



*** New construction project – Planning approval ***

€1 Luxury villa in Founex

Brochure overview

1 Project overview

The project

- Directly opposite to the port of Founex, this new development comprises two luxury individual villas with exceptional finishes and breathtaking views of Lake Geneva
- Designed by renowned architects Atelier K, the villas will appeal to lovers of contemporary architecture, clean lines and voluminous spaces notably with high ceilings, vast openings towards the exterior and numerous outdoor living features
- Surrounded by gardens carefully created by Jacquet, an award-winning landscaper, the villas offer a rare and unique setting



The architects

- Atelier K architectes comprises five partners and a multidisciplinary team of approximately twenty people with backgrounds in architecture, urban planning, interior design, and furniture design
- Based in Geneva, their practice is specialised in high-end villas, condominiums, and residential buildings
- Their various achievements are marked by a freedom of architectural expression, responding systematically to the context in which they are built, from the desires and aspirations of their clients, and by the continuous research of new ideas adapted to the evolution of our society, technologies and environment



Lake view from land



The project



Villa Belisama

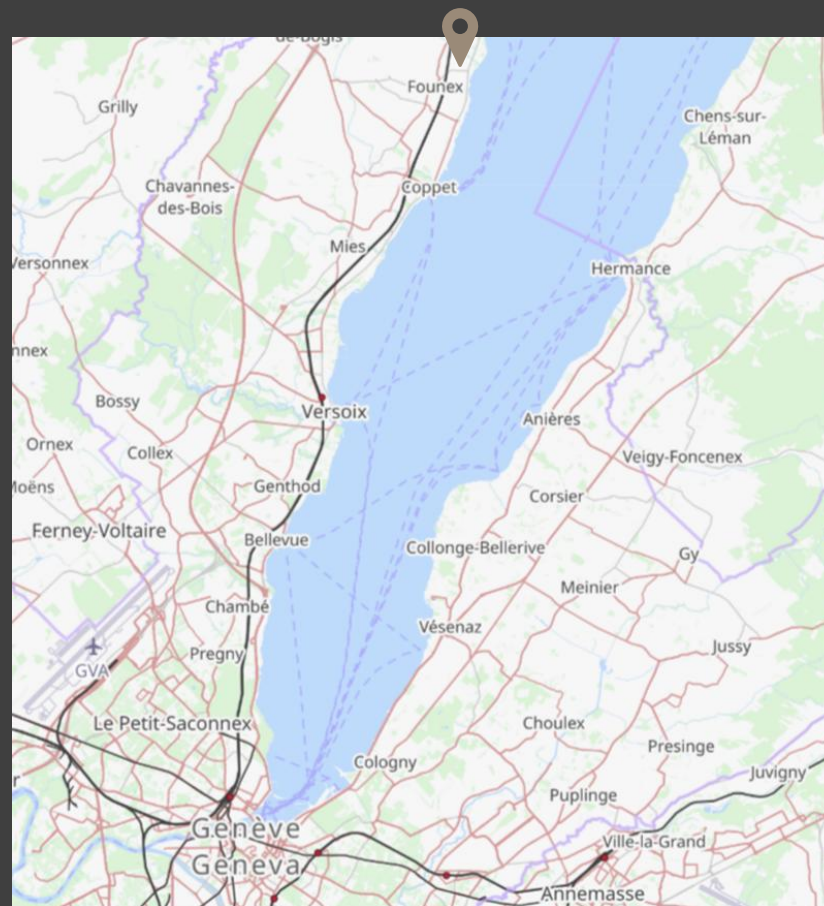


Villa Artemis (sold)



Location

- The commune of Founex offers a multitude of advantages that make it a highly sought after location for buyers seeking both charm and convenience
- This quaint village in the Terre Sainte region not only boasts a picturesque setting but also provides excellent transport links, with Coppet train station nearby and easy access to the motorway, facilitating seamless travel to Geneva, Geneva International Airport, and beyond
- Founex also boasts all the amenities you could wish for, including shops in the village center, restaurants, grocery store, post office and hairdresser as well as various sport and playground facilities
- For families, the close proximity to reputable international schools (Ecolint – La Châtaigneraie campus, Collège du Léman, Geneva English School, Ecole Moser) is a major plus, ensuring top-tier education with an international focus as well as local schools
- Nestled close to Lake Geneva, residents can enjoy the natural splendour and recreational opportunities the lake offers
- Founex is renowned for its high quality of life and safety, creating a peaceful and secure environment for families and individuals alike



Architecture

- These two modern villas epitomise contemporary luxury with sleek, minimalist design and high-end finishes. The facades of each villa feature elegant metal joinery elevating the aesthetic appeal and providing refined durability
- The properties have built-in large floor-to-ceiling windows that not only flood the interior with natