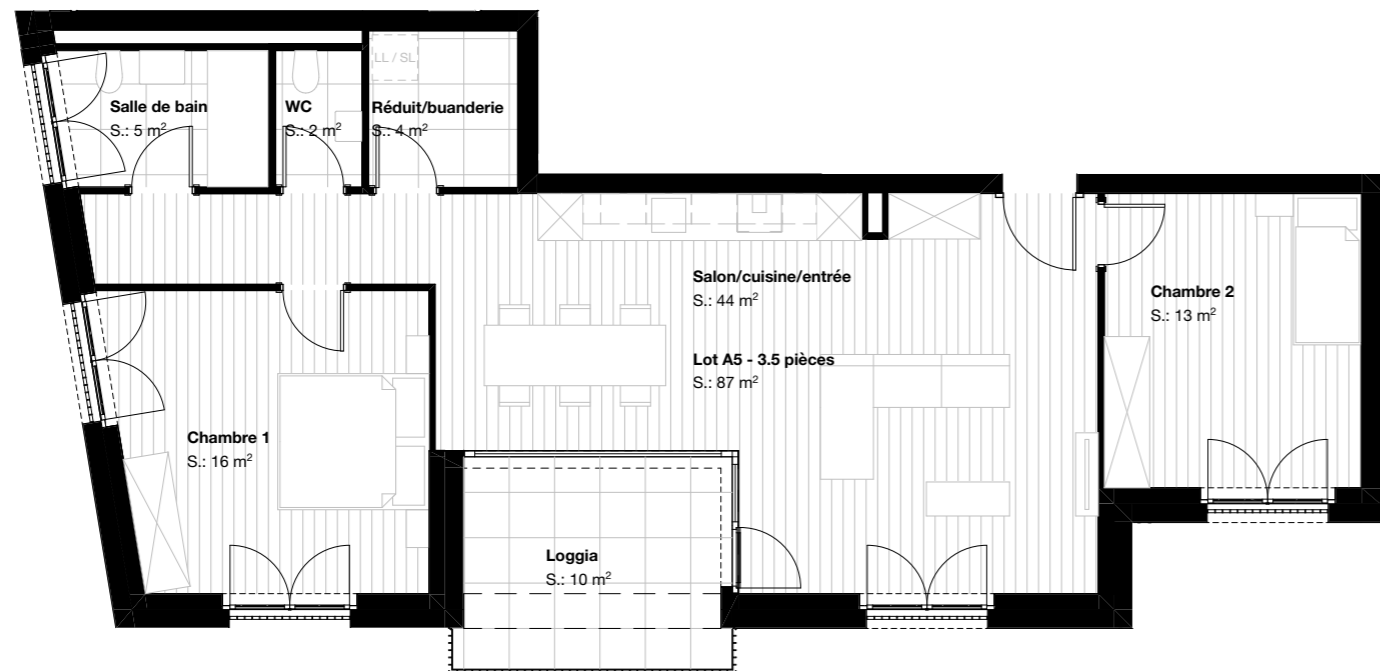
## 3.5 rooms

PPE surface: 97 sqm

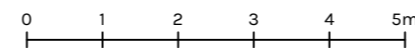
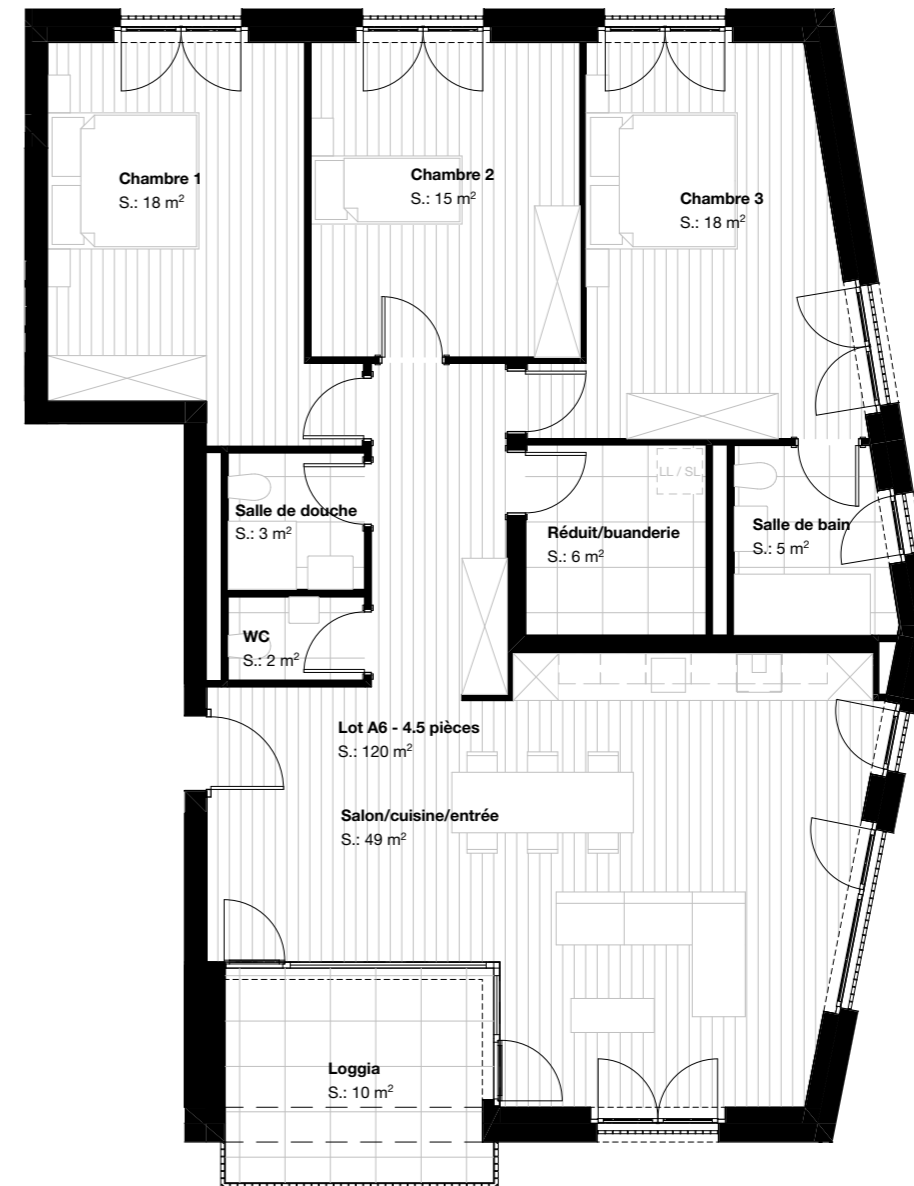
Living area: 87 sqm

Loggia: 10 sqm

Cellar: 9 sqm

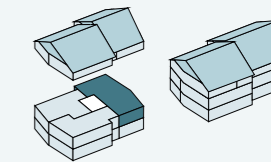


Echelle 1:100



Echelle 1:100

# A-6



## 4.5 pièces

Surface pondérée: 131 m<sup>2</sup>

Surface habitable: 120 m<sup>2</sup>

Loggia: 10 m<sup>2</sup>

Cave: 10 m<sup>2</sup>

## 4.5 rooms

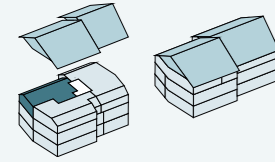
PPE surface: 131 sqm

Living area: 120 sqm

Loggia: 10 sqm

Cellar: 10 sqm

# A-7



## 3.5 pièces

Surface pondérée: 87 m<sup>2</sup>

Surface habitable: 80 m<sup>2</sup>

Loggia: 5 m<sup>2</sup>

Cave: 9 m<sup>2</sup>

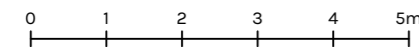
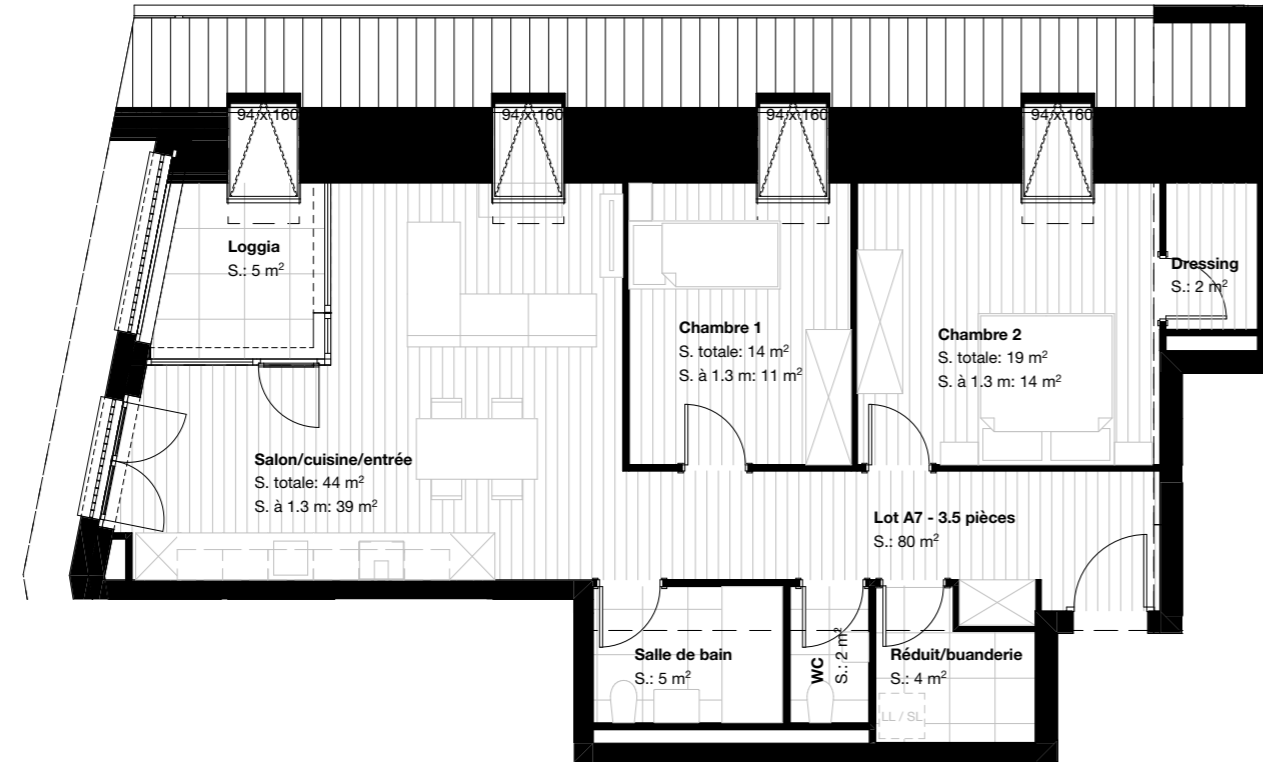
## 3.5 rooms

PPE surface: 87 sqm

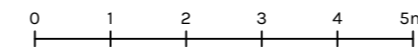
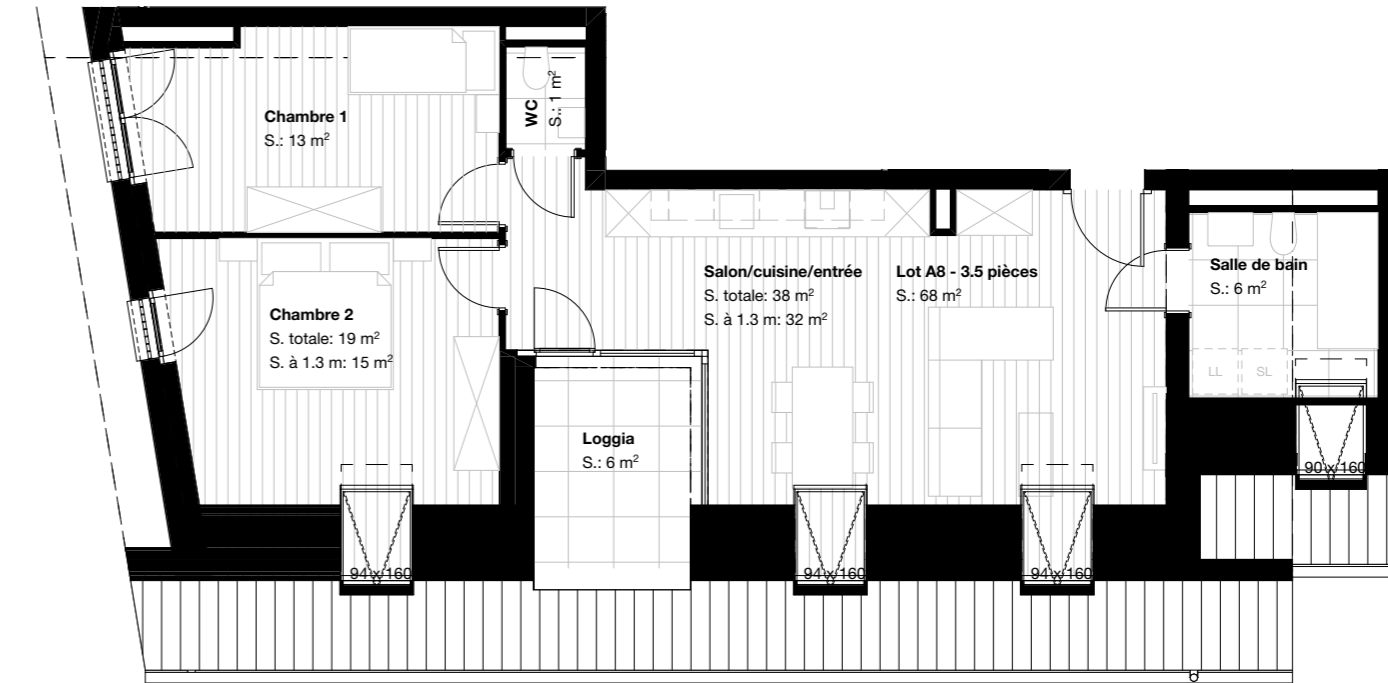
Living area: 80 sqm

Loggia: 5 sqm

Cellar: 9 sqm

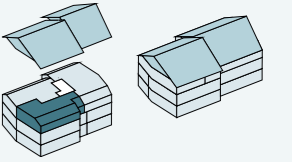


Echelle 1:100



Echelle 1:100

# A-8



## 3.5 pièces

Surface pondérée: 76 m<sup>2</sup>

Surface habitable: 68 m<sup>2</sup>

Loggia: 6 m<sup>2</sup>

Cave: 8 m<sup>2</sup>

## 3.5 rooms

PPE surface: 76 sqm

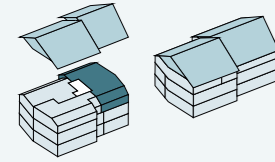
Living area: 68 sqm

Loggia: 6 sqm

Cellar: 8 sqm



# A-9



## 4.5 pièces

Surface pondérée: 112 m<sup>2</sup>

Surface habitable: 103 m<sup>2</sup>

Loggia: 6 m<sup>2</sup>

Cave: 10 m<sup>2</sup>

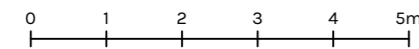
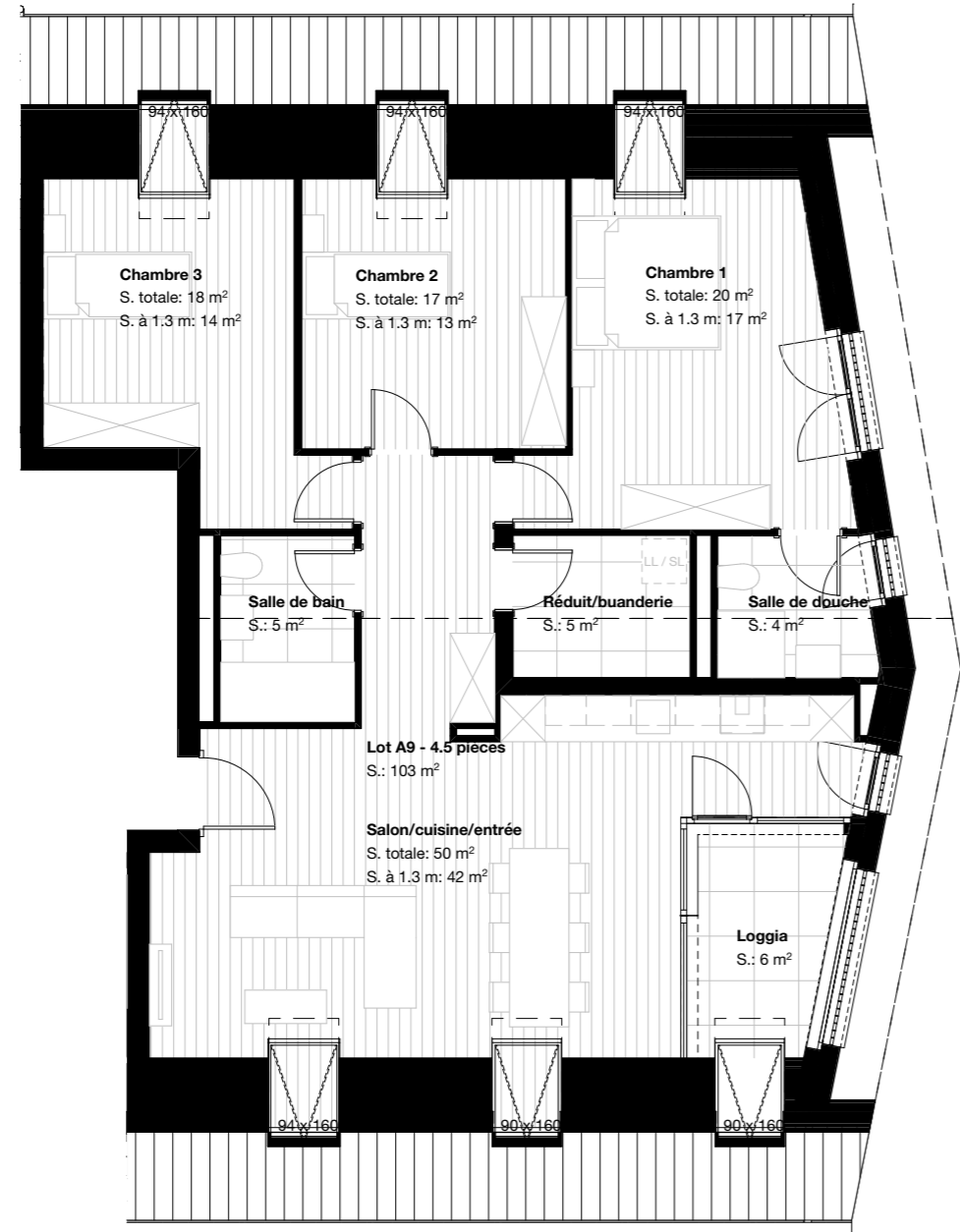
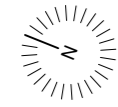
## 4.5 rooms

PPE surface: 112 sqm

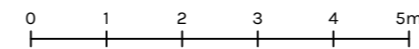
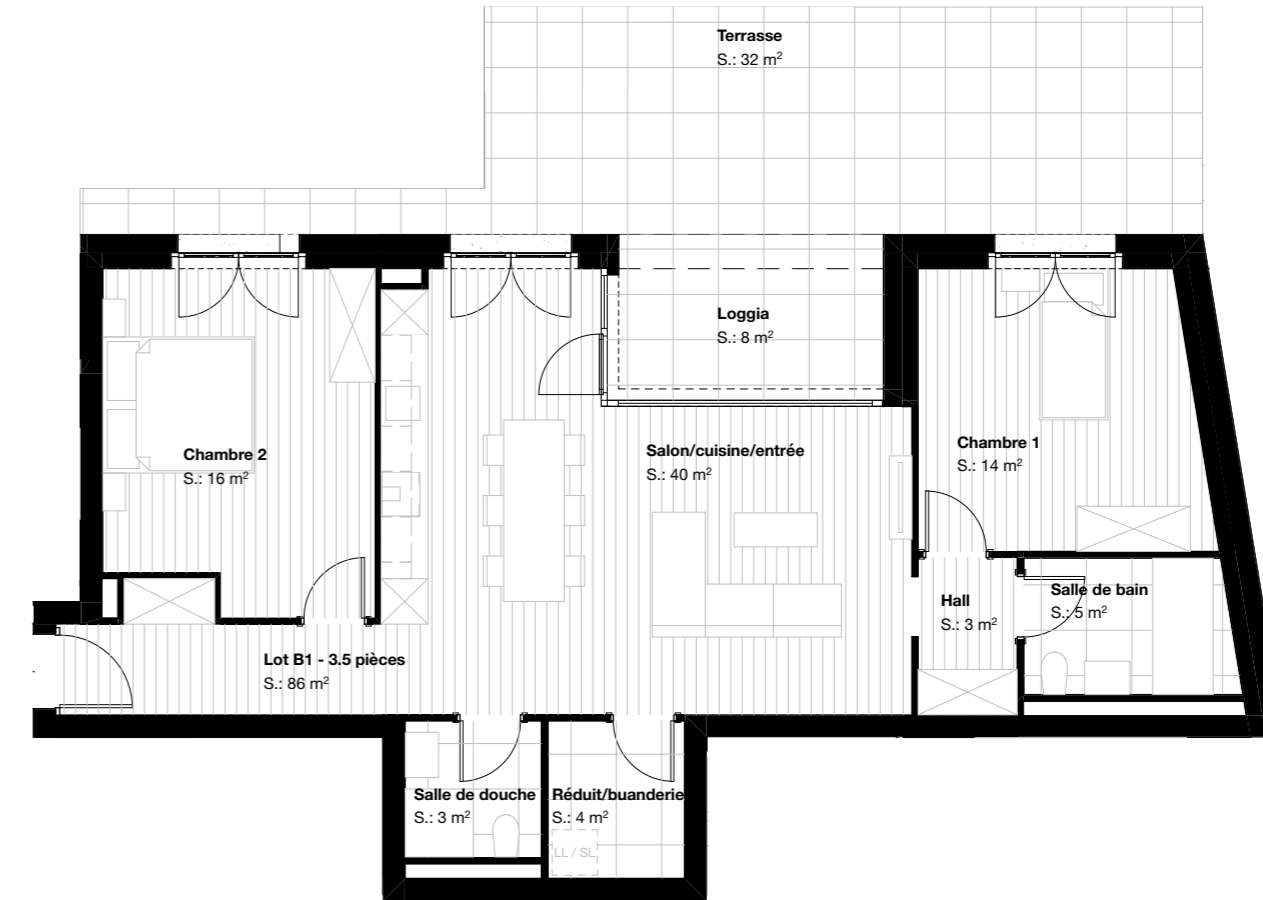
Living area: 103 sqm

Loggia: 6 sqm

Cellar: 0 sqm

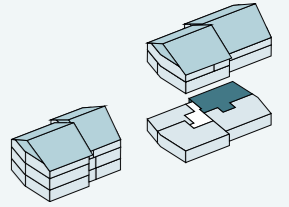


Echelle 1:100



Echelle 1:100

# B-1



## 3.5 pièces

Surface pondérée: 104 m<sup>2</sup>

Surface habitable: 86 m<sup>2</sup>

Loggia: 8 m<sup>2</sup>

Terrasse: 32 m<sup>2</sup>

Jardin: 114 m<sup>2</sup>

Cave: 4 m<sup>2</sup>

## 3.5 rooms

PPE surface: 104 sqm

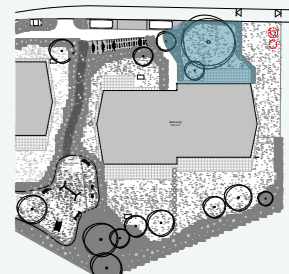
Living area: 86 sqm

Loggia: 8 sqm

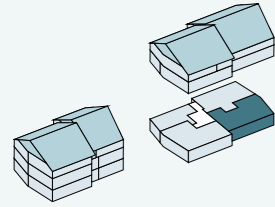
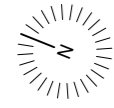
Terrace: 32 sqm

Garden: 114 sqm

Cellar: 4 sqm



# B-2



## 4.5 pièces

Surface pondérée: 128 m<sup>2</sup>

Surface habitable: 105 m<sup>2</sup>

Loggia: 8 m<sup>2</sup>

Terrasse: 47 m<sup>2</sup>

Jardin: 212 m<sup>2</sup>

Cave: 5 m<sup>2</sup>

## 4.5 rooms

PPE surface: 128 sqm

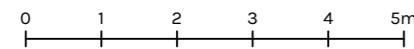
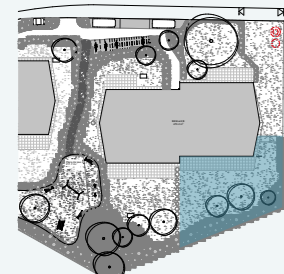
Living area: 105 sqm

Loggia: 8 sqm

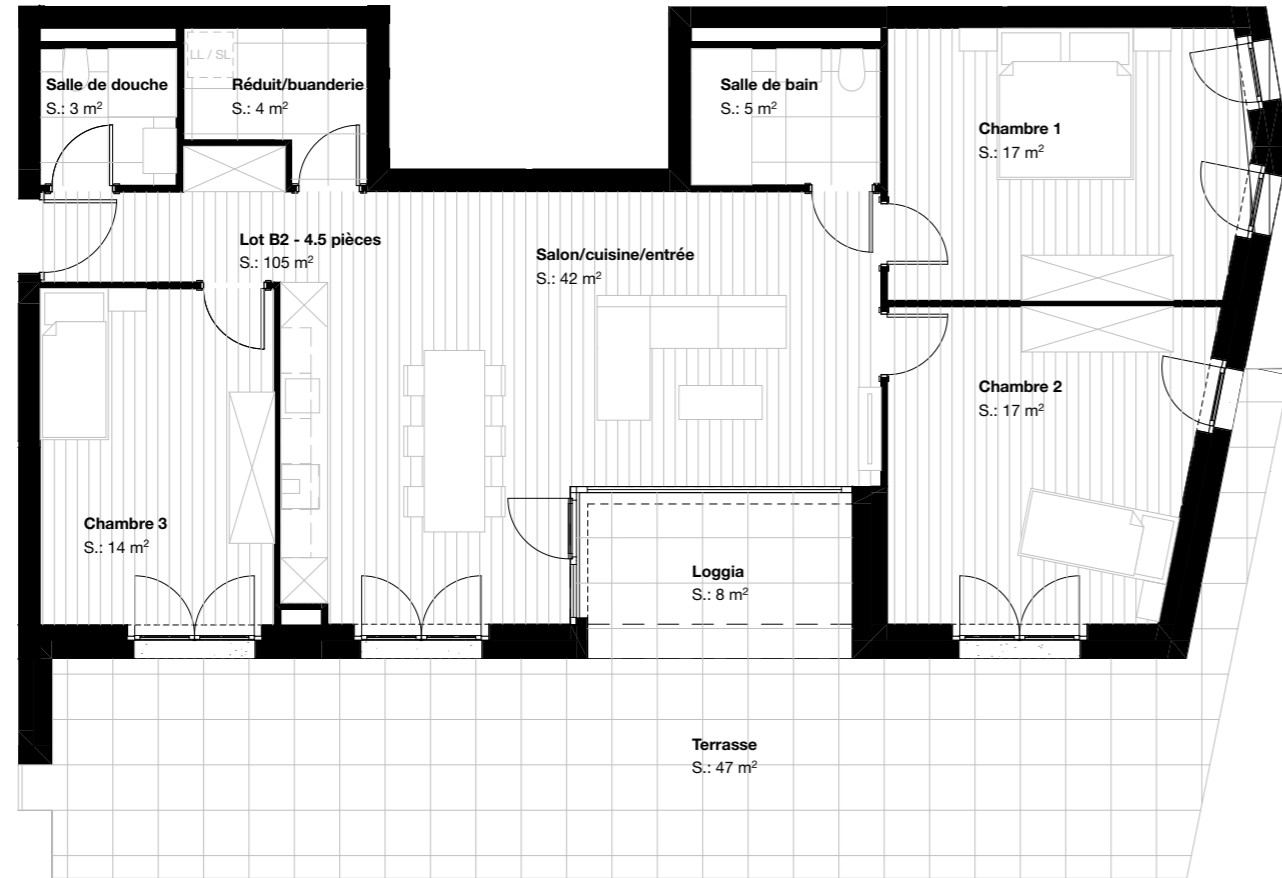
Terrace: 47 sqm

Garden: 212 sqm

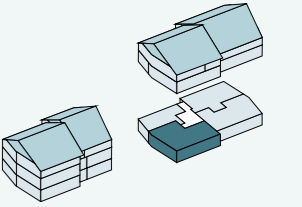
Cellar: 5 sqm



Echelle 1:100



# B-3



## 4.5 pièces

Surface pondérée: 128 m<sup>2</sup>

Surface habitable: 104 m<sup>2</sup>

Loggia: 8 m<sup>2</sup>

Terrasse: 48 m<sup>2</sup>

Jardin: 174 m<sup>2</sup>

Cave: 5 m<sup>2</sup>

## 4.5 rooms

PPE surface: 128 sqm

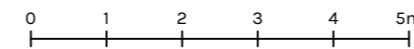
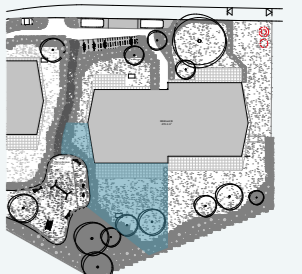
Living area: 104 sqm

Loggia: 8 sqm

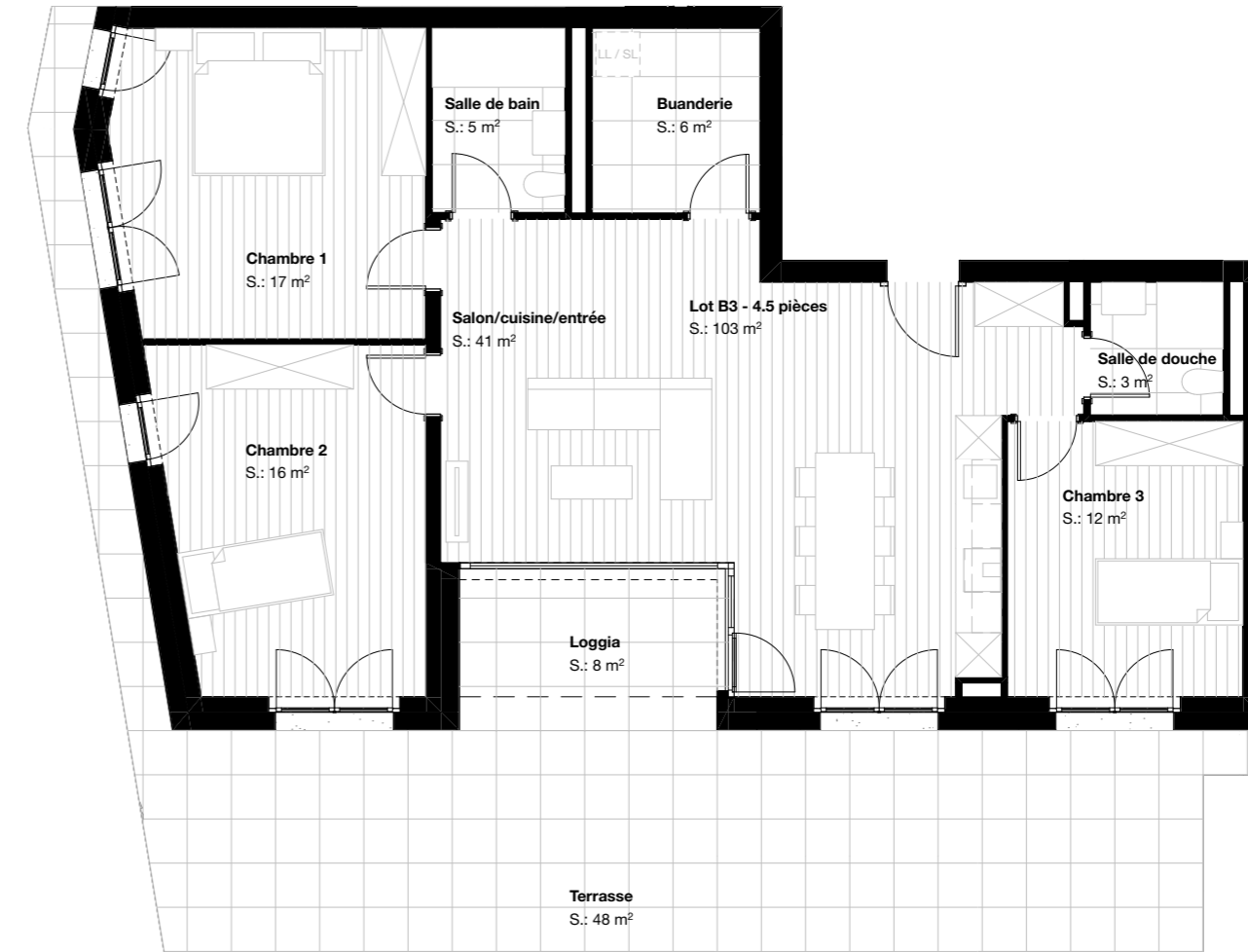
Terrace: 48 sqm

Garden: 174 sqm

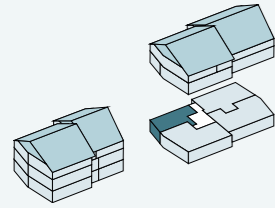
Cellar: 5 sqm



Echelle 1:100



# B-4



## 2.5 pièces

Surface pondérée: 66 m<sup>2</sup>

Surface habitable: 50 m<sup>2</sup>

Loggia: 7 m<sup>2</sup>

Terrasse: 28 m<sup>2</sup>

Jardin: 86 m<sup>2</sup>

Cave: 4 m<sup>2</sup>

## 2.5 rooms

Living area: 50 sqm

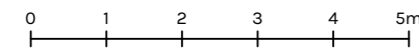
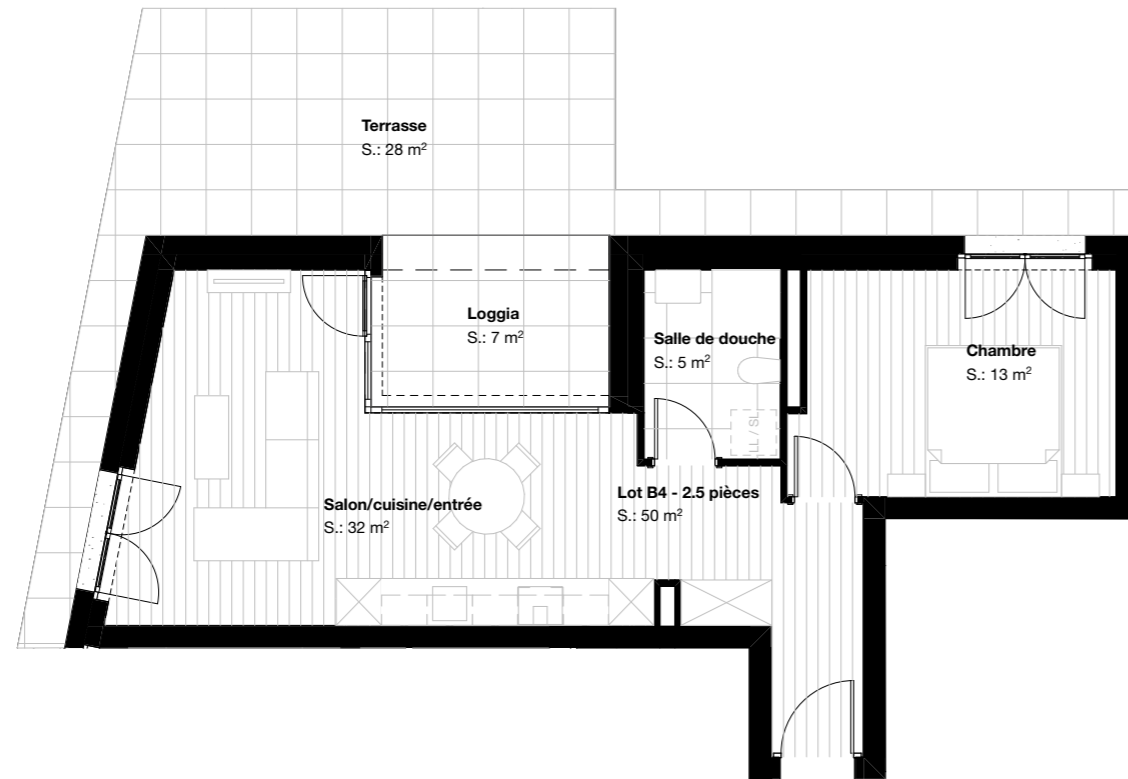
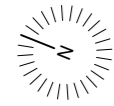
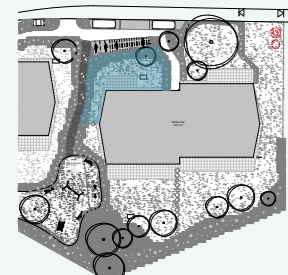
PPE surface: 66 sqm

Loggia: 7 sqm

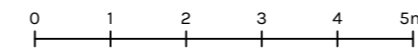
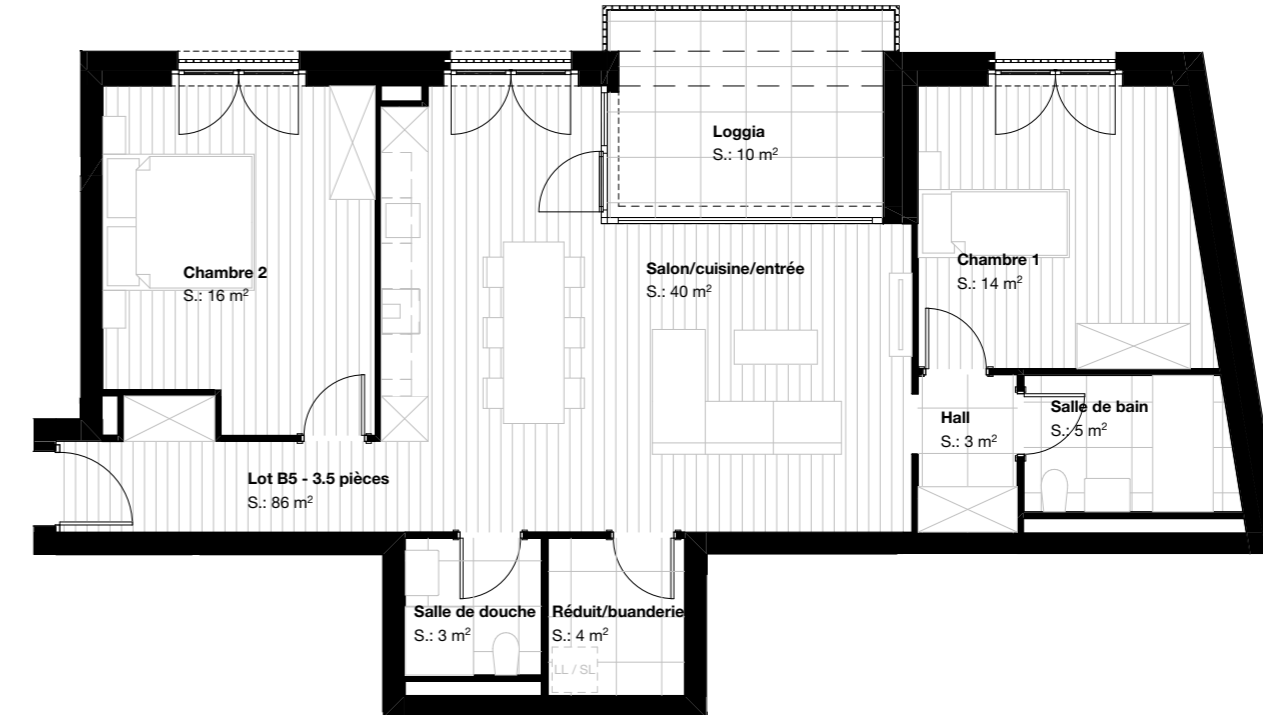
Terrace: 28 sqm

