

ACTIMMO

CONSULTING, PROMOTION, BROKERAGE

HOMSPHERE

**NEW
VILLAS
IN VANDOEUVRES**

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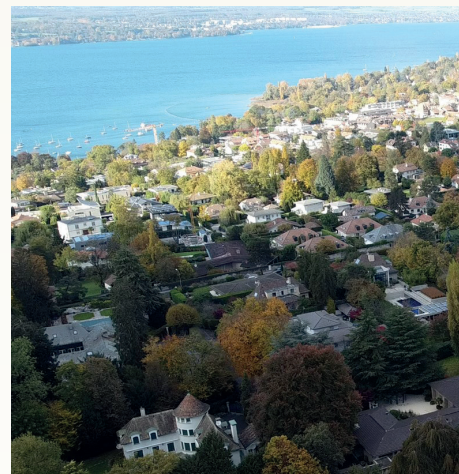
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THE PROJECT

The art of living in harmony with nature.

The highly sought-after neighborhood of Vandoeuvres offers a rare and unspoiled living environment, just 10 minutes from downtown Geneva. Set in the heart of a generous and soothing natural environment, the 4 luxury villas that make up the H19 project feature an architectural design that is equally generous in its contemporary lines and shapes.

Imagined and designed with well-being and absolute comfort in mind, they are magnified by the beautiful landscape and natural environment of Vandoeuvres.

The 4 independent villas comprising the avant-garde and sustainable H19 program are aimed at homeowners who care about nature and their impact on the environment.

The Homsphere homes' innovative economic and energy model frees residents from energy dependency, while enhancing their quality of life and mobility: each villa comes with an electric car.

Smart and self-sufficient, Homsphere homes generate their energy from the sun and their photovoltaic panels, with no carbon emissions. This energy, stored, measured and pooled, is managed and monitored by a central server.

The energy consumption of the home, like that of the car, is precisely adapted to contemporary lifestyles. Free, solar-powered and connected, Homsphere autonomous villas offer a new way of living.



THE ADVANTAGES

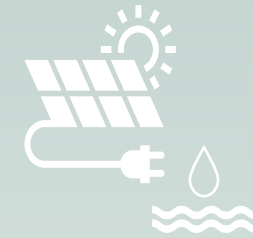
Homsphere Homes.

Clean" homes, each offering substantial savings of around CHF 340,000* over the next 20 years, with technical components also guaranteed for the next two decades.

Homsphere homes generate all their electricity from the sun, with no carbon emissions. They store, quantify and reallocate energy. Their production, consumption and home automation are permanently controllable via the Homosphere app.

The houses produce more energy than the average annual consumption of a family. The surplus is sold in summer, and partially bought back in winter.

The garage - complete with charging station - is an extension of the house, its mobile part, with shared management of electricity consumption for both objects on the same Homosphere same Homosphere application.



- 220'000 CHF

Thanks to solar panels and wastewater recovery



- 120'000 CHF

On your tax return

**based on 2023 market prices*

THE VILLAS

The 4 luxury villas.



They form visual poetry and their light-filled setting offers both privacy and openness to the outside world.

Their modern architecture is expressed through the interplay of their volumes, their white facades highlighted by stone cladding and generous terraces. Each villa enjoys its own private swimming pool and landscaped grounds.

Their interior is an invitation to a new art of living: generous living spaces and high quality features create absolute comfort, where you can enjoy moments of bliss with family or friends.

The elegance continues all the way down to the basement, where cars are hidden from view by lift.

Gym and cinema rooms in each villa add a touch of distinction.



Very High Energy Performance

The villas are built with respect for the environment. They meet THPE energy efficiency standards.



This new project has been designed for people looking for a living environment that combines comfort and proximity.

LOCATION

An outstanding natural heritage

Facing a 3-hectare agricultural zone, the plot is surrounded by greenery. It is bordered on one side by a 2-hectare private park planted with majestic trees, and on the other by a future large contemporary villa, perfectly blended with their surroundings, on a plot of around 7,000 m².

Sheltered from the hustle and bustle of urban life, Vandoeuvres is surrounded by an outstanding natural heritage: lines of oak trees, hedgerows and wooded strips instill a gentle way of life. These large landscaped areas, which extend as far as the Golf Club of Geneva, make Vandoeuvres an ideal place to live and recharge your batteries.





Discovering nature.

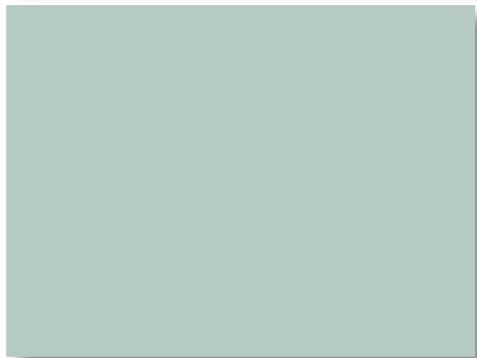
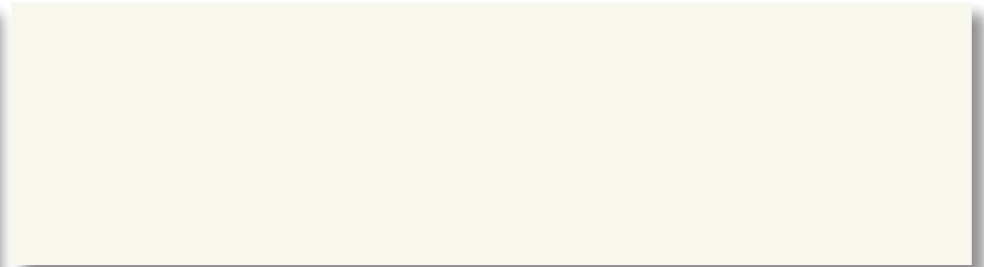
Offering many easily accessible trails for walking and hiking, Vandoeuvres is an ideal starting point for discovering nature. Its parks and public gardens, particularly popular for family activities, sit alongside numerous infrastructures dedicated to sport (football pitch), early childhood (schools, kindergarten) and business life. The World Economic Forum – a leading independent international organization – is right next to the centre of Vandoeuvres.

Interconnection.

This highly sought-after location – between peaceful nature and urban dynamism – is ideally situated just 15 minutes from Downtown Geneva.

International travel is also made easier thanks to the Geneva's intercontinental airport located just 15 km away. The municipality is served by a number of public transport lines and allows local residents to ride their bikes in peace and quiet, whether for daily commuting or for leisure activities.

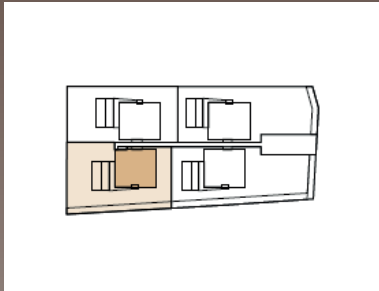






AVAILABILITY

Villa	Surface of plot (m ²)	Nr of rooms	Usable surface area (m ²)	Living area (m ²)	Basement area (m ²)	Terrace area (m ²)	Availability
19	851	4	344	234	110	106	Reserved
19A	740	4	376	236	140	95	Available
19B	703	4	373	236	137	95	Available
19C	836	4	363	236	127	95	Available



Home 19A

Usable surface area	376 m²
Number of rooms	4
Living area	236 m²
Basement area	140 m²
Terrace area	95 m²
Surface of plot	740 m²
Garage	2.5 places *
<small>*Mandatory, extra charge</small>	<small>137'500 CHF</small>
Orientation	Sud-Ouest
Price	5'600'000 CHF



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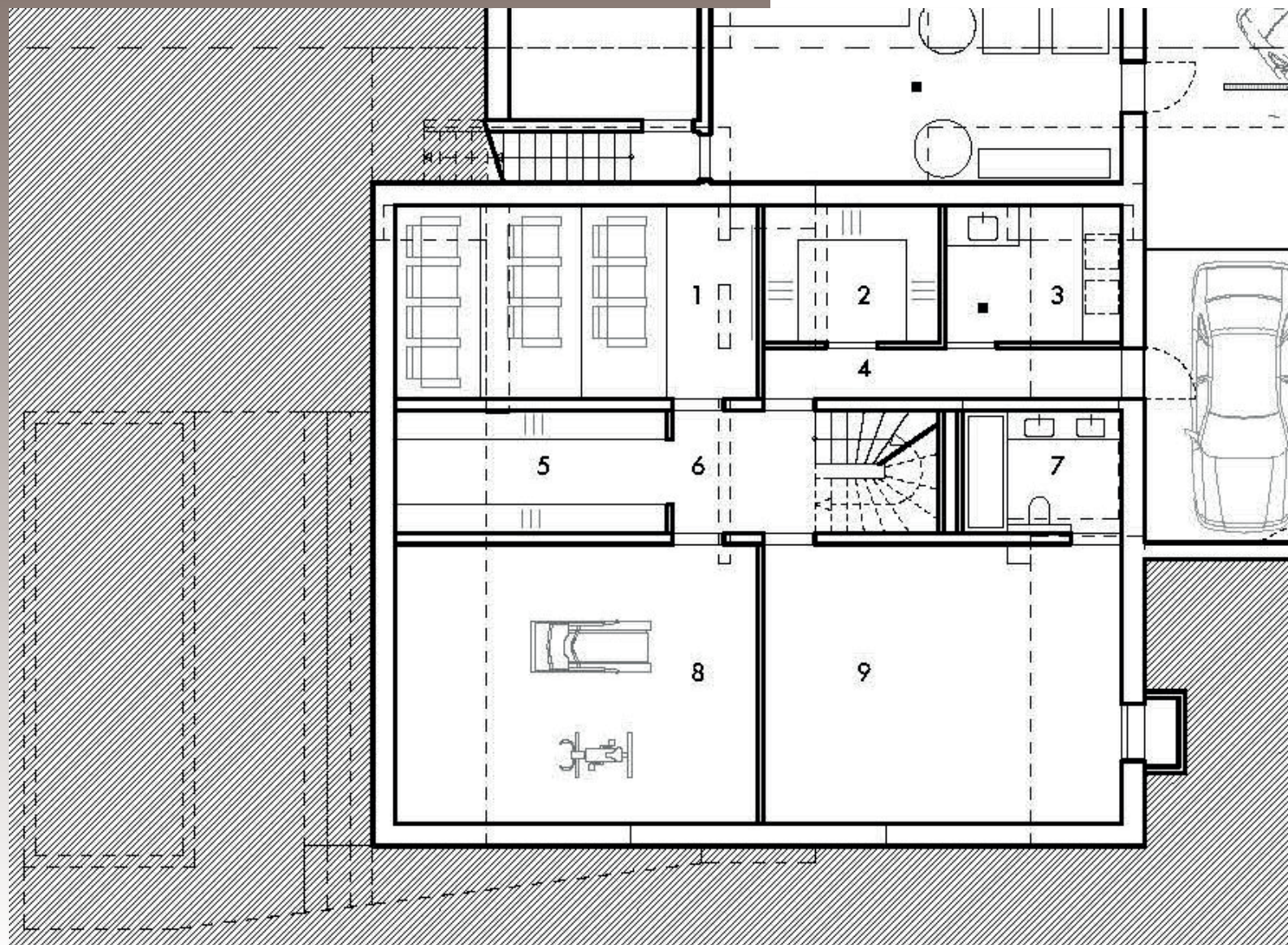
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HOME 19 A

BASEMENT

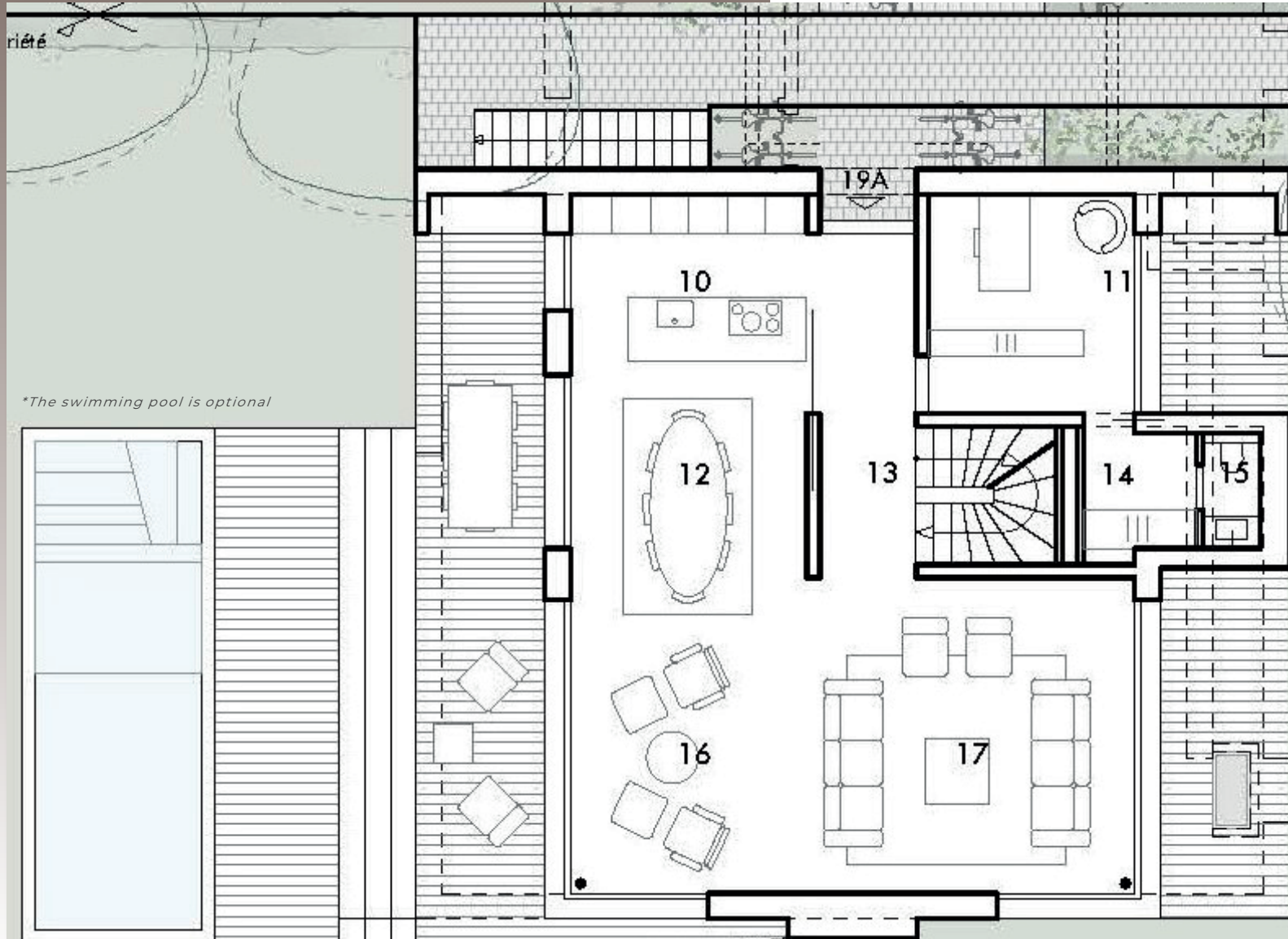


Net surfaces

- 1. Cinema room: 21.7 m².
- 2. Dressing room: 7.4 m²
- 3. Laundry room: 7.4 m²
- 4. Corridor: 5.7 m²
- 5. Dressing room: 10.3 m²
- 6. Corridor: 10.1 m².
- 7. Bathroom : 6. m²
- 8. Gym room: 31.3 m²
- 9. Games room: 31.5 m²

HOME 19 A

GROUND FLOOR VERSION 1

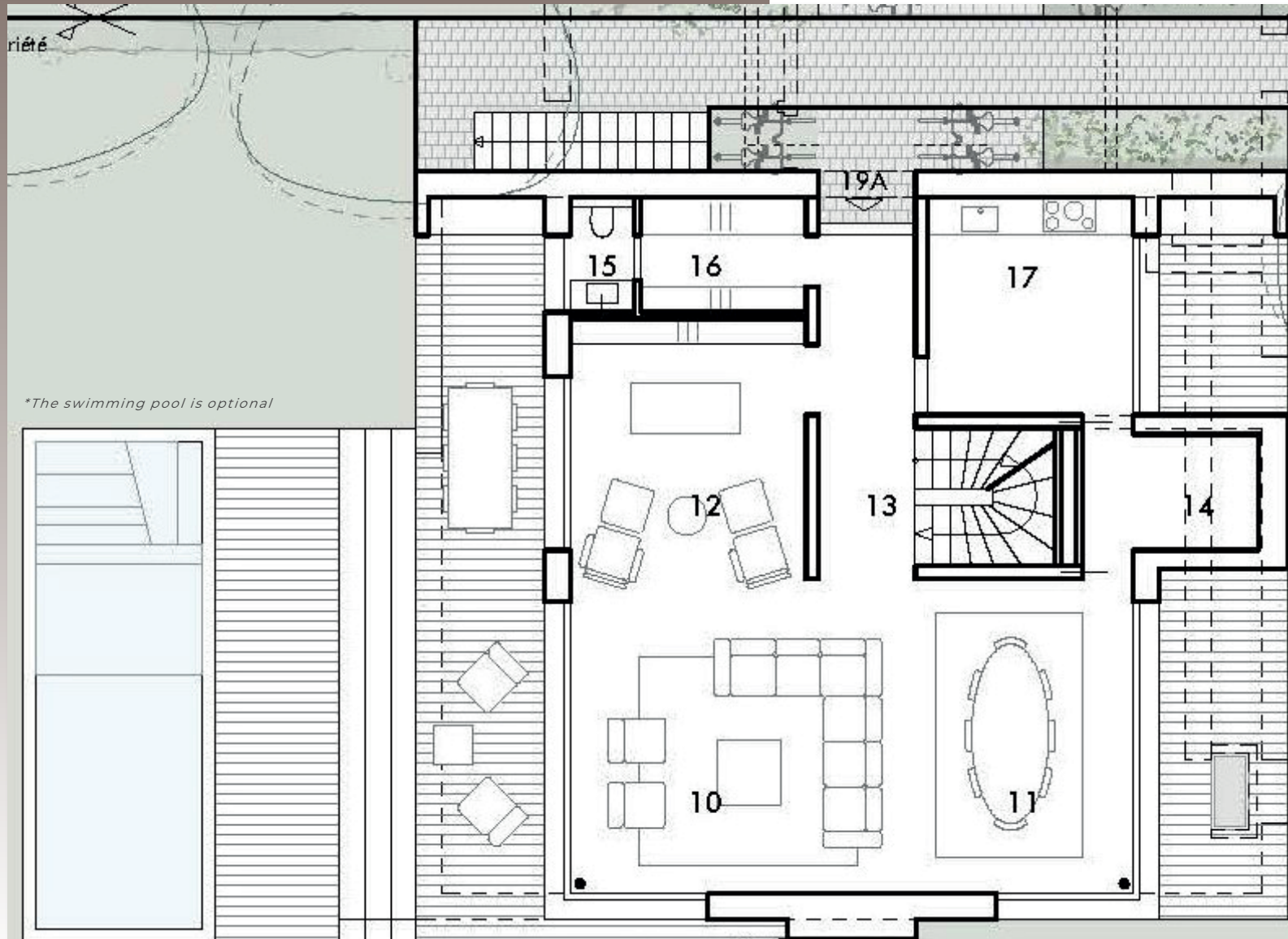


Net surfaces

- 10. Kitchen : 9.6 m²
- 11. Study : 10.9 m²
- 12. Dining room: 14.4 m²
- 13. Corridor: 12.4 m²
- 14. Dressing room: 3.2 m²
- 15. Visitor's WC: 1.6 m²
- 16. Relaxation area: 15.9 m²
- 17. Living room: 25.0 m²

HOME 19 A

GROUND FLOOR VERSION 2

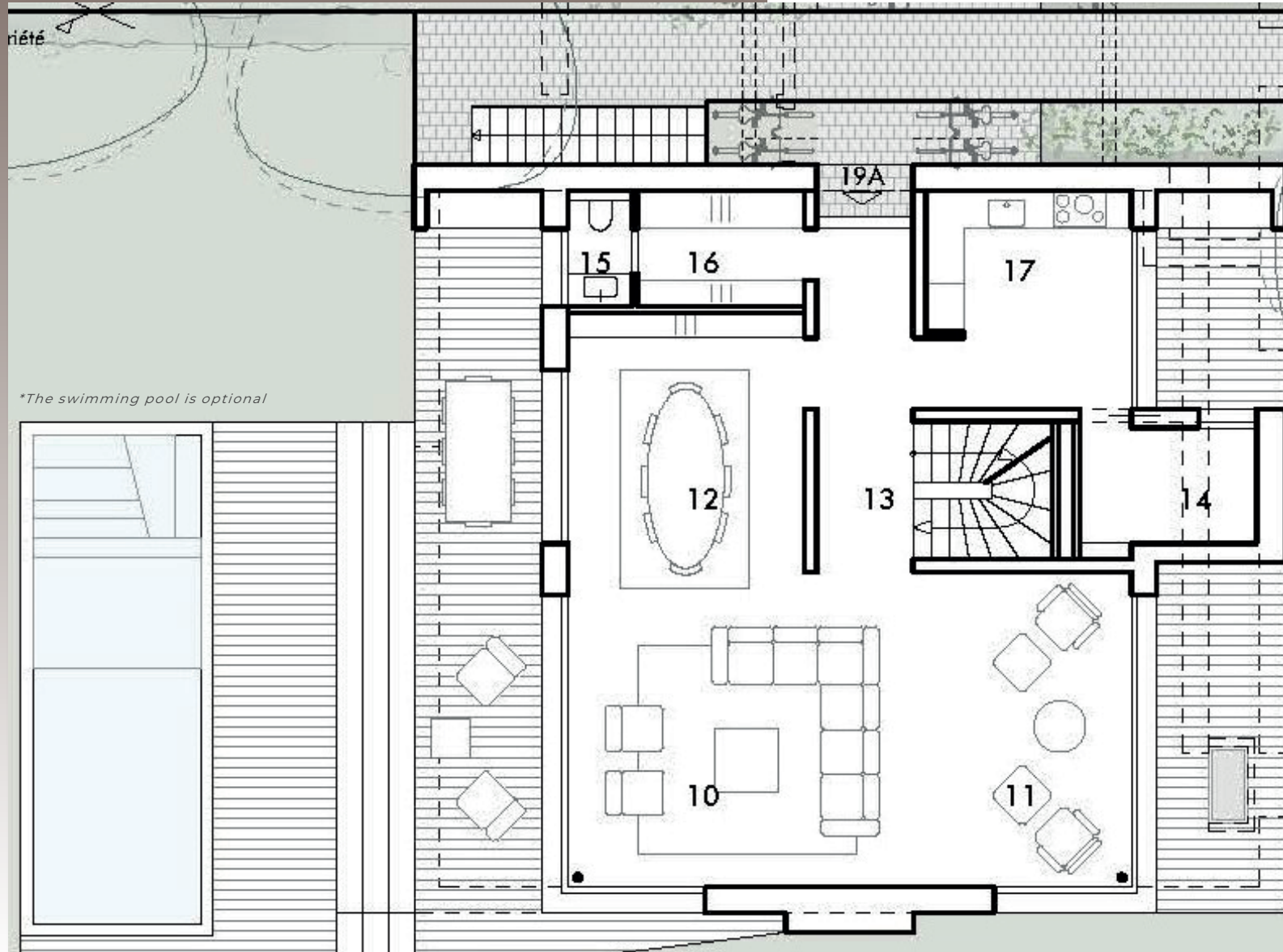


Net surfaces

- 10. Living room: 26.4 m²
- 11. Dining room: 16.7 m²
- 12. Study : 15.1 m²
- 13. Corridor: 12.4 m².
- 14. Storeroom : 5.2 m²
- 15. Visitor's WC: 1.8 m²
- 16. Dressing room : 4.8 m²
- 17. Kitchen : 11.1 m²

