



**Apartment / Flat - Nyon - Switzerland**

**Price : 3 050 000 €**

**Ref : SA803**

**Living space : 266 sqm**

**Bedroom(s) : 4**

**Bathroom(s) : 1**

**Shower room(s) : 3**

**Garage(s) : 1**

**Cellar**

Attic with direct lift access. This property enjoys an excellent situation, occupying the entire third floor of a recently built luxury residence close to the lake. It has a panoramic view of the lake, Alps and the Castle together with a magnificent south-facing terrace. With a living space of around 270m<sup>2</sup>, it offers a refined environment with a quality finish. The reception rooms with open fireplace are light with generous volumes. The kitchen is separate and has a central island. A private laundry room is also well equipped. Four bedrooms of which two with dressing rooms and bathroom/WCs, and two additional shower rooms complete the sleeping quarters. A large air-conditioned wine cellar and three interior lock-up garages are available.

**TO CONTACT US**

**HEAD OFFICE**  
 44 Rue Jean Jaurès,  
 06400 CANNES

**COMMERCIAL SERVICE**  
 +33 699 08 48 19  
 office@david-partners.com