Garden: 86 sqm

Cellar: 4 sqm

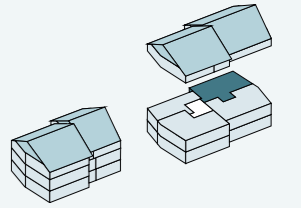


Echelle 1:100



Echelle 1:100

# B-5



## 3.5 pièces

Surface pondérée: 95 m<sup>2</sup>

Surface habitable: 86 m<sup>2</sup>

Loggia: 10 m<sup>2</sup>

Cave: 5 m<sup>2</sup>

## 3.5 rooms

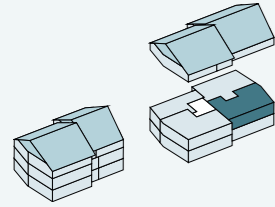
Living area: 86 sqm

PPE surface: 95 sqm

Loggia: 10 sqm

Cellar: 5 sqm

# B-6



## 4.5 pièces

Surface pondérée: 114 m<sup>2</sup>

Surface habitable: 104 m<sup>2</sup>

Loggia: 10 m<sup>2</sup>

Cave: 5 m<sup>2</sup>

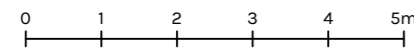
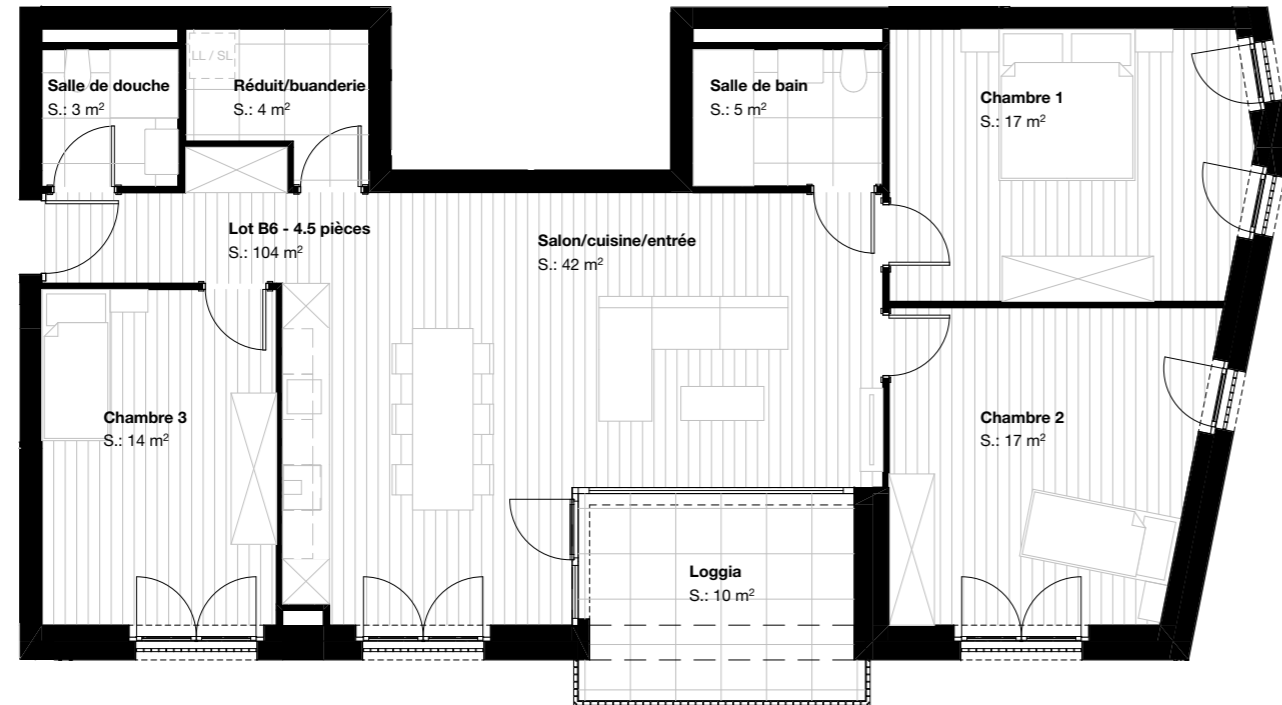
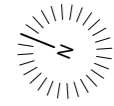
## 4.5 rooms

PPE surface: 114 sqm

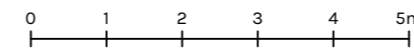
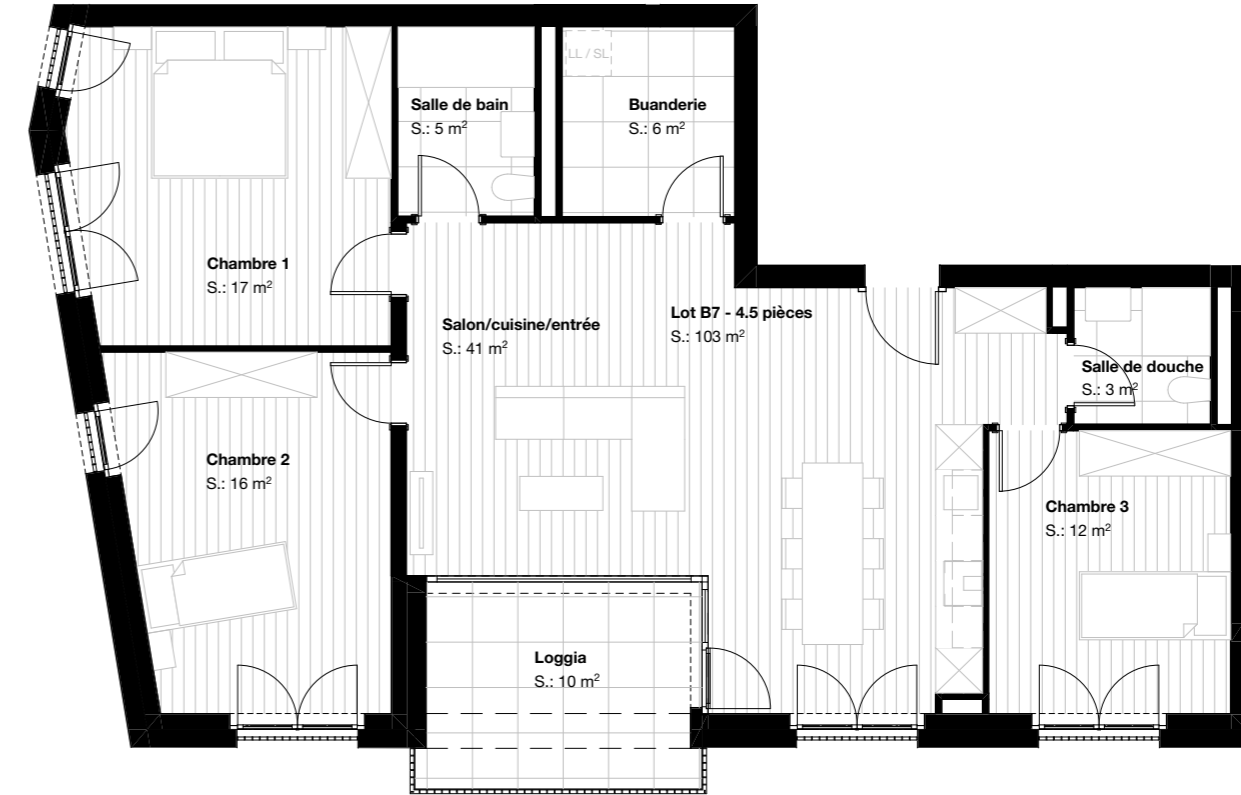
Living area: 104 sqm

Loggia: 10 sqm

Cellar: 5 sqm

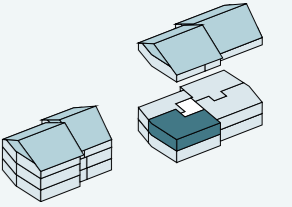


Echelle 1:100



Echelle 1:100

# B-7



## 4.5 pièces

Surface pondérée: 114 m<sup>2</sup>

Surface habitable: 103 m<sup>2</sup>

Loggia: 10 m<sup>2</sup>

Cave: 8 m<sup>2</sup>

## 4.5 rooms

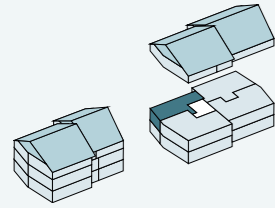
PPE surface: 114 sqm

Living area: 103 sqm

Loggia: 10 sqm

Cellar: 8 sqm

# B-8



## 2.5 pièces

Surface pondérée: 64 m<sup>2</sup>

Surface habitable: 57 m<sup>2</sup>

Loggia: 9 m<sup>2</sup>

Cave: 4 m<sup>2</sup>

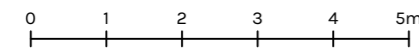
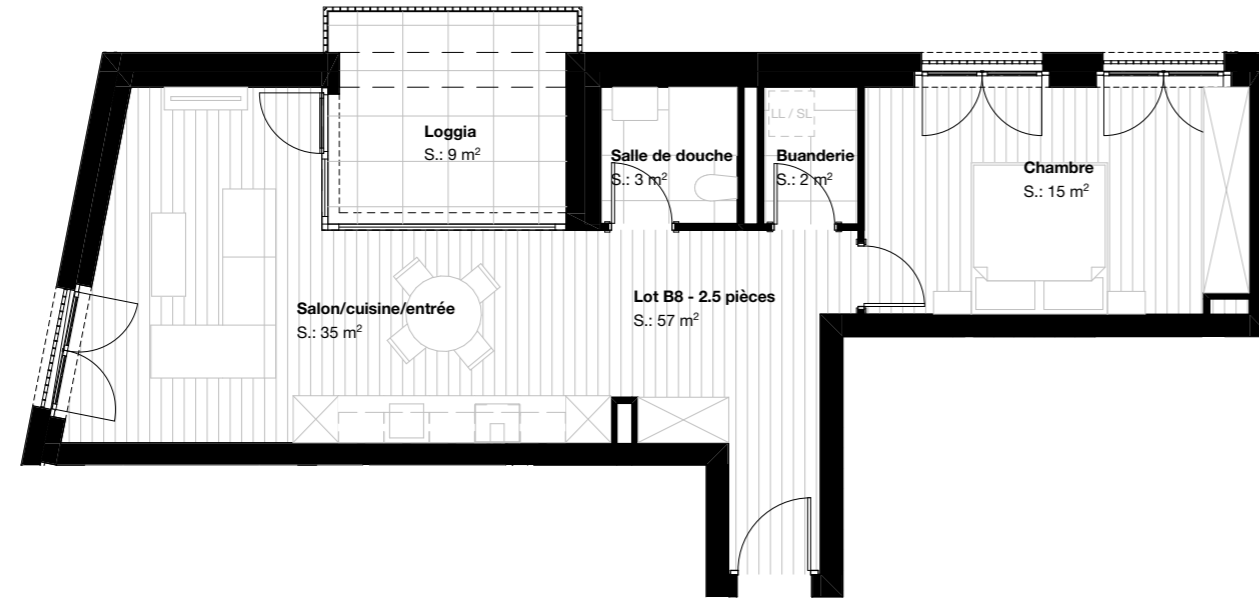
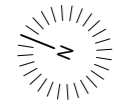
## 2.5 rooms

PPE surface: 64 sqm

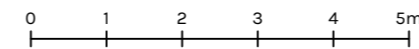
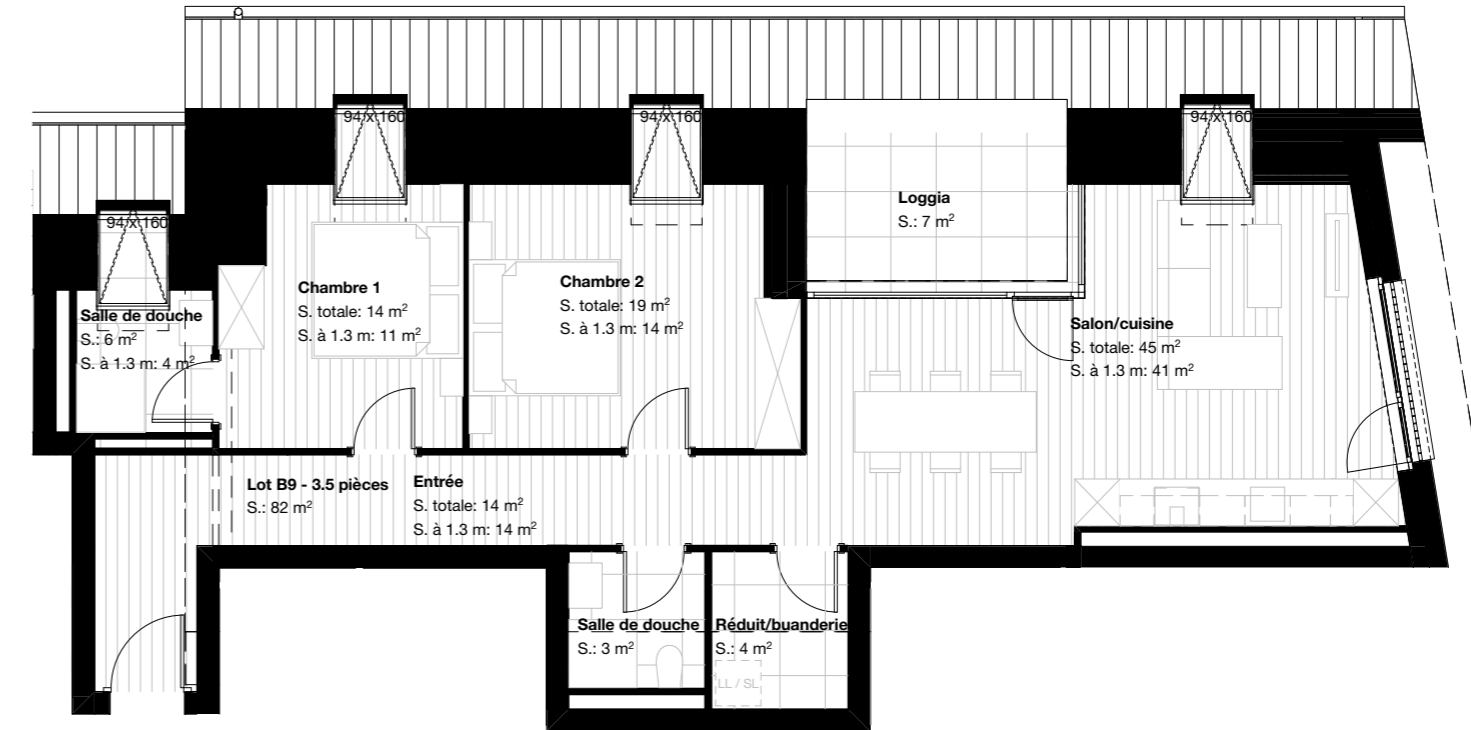
Living area: 57 sqm

