

*** New property development – Permit in force ***

2 1 luxury villa in Founex

Finishes

Principles of construction

1. The quality of the project corresponds to the highest Swiss construction standards (“Haute Performance Energétique” equivalent)
 - It is pushed beyond by the installation of a ground heat source pump
 - A geo-cooling circuit to cool down the villa in summer can also be installed as an option
 - A dual flow ventilation with a heat exchanger is included to ensure optimal air quality and reduce energy usage
 - Photovoltaic and thermal panels will be laid flat on the roof to ensure minimum visibility
 - The optional swimming pool is heated and equipped with its own air-to-water heat pump
2. The façades of the villa are plastered with a fine 1.5mm grain render
3. Bronze thermo-coated metal joinery is planned throughout the villa
 - Roof extensions, caps and parapets
 - Entrance door, window and wall panels
 - Pergola
 - Garage main façade and exterior doors
4. The full height front door main entrance with its metal frame and brushed stainless steel vertical door handle will blend harmoniously into the façade
 - The exterior of the villa features expansive, floor-to-ceiling panoramic triple-glazed windows color matching the adjacent metal joinery
5. The metal frames of the windows are integrated into the build to ensure continuity between interior and exterior
 - The window profiles are kept to a minimum to ensure uninterrupted views of the exterior
 - Roof skylights are in addition protected against the heat of the sun and UV rays

Principles of construction

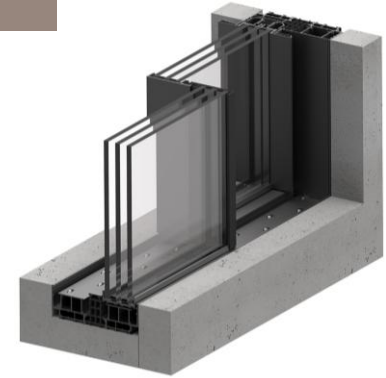
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Principles of construction

6. Every bathroom of the villa has its own source of natural light due to a conventional window or a skylight with UV protection
7. The exterior glass guardrails are designed to blend harmoniously with the design of the villa, ensuring that the magnificent lake views are not obstructed
8. The integrated vertical awning feature adds a further contemporary component design to the architecture of the façade whilst keeping the summer heat out and providing protection against UV rays. All the awnings are motorised and can be controlled via the home smart application

Principles of construction

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Lighting and electrical components

1. Sublime direct and ambient lighting will be installed to provide a sophisticated aesthetic to guarantee a contemporary interior atmosphere
 - The spotlights and LEDs will be perfectly integrated into the ceilings for elegant and neat interior ambiance
 - Indirect illumination will be fitted in the living and dining areas on the ground floor
 - The villa's electrical fixtures are to be from the brand DELTA LIGHT (or equivalent)
2. Neat exterior lighting (spotlights integrated in the ground, ceiling and walls) of the brand BEGA will contribute to create a mood and to illuminate your way
3. Multifunctional switches designed for your intelligent home from the brand Feller (EDIZIO due elegance) in a metal finishing of your choice will bring a design touch to your interior
4. The villa is equipped with a KNX smart home system with a central control screen. It will allow you to control the heating, electric blinds as well as the lighting or switches from your phone and iPad. This system is modular, allowing flexibility of use. It is therefore possible to add any options and customisation according to your needs (for instance such as security cameras, music, motorised windows)

Lighting and electrical components

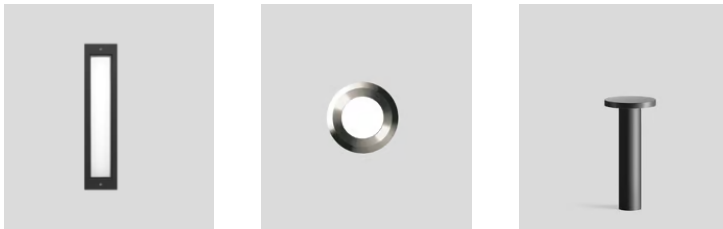
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Interior design

1. The full height interior doors are directly integrated into the walls, the hidden hinges allow them to fully disappear creating a continuous smooth and elegant surface. It is an ideal solution that combines minimalism, aesthetic rigor and stylistic purity
2. Parquet will be of the BAUWERK brand in natural oak with wide boards bringing a touch of prestige to your interior. The plinths will be of identical material and flushed to the walls
3. For bathrooms there is a broad range of large size ceramic tiles of a very high quality from the brand CAESAR Ceramiche for you to choose accordingly to your own personal preferred style. All materials, colors and finishes are of your personal choice
4. Bio-ethanol fireplaces of the brand PLANIKA can be installed for the chimney separating the living and dining rooms and for the sunken firepit (options)