HOME 19 A

GROUND FLOOR VERSION 3



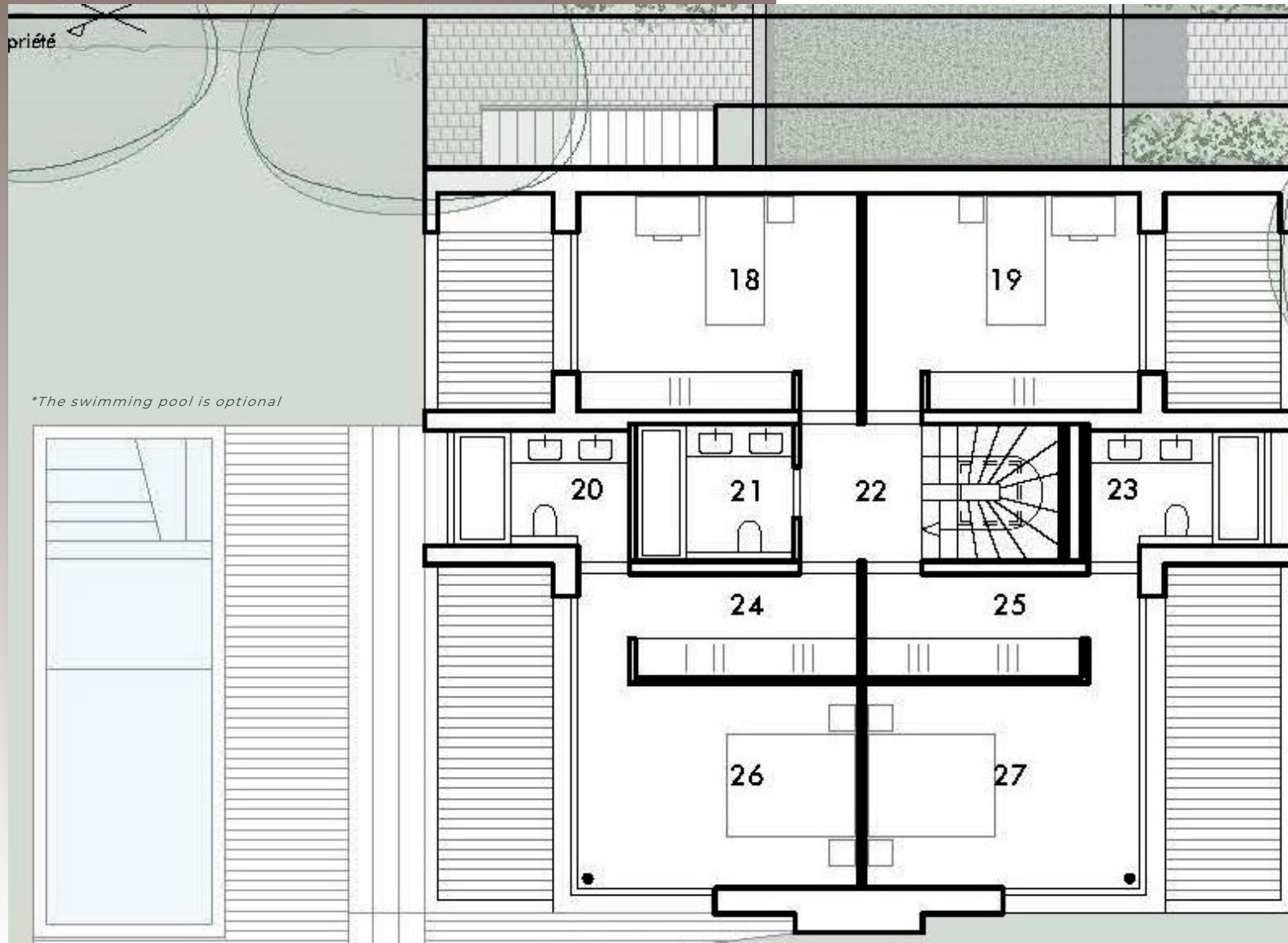
Net surfaces

- 10. Living room: 26.4 m²
- 11. Relaxation area: 16.7 m²
- 12. Dining room: 15.1 m².
- 13. Corridor: 12.4 m².
- 14. Storeroom: 5.0 m²
- 15. Visitor's WC: 1.8 m²
- 16. Dressing room : 4.8 m²
- 17. Kitchen : 11.0 m²

**The swimming pool is optional*

HOME 19 A

FLOOR Version 1

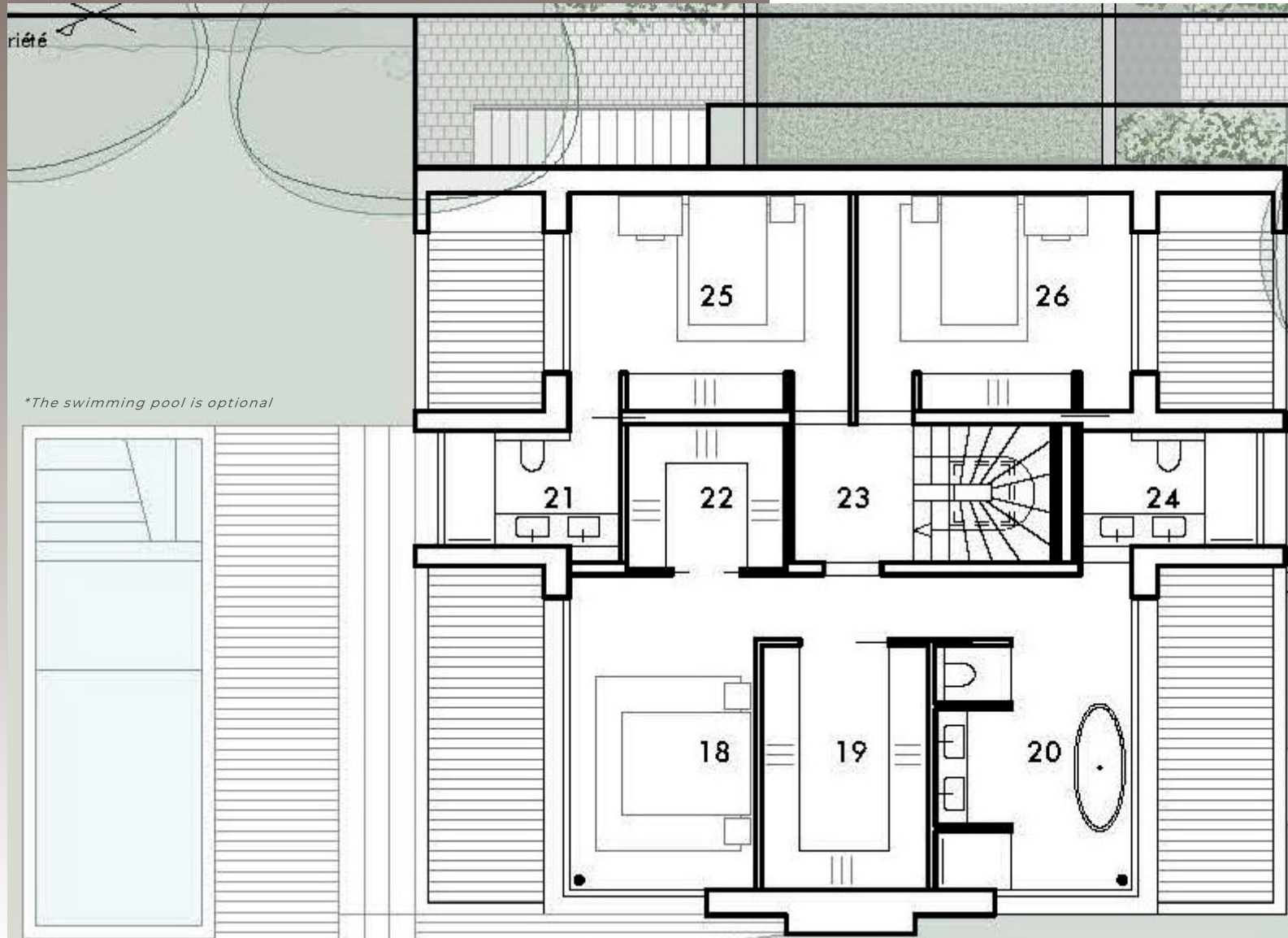


Net surfaces

- 18. Bedroom 1: 14.8 m²
- 19. Bedroom 2: 14.6 m²
- 20. Bathroom : 5.2 m²
- 21. Bathroom : 5.3 m²
- 22. Corridor : 8.5 m²
- 23. Bathroom : 5.1 m²
- 24. Dressing room: 5.7 m²
- 25. Dressing room : 5.6 m²
- 26. Master bedroom : 15.4 m²
- 27. Bedroom 3: 15.1 m²

HOME 19 A

FLOOR Version 2

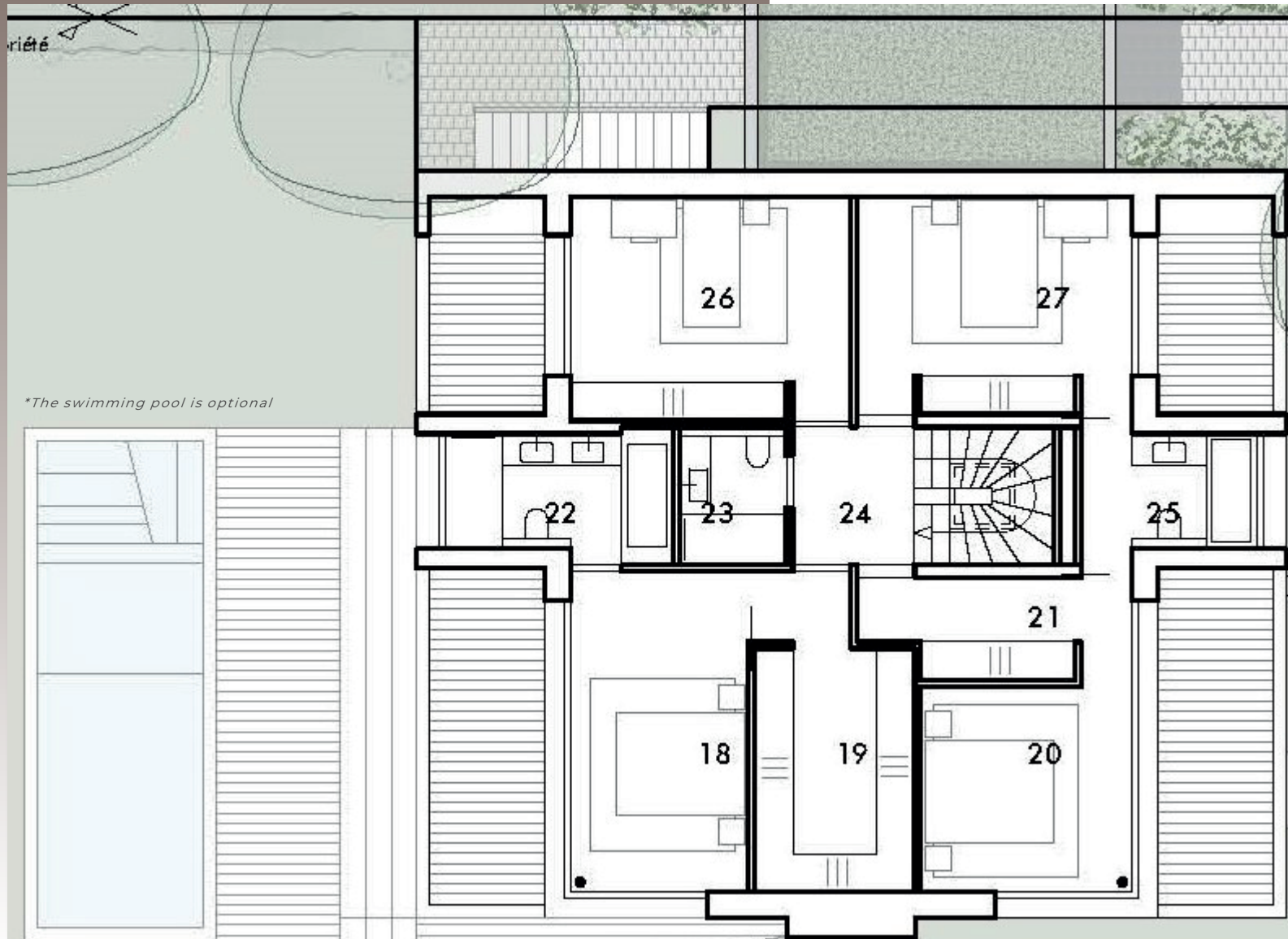


Net surfaces

- 18. Master bedroom: 18.2 m²
- 19. Dressing room: 9.9 m²
- 20. Bathroom : 13.5 m²
- 21. Bathroom : 5.0 m²
- 22. Dressing room: 5.6 m²
- 23. Corridor: 8.5 m².
- 24. Bathroom : 5.0 m²
- 25. Bedroom 1 : 14.8 m²
- 26. Bedroom 2 : 14.5 m²

HOME 19 A

FLOOR Version 3



Net surfaces

- 18. Master bedroom : 13.9 m²
- 19. Dressing room : 11.3 m²
- 20. Bedroom 1 : 11.9 m²
- 21. Dressing room : 4.9 m²
- 22. Bathroom : 6.9 m²
- 23. Bathroom : 3.6 m²
- 24. Corridor : 8.5 m²
- 25. Bathroom : 5.2 m²
- 26. Bedroom 2 : 15.3 m²
- 27. Bedroom 3 : 14.5 m²

Home 19B

Usable surface area	373 m²
Number of rooms	4
Living area	236 m²
Basement area	137 m²
Terrace area	95 m²
Surface of plot	703 m²
Garage	2.5 places *
<small>*Mandatory, extra charge</small>	<small>137'500 CHF</small>
Orientation	Sud-Ouest
Price	5'600'000 CHF



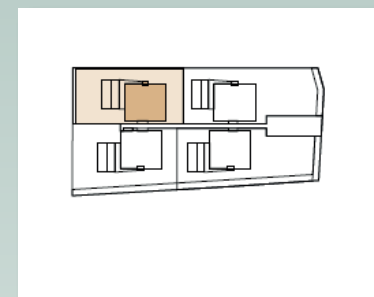
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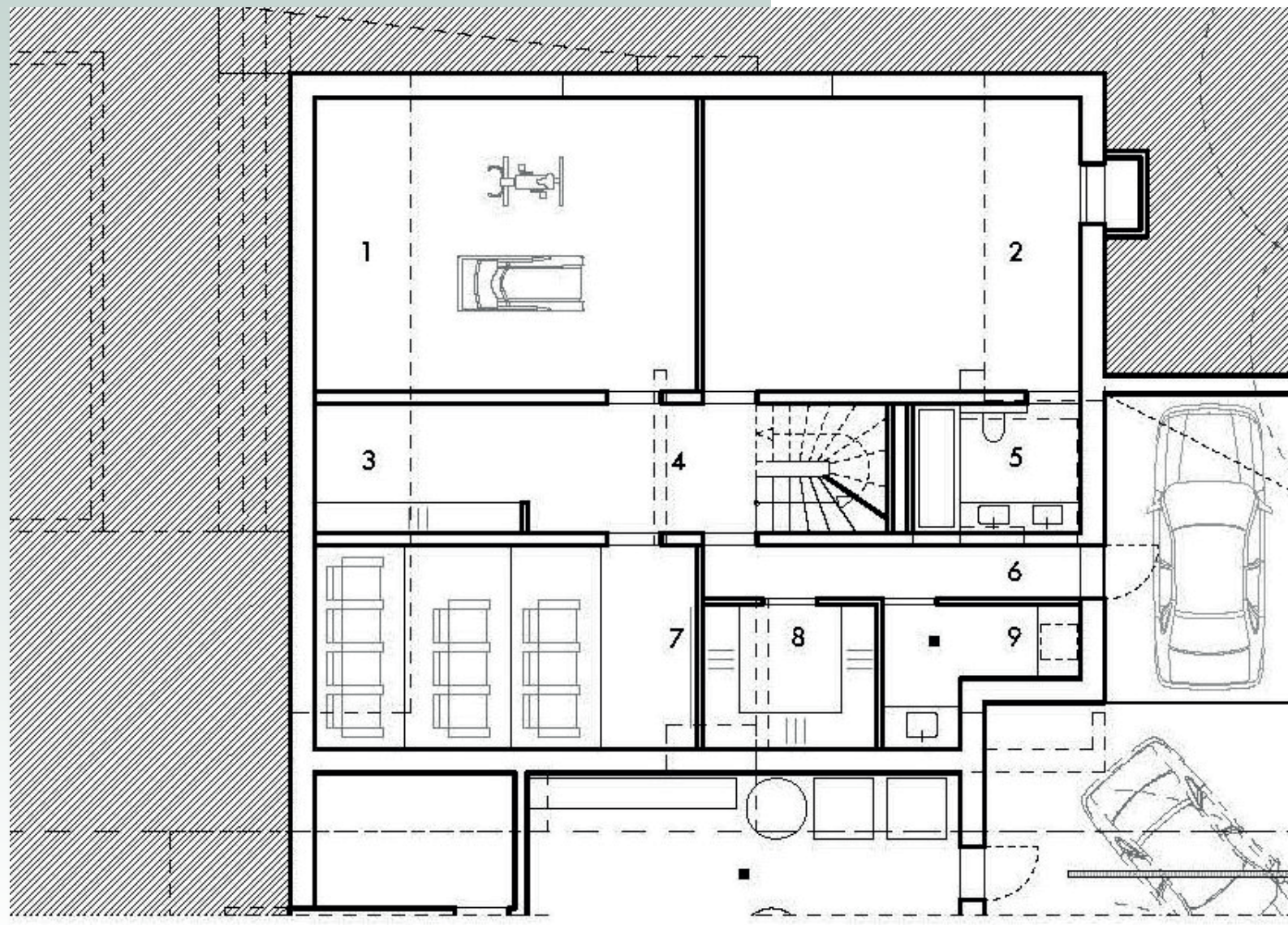
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HOME 19 B

BASEMENT

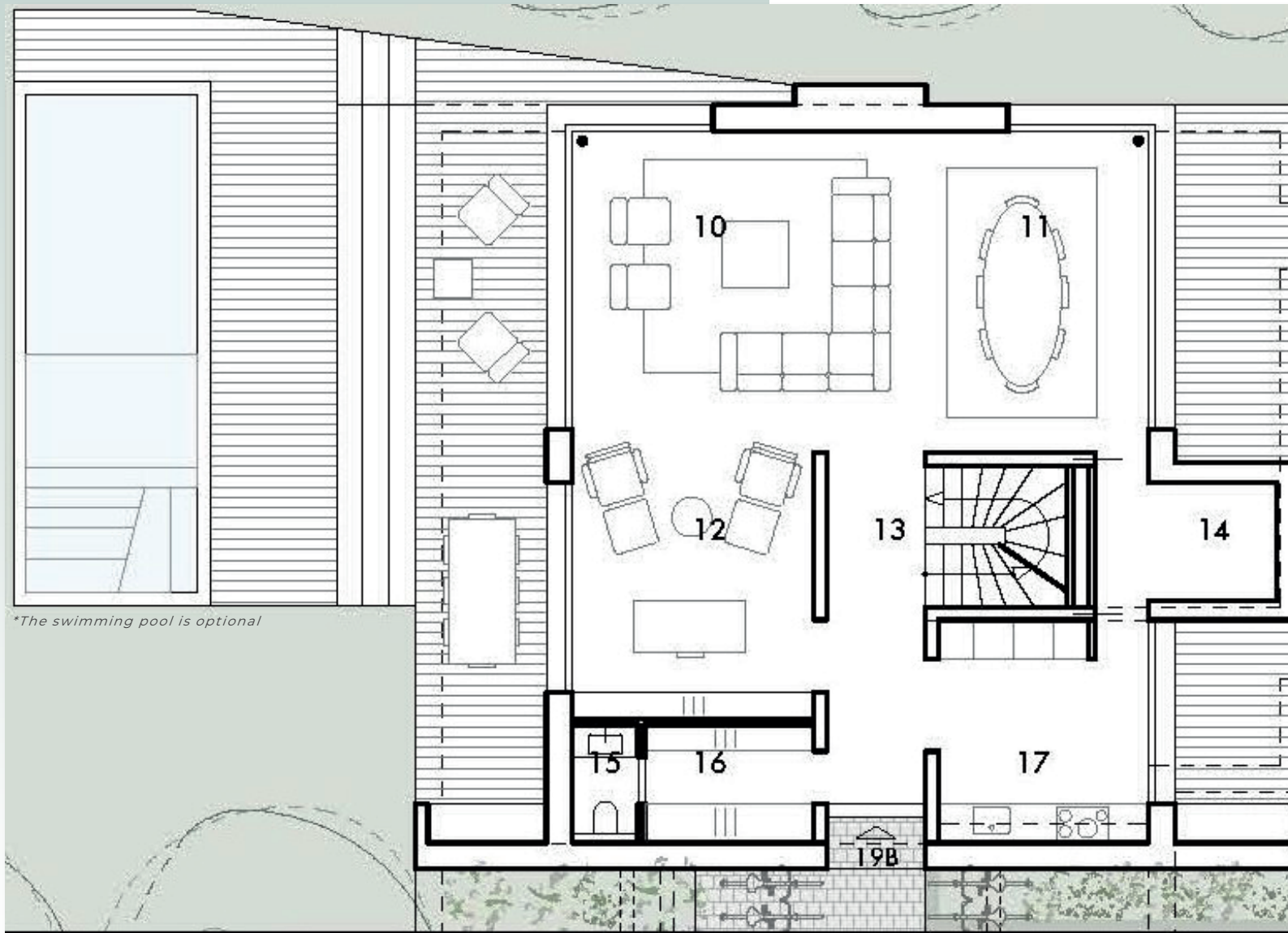


Net surfaces

- 1. Gymnasium: 31.3 m².
- 2. Games room: 31.5 m².
- 3. Dressing room: 10.4 m²
- 4. Corridor: 10.0 m².
- 5. Bathroom : 6.0 m²
- 6. Corridor: 5.7 m²
- 7. Cinema room: 21.7 m²
- 8. Dressing room: 7.0 m²
- 9. Laundry room: 5.6 m²

HOME 19 B

GROUND FLOOR Version 1

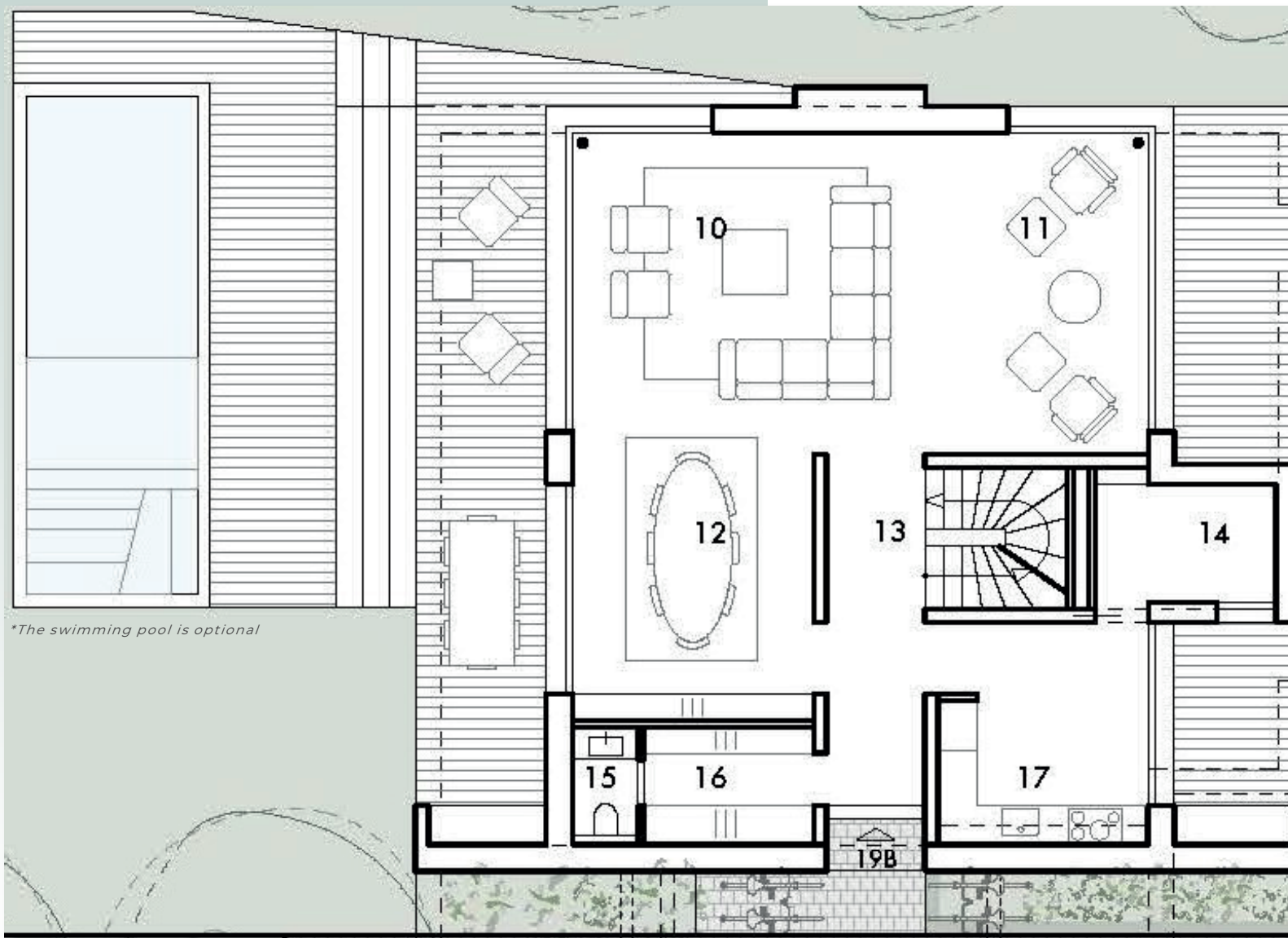


Net surfaces

- 10. Living room : 26.4 m²
- 11. Dining room : 16.7 m²
- 12. Study : 15.1 m²
- 13. Corridor : 12.4 m².
- 14. Storeroom : 5.2 m²
- 15. Visitor's WC : 1.8 m²
- 16. Dressing room : 4.8 m²
- 17. Kitchen : 11.1 m²

HOME 19 B

GROUND FLOOR Version 2

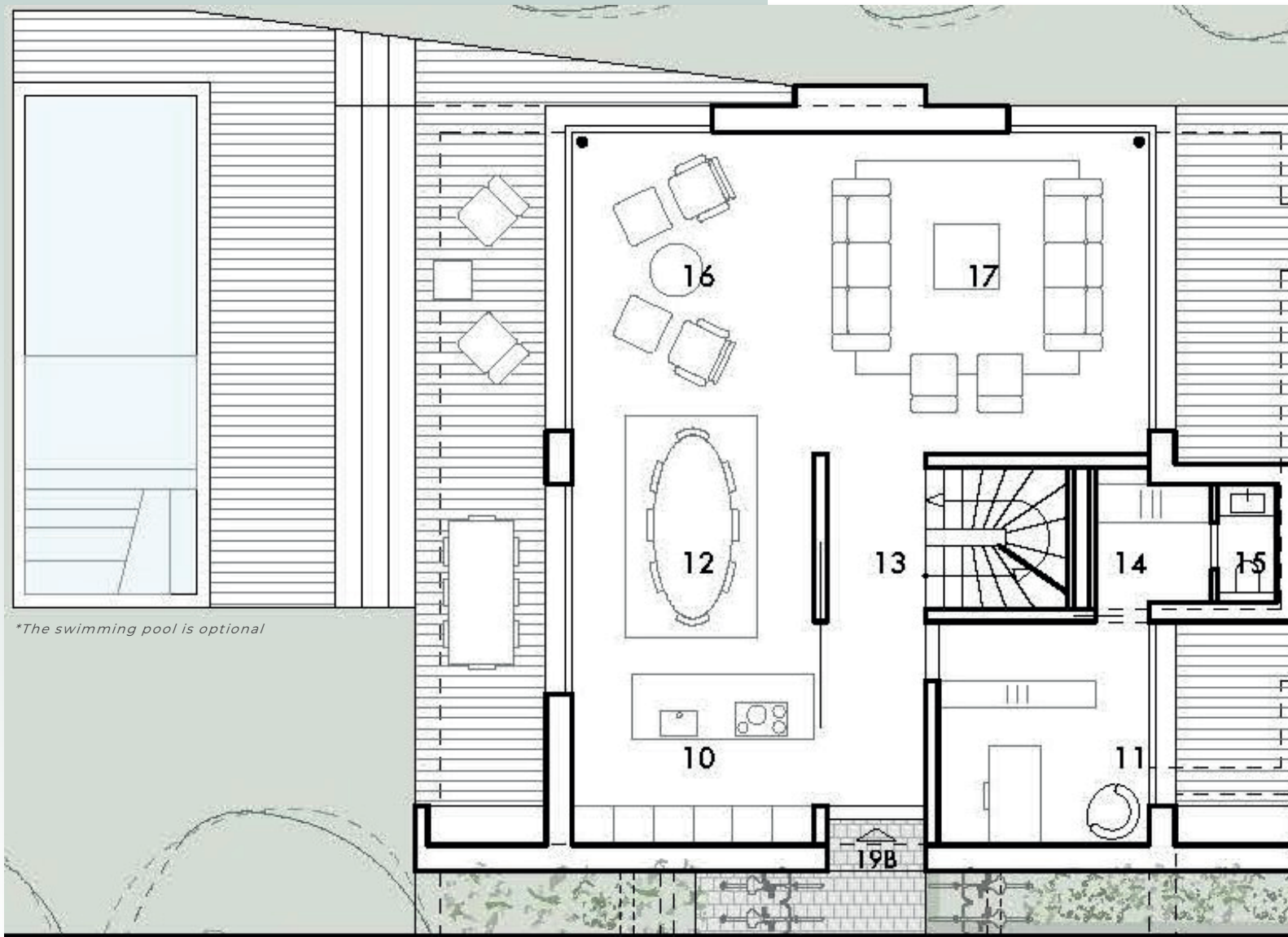


Net surfaces

- 10. Living room: 26.4 m²
- 11. Relaxation area: 16.7 m²
- 12. Dining room: 15.1 m²
- 13. Corridor: 12.4 m²
- 14. Storeroom: 5.0 m²
- 15. Visitor's WC: 1.8 m²
- 16. Dressing room : 4.8 m²
- 17. Kitchen : 11.0 m²

HOME 19 B

GROUND FLOOR Version 3

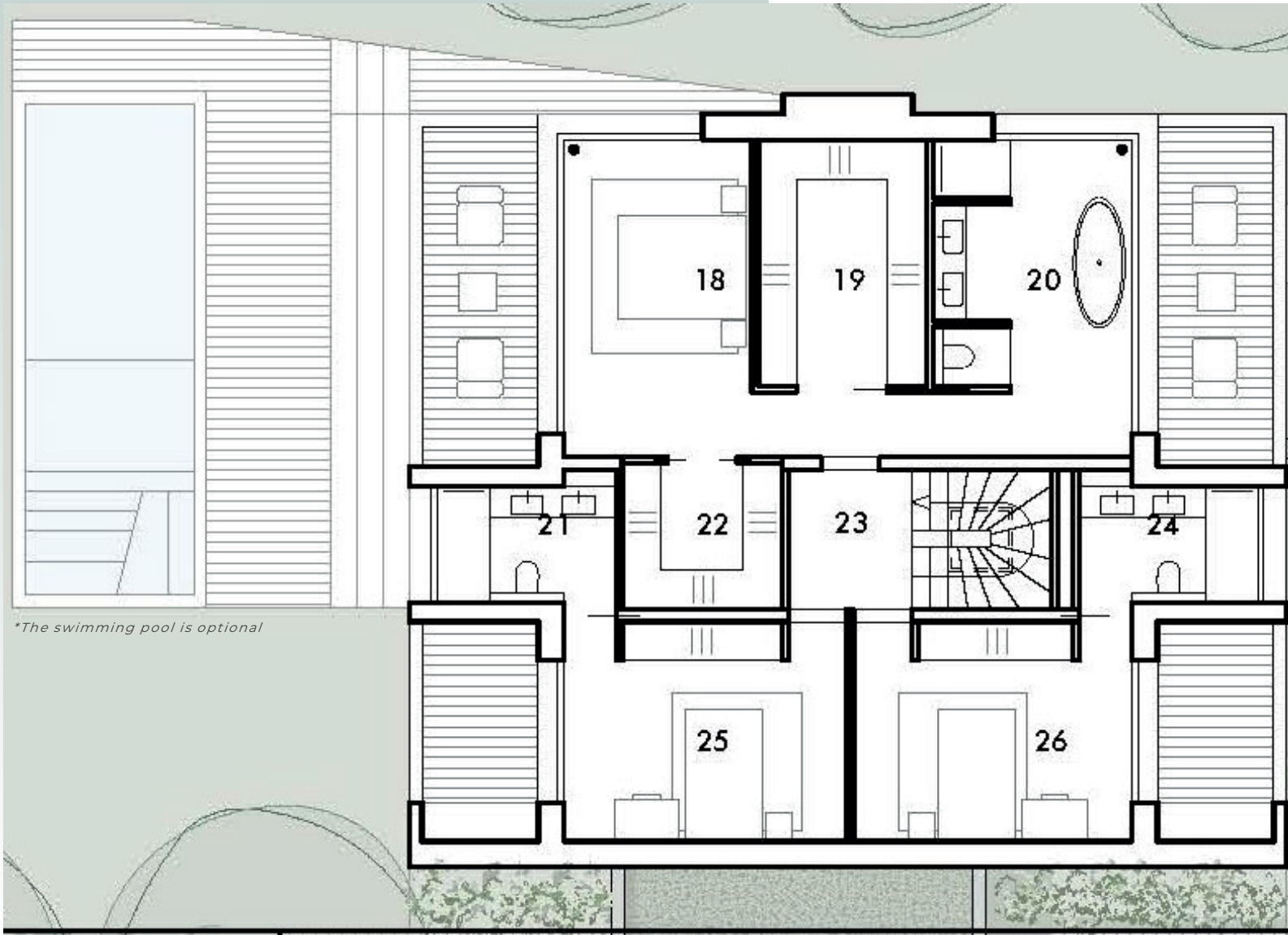


Net surfaces

- 10. Kitchen : 9.6 m²
- 11. Study : 10.9 m²
- 12. Dining room: 14.4 m²
- 13. Corridor: 12.4 m²
- 14. Dressing room: 3.2 m²
- 15. Visitor's WC: 1.6 m²
- 16. Relaxation area: 15.9 m²
- 17. Living room: 25.0 m²

HOME 19 B

FLOOR Version 1

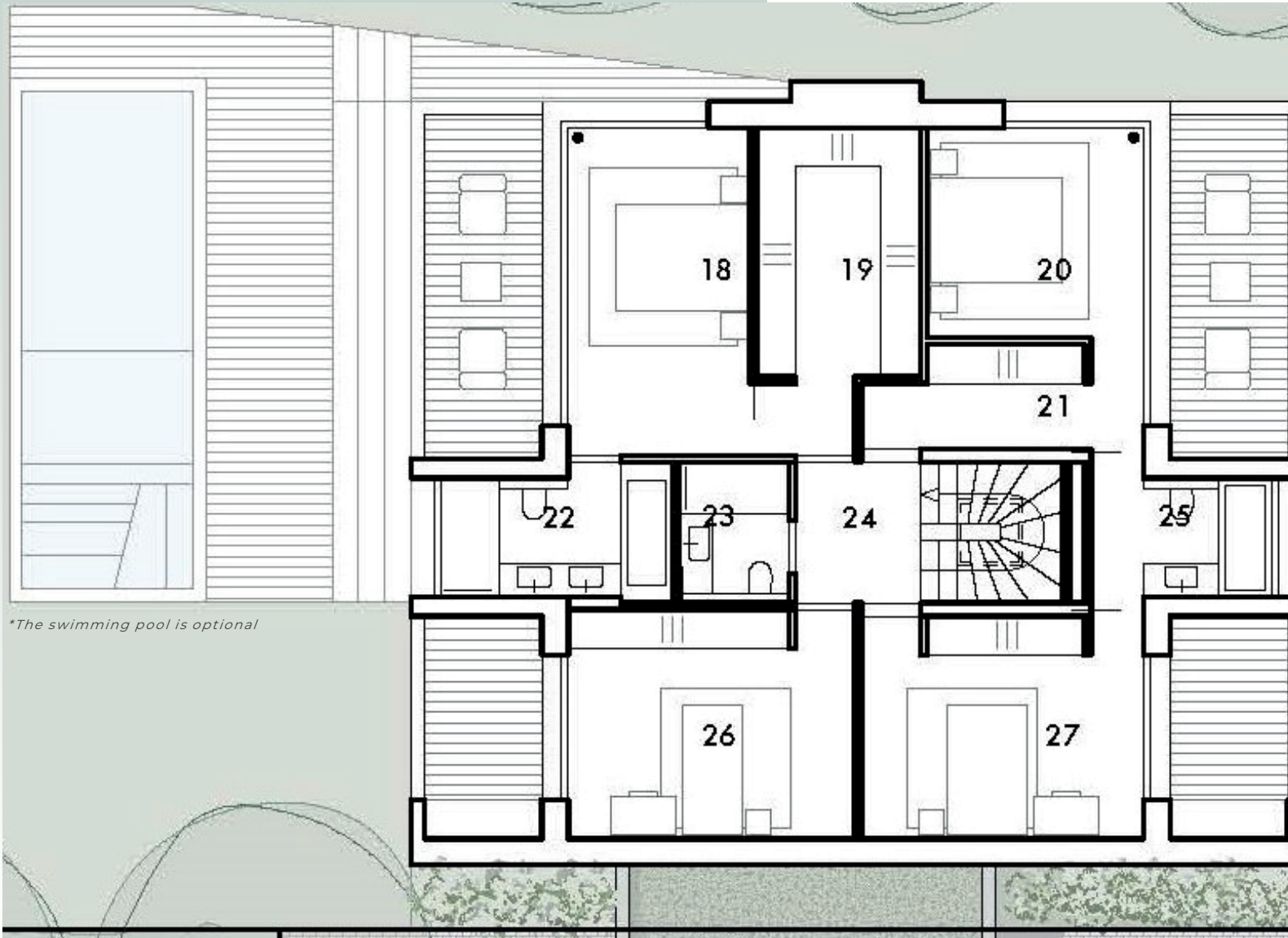


Net surfaces

- 18. Master bedroom: 18.2 m²
- 19. Dressing room: 9.9 m²
- 20. Bathroom : 13.5 m²
- 21. Bathroom : 5.0 m²
- 22. Dressing room: 5.6 m²
- 23. Corridor: 8.5 m².
- 24. Bathroom : 5.0 m²
- 25. Bedroom 1: 14.8 m²
- 26. Bedroom 2: 14.5 m²