Loggia: 9 sqm

Cellar: 4 sqm

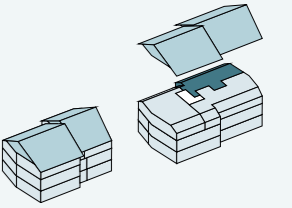


Echelle 1:100



Echelle 1:100

# B-9



## 3.5 pièces

Surface pondérée: 93 m<sup>2</sup>

Surface habitable: 82 m<sup>2</sup>

Loggia: 9 m<sup>2</sup>

Cave: 4 m<sup>2</sup>

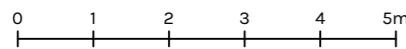
## 3.5 rooms

PPE surface: 93 sqm

Living area: 82 sqm

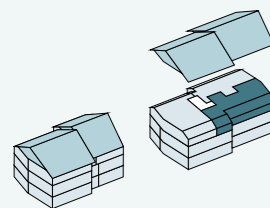
Loggia: 9 sqm

Cellar: 4 sqm



Echelle 1:100

# B-10



## 4.5 pièces

Surface pondérée: 119 m<sup>2</sup>

Surface habitable: 109 m<sup>2</sup>

Loggia: 10 m<sup>2</sup>

Cave: 8 m<sup>2</sup>

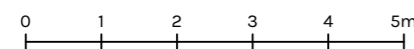
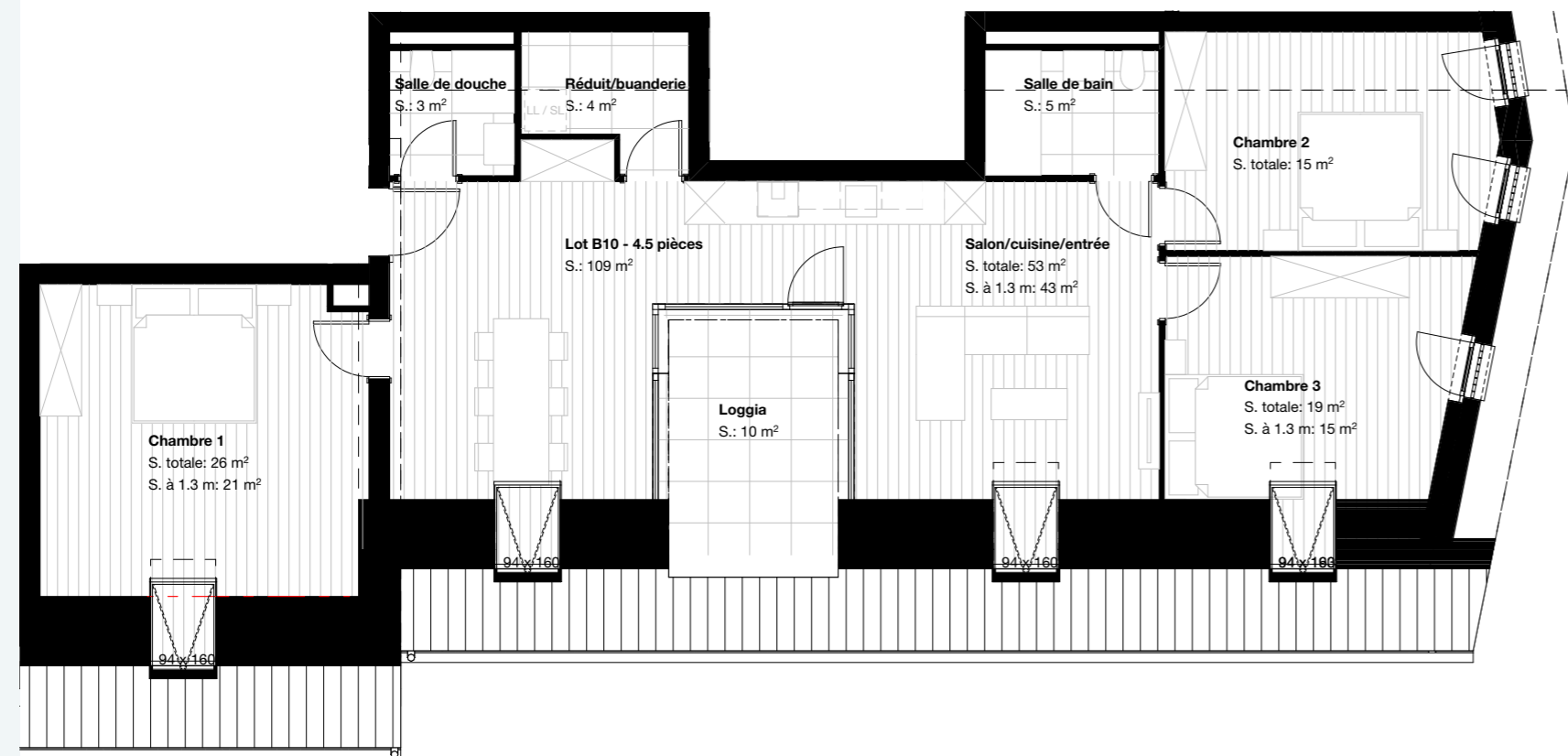
## 4.5 rooms

PPE surface: 119 sqm

Living area: 109 sqm

Loggia: 10 sqm

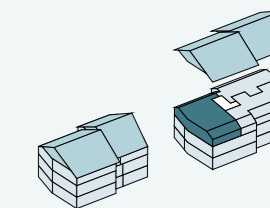
Cellar: 8 sqm



Echelle 1:100



# B-11



## 4.5 pièces

Surface pondérée: 120 m<sup>2</sup>

Surface habitable: 112 m<sup>2</sup>

Loggia: 6 m<sup>2</sup>

Cave: 8 m<sup>2</sup>

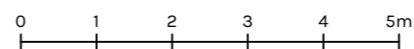
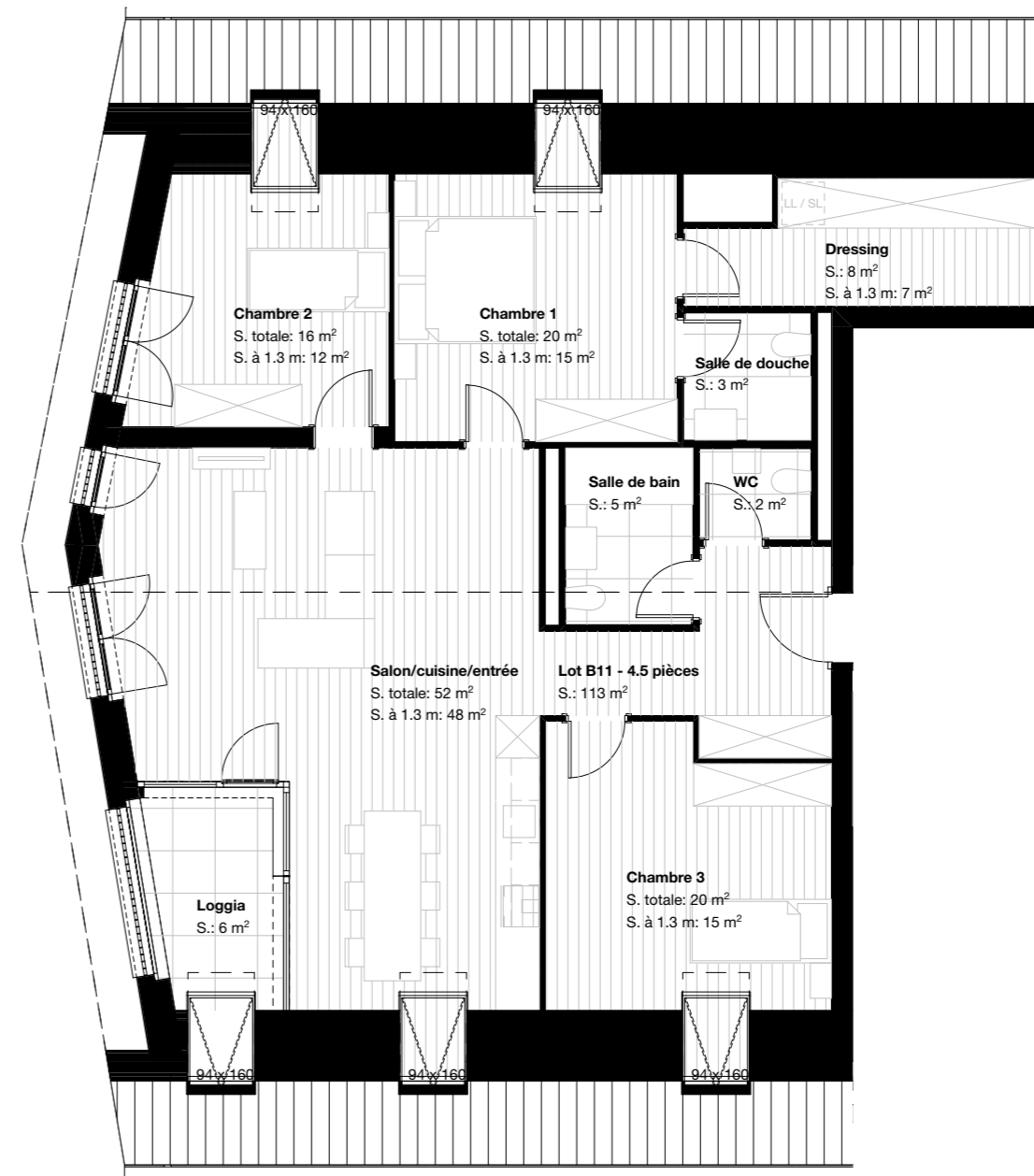
## 4.5 rooms

PPE surface: 120 sqm

Living area: 112 sqm

Loggia: 6 sqm

Cellar: 8 sqm



Echelle 1:100





**ESMERALDA**  
RÉSIDENCE

## Commercialisation

---

**neho**



**Jean-Baptiste Duroc-Danner**

021 588 04 72

jb.duroc@neho.ch



**Océane Ruch**

021 588 01 91

oceane.ruch@neho.ch



[residence-esmeralda.neho.ch](https://residence-esmeralda.neho.ch)

## Promoteur

---

**PAVLO SA**

## Banque partenaire

---

**MIGROS BANK**

**Stéphane Marinho**

**Conseiller Clients privés**

022 707 12 93

stephane.marinho@migrosbank.ch

## Architecte

---

BUREAU D'ETUDES & REALISATIONS  
JEAN-FRANÇOIS SEGATORI SA

**SC\_WORKS**  
Atelier d'Architecture

## Constructeur

---

**BOS**  
GLOBAL  
PARTNER

[bosbuildinggroup.ch](https://bosbuildinggroup.ch)

Les images de synthèse sont indicatives et non contractuelles.