Interior design

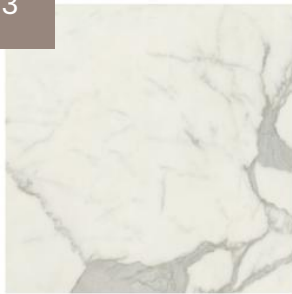
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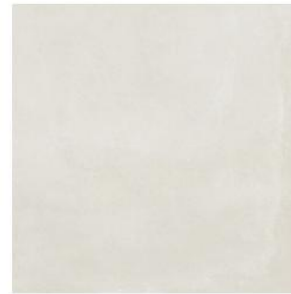
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EFFET MARBRE



EFFET PIERRE



EFFET CIMENT



EFFET MÉTAL

Interior design

4



Kitchen

1. The interior kitchen, the centre piece of the house, will bring a design concept to your living space, with a proposed choice of KEY CUCINE
2. The kitchen furniture benefits from lacquer finish. All work tops are in natural stone
3. Top range such as GAGGENAU or MIELE appliances (ovens, cooktop, warming drawer, refrigerator and freezer) and MIELE (dish washer) promise quality and durability overtime
4. Aiming for your comfort, a GESSI Vita tap could complement nicely the design, with the added option to provide filtered water from room temperature, to cold, sparkling or hot (100°)
5. The exterior kitchen could be of the same brand

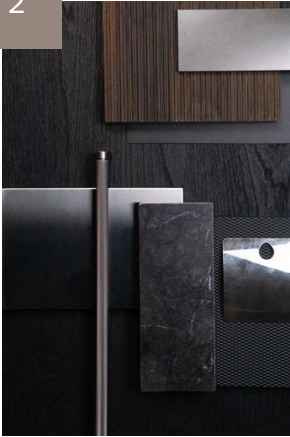
Kitchen

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Kitchen

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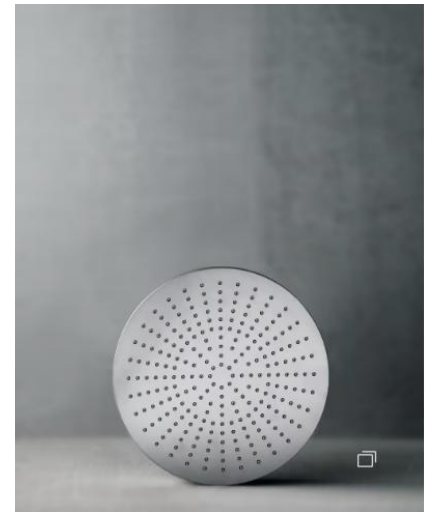


Bathroom appliances

1. Generous budgets have been planned for all faucets and fittings, (e.g. GESSI or Fantini brands)
2. Bath and all toilet fittings are rimless and wall-mounted with a suggested minimalist style inbuilt release plate from GEBERIT
3. All showers are walk-in Italian showers (walls and the walls are finished with ceramic tiles)
4. All bathroom basins are made of easy-to-clean CORIAN solid surface, with a variety of shapes to choose from or for bespoke design solutions
5. All bathrooms can be equipped with a towel dryer

Bathroom appliances (illustration)

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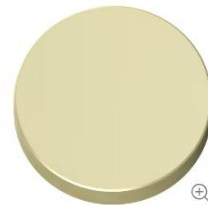
Chromé



Polished Nickel PVD



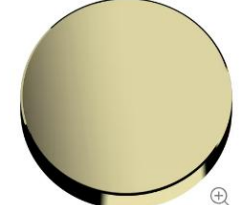
Matt Gun Metal PVD



Matt British Gold PVD



Matt Copper PVD



Doré Plus

Bathroom appliances (illustration)

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Exterior design and landscape

1. Outdoor spaces with contemporary lines are treated with the greatest care
 - Garden terracing is done with concrete, ceramic and steel plate finish
2. All planted areas are equipped with an automatic watering system
3. Exterior terraces benefit from ceramic finish floor wear of large sizes
4. Deckchair area in option is covered with ipe solid wood to ensure resistance and durability
5. A 13m x 3.80m swimming pool with integrated cover and lighting system is approved to be included in the outdoor design to provide you with an exclusive lifestyle
6. An outside fireplace makes an irresistible gathering place in the evening for your family and friends (in option)
7. The parking area of each villa is equipped with sockets to charge your electric vehicle
8. Both villas are entirely fenced and secured

Exterior design and landscape

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Exterior design and landscape

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Disclaimer

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