HOME 19 B

FLOOR Version 2

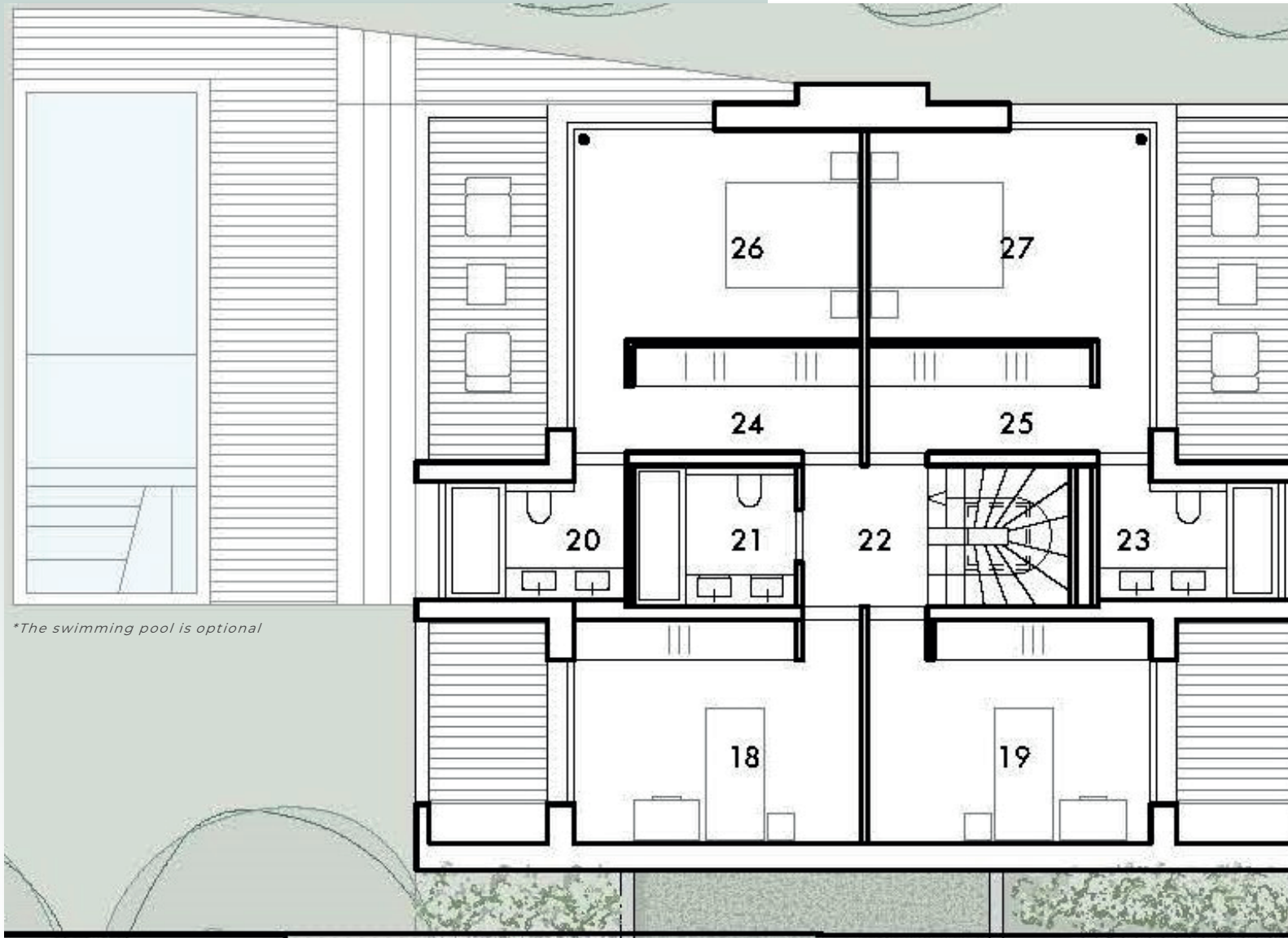


Net surfaces

- 18. Master bedroom: 13.9 m²
- 19. Dressing room: 11.3 m²
- 20. Bedroom 1: 11.9 m²
- 21. Dressing room: 4.9 m²
- 22. Bathroom : 6.9 m²
- 23. Bathroom : 3.6 m²
- 24. Corridor: 8.5 m²
- 25. Bathroom : 5.2 m²
- 26. Bedroom 2 : 15.3 m²
- 27. Bedroom 3: 14.5 m²

HOME 19 B

FLOOR Version 3



Net surfaces

- 18. Bedroom 1: 14.8 m²
- 19. Bedroom 2 : 14.6 m²
- 20. Bathroom : 5.2 m²
- 21. Bathroom : 5.3 m²
- 22. Corridor : 8.5 m²
- 23. Bathroom : 5.1 m²
- 24. Dressing room: 5.7 m²
- 25. Dressing room : 5.6 m²
- 26. Master bedroom : 15.4 m²
- 27. Bedroom 3: 15.1 m²



Home 19C

Usable surface area	363 m²
Number of rooms	4
Living area	236 m²
Basement area	127 m²
Terrace area	95 m²
Surface of plot	836 m²
Garage	2.5 places*
<small>*Mandatory, extra charge</small>	<small>137'500 CHF</small>
Orientation	Sud-Ouest
Price	5'600'000 CHF



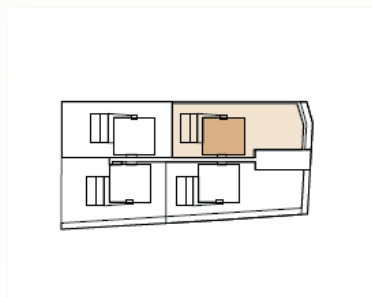
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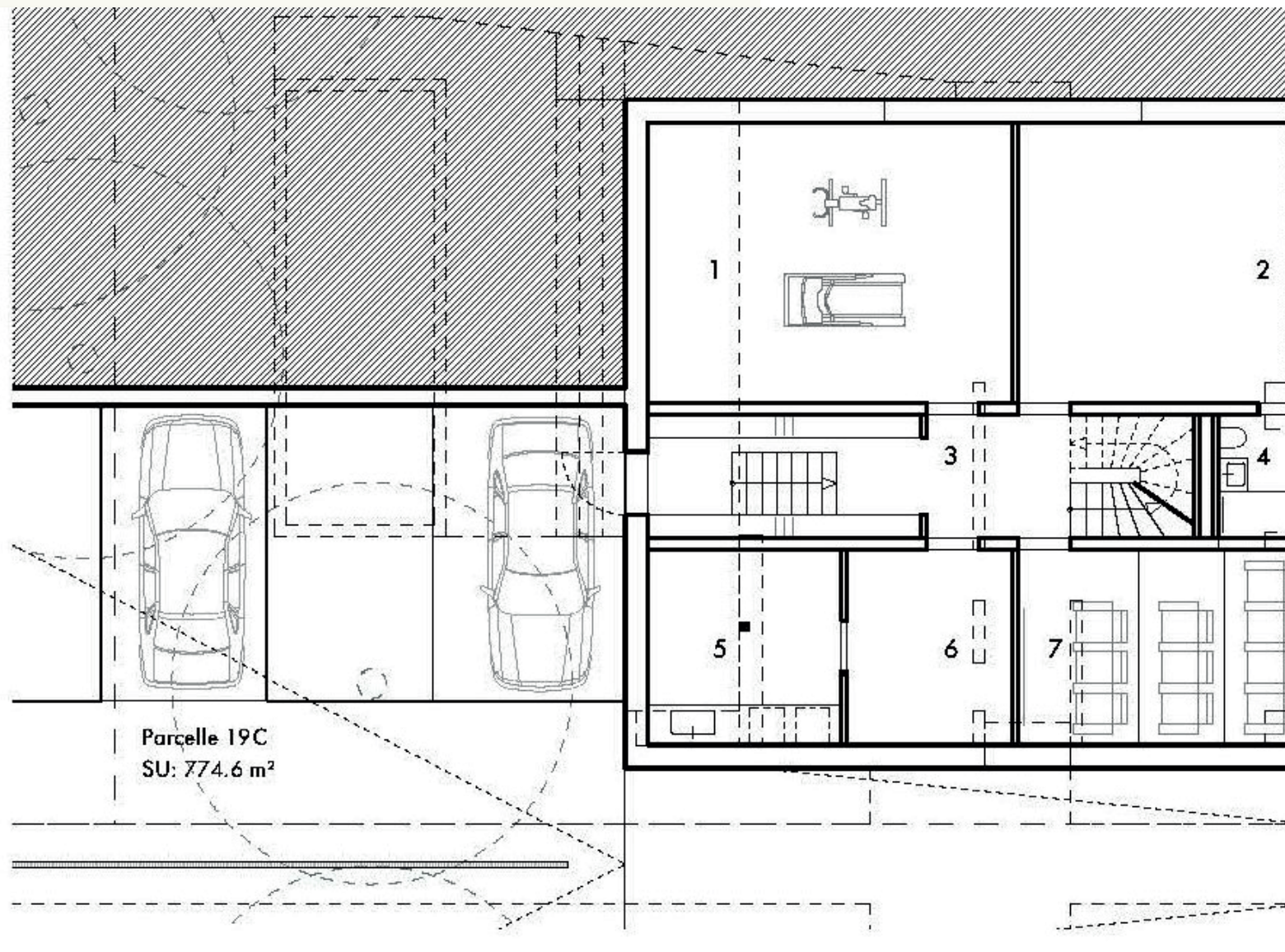
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HOME 19 C

BASEMENT



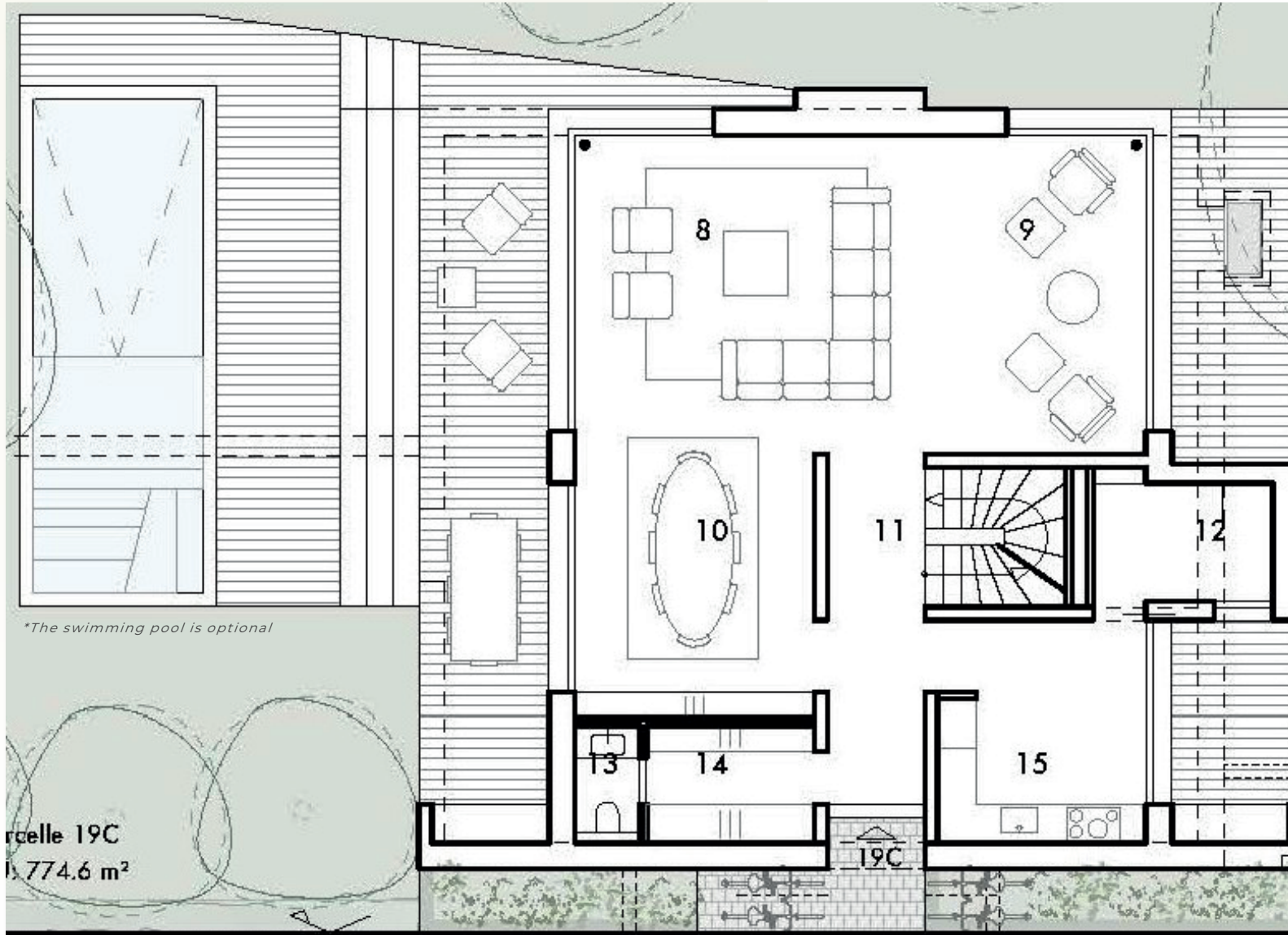
Parcelle 19C
SU: 774.6 m²

Net surfaces

- 1. Gymnasium: 31.3 m².
- 2. Playroom: 25.6 m².
- 3. Corridor: 20.4 m²
- 4. Bathroom : 3.4 m²
- 5. Utility room: 11.5 m²
- 6. Dressing room: 9.9 m²
- 7. Cinema room: 17.3 m²

HOME 19 C

GROUND FLOOR Version 1

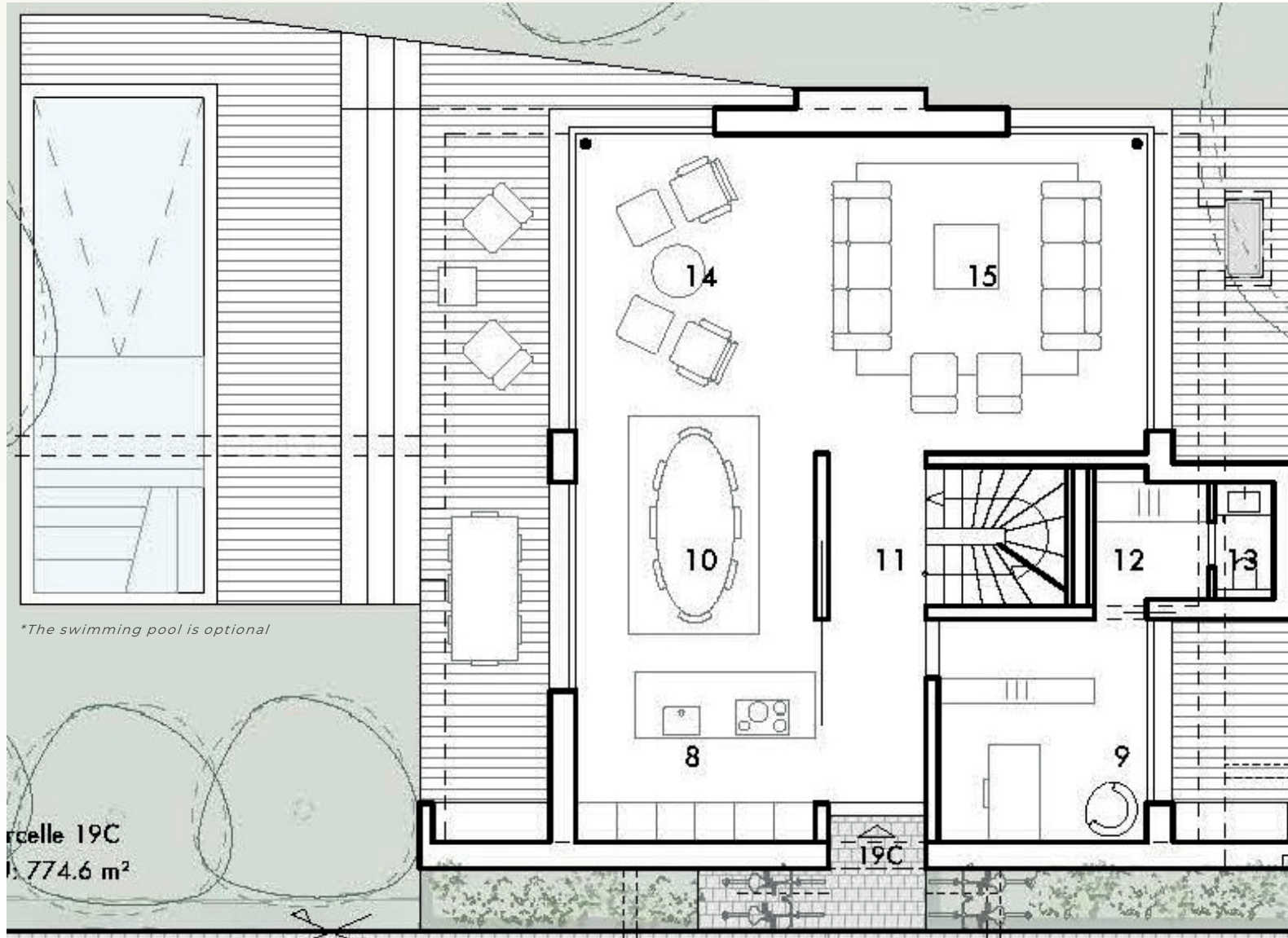


Net surfaces

- 08. Living room: 26.4 m²
- 09. Relaxation area: 16.7 m²
- 10. Dining room: 15.1 m²
- 11. Corridor: 12.4 m²
- 12. Storeroom: 5.0 m²
- 13. Guest WC: 1.8 m²
- 14. Dressing room : 4.8 m²
- 15. Kitchen : 11.0 m²

HOME 19 C

GROUND FLOOR Version 2

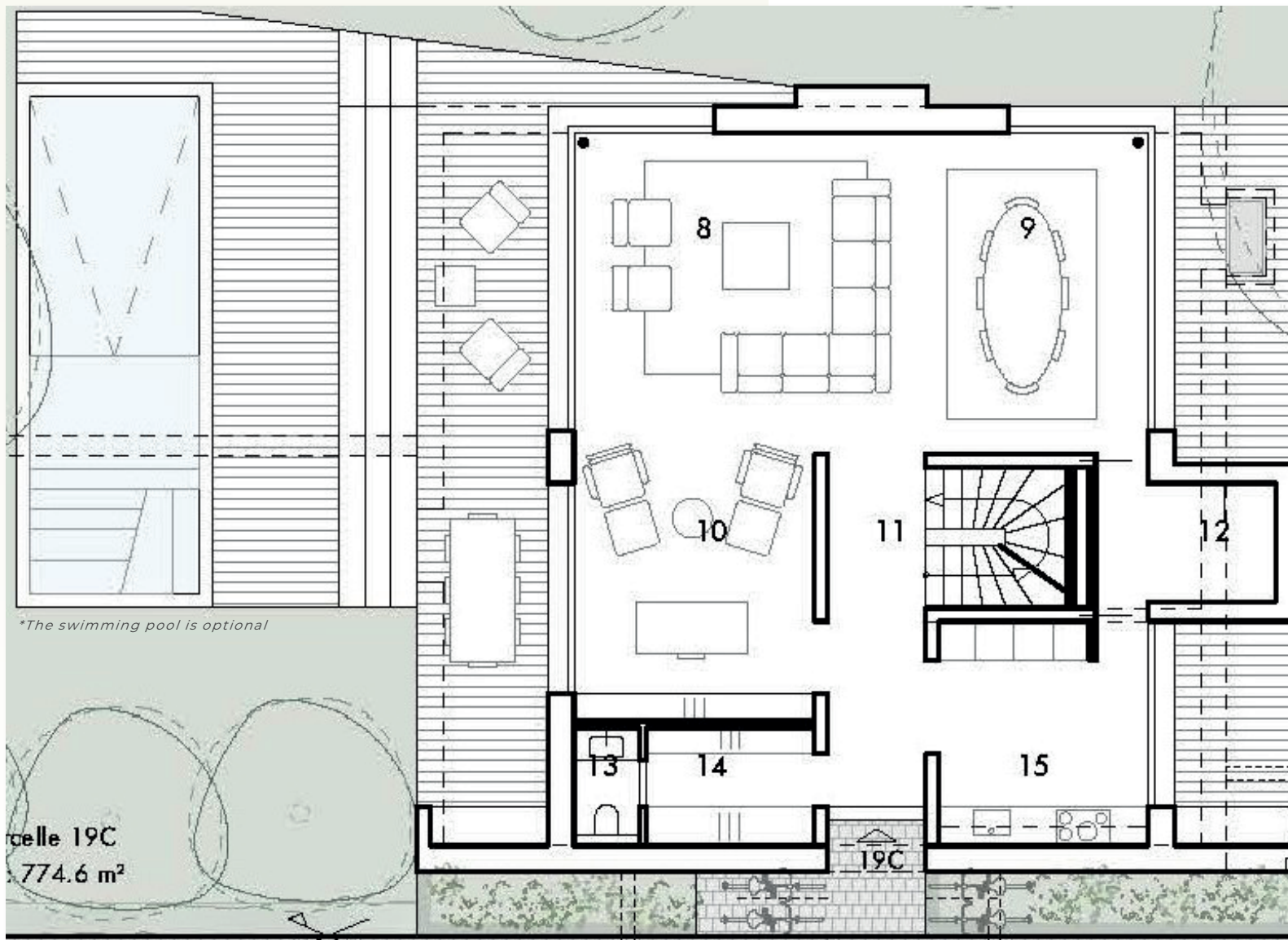


Net surfaces

- 8. Kitchen: 9.6 m²
- 9. Study : 10.9 m²
- 10. Dining room : 14.4 m²
- 11. Corridor: 12.4 m²
- 12. Dressing room: 3.2 m²
- 13. Guest WC: 1.6 m²
- 14. Relaxation area: 15.9 m²
- 15. Living room: 25.0 m²

HOME 19 C

GROUND FLOOR Version 3

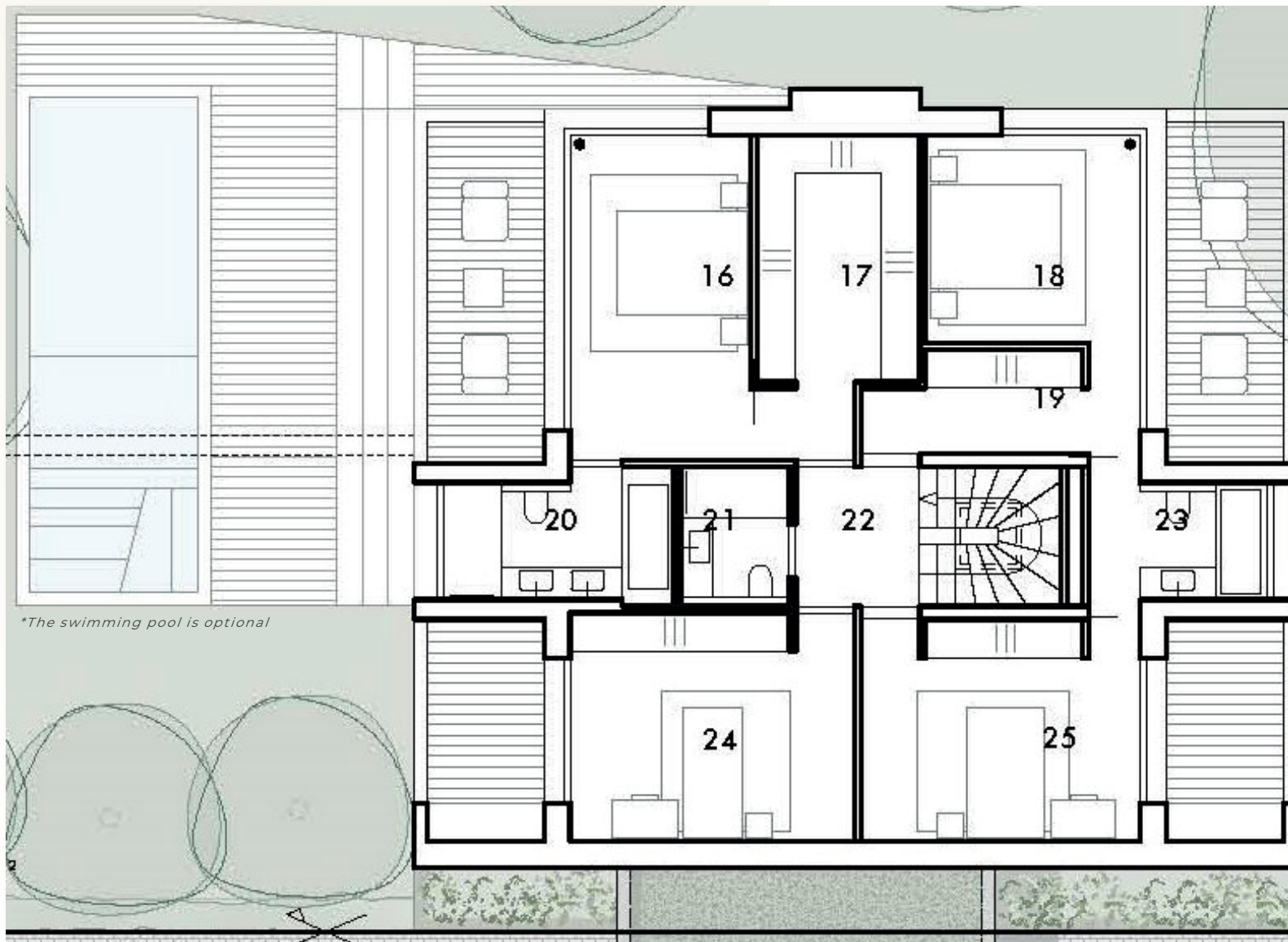


Net surfaces

- 8. Living room : 26.4 m²
- 9. Dining room : 16.7 m²
- 10. Study : 15.1 m²
- 11. Corridor : 12.4 m²
- 12. Storeroom : 5.2 m²
- 13. Guest WC : 1.8 m²
- 14. Dressing room : 4.8 m²
- 15. Kitchen : 11.1 m²

HOME 19 C

FLOOR Version 1

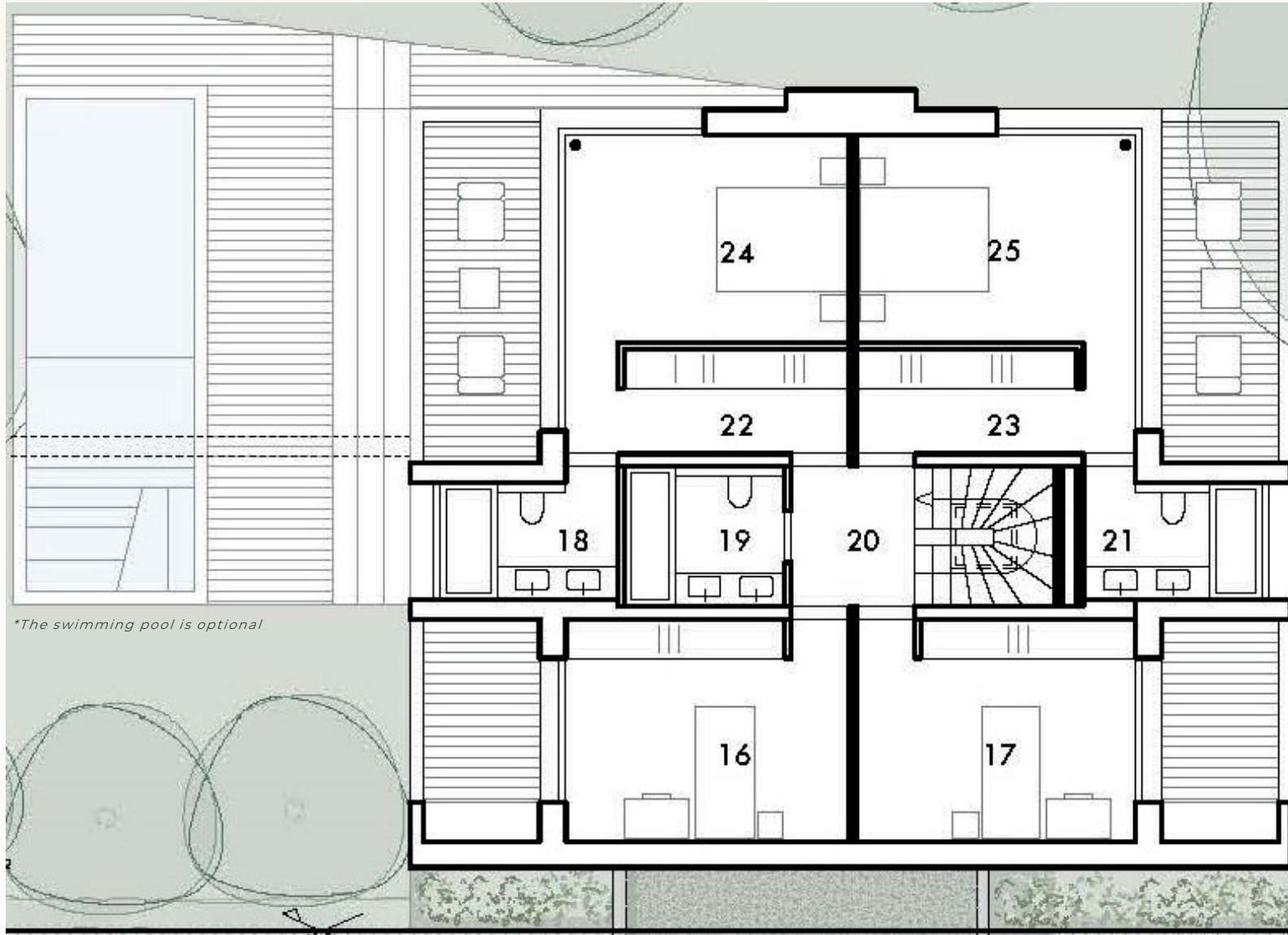


Net surfaces

- 16. Master bedroom: 13.9 m²
- 17. Dressing room : 11.3 m²
- 18. Bedroom 1 : 11.9 m²
- 19. Dressing room: 4.9 m²
- 20. Bathroom : 6.9 m²
- 21. Bathroom : 3.6 m²
- 22. Corridor: 8.5 m²
- 23. Bathroom : 5.2 m²
- 24. Bedroom 2 : 15.3 m²
- 25. Bedroom 3: 14.5 m²

HOME 19 C

FLOOR Version 2

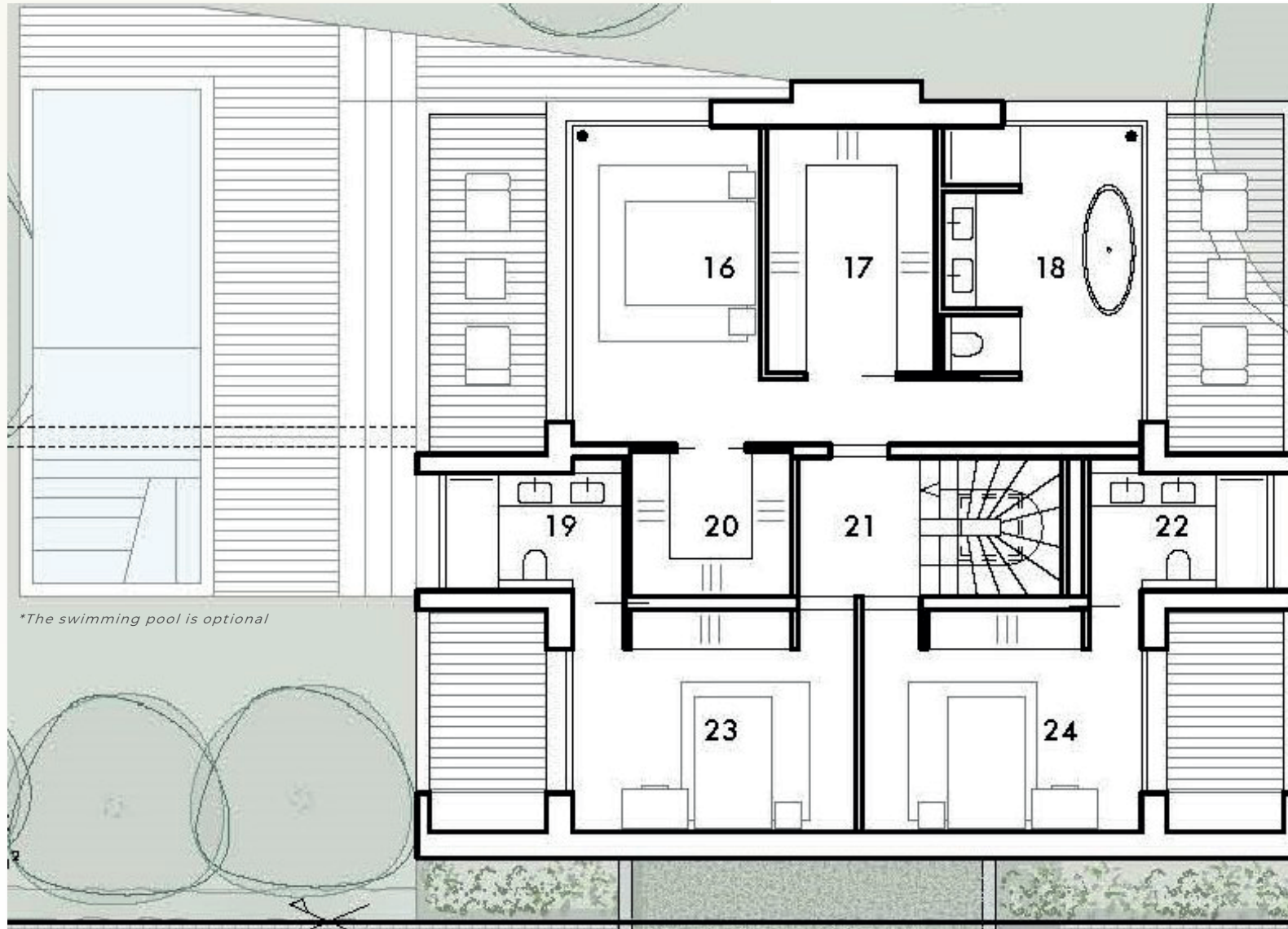


Net surfaces

- 16. Bedroom 1 : 14.8 m²
- 17. Bedroom 2 : 14.6 m²
- 18. Bathroom : 5.2 m²
- 19. Bathroom : 5.3 m²
- 20. Corridor : 8.5 m²
- 21. Bathroom : 5.1 m²
- 22. Dressing room : 5.7 m²
- 23. Dressing room : 5.6 m²
- 24. Master bedroom : 15.4 m²
- 25. Bedroom 3 : 15.1 m²

HOME 19 C

FLOOR Version 3



Net surfaces

- 16. Master bedroom: 18.2 m²
- 17. Dressing room: 9.9 m²
- 18. Bathroom : 13.5 m²
- 19. Bathroom : 5.0 m²
- 20. Dressing room: 5.6 m²
- 21. Corridor: 8.5 m²
- 22. Bathroom : 5.0 m²
- 23. Bedroom 1: 14.8 m²
- 24. Bedroom 2: 14.5 m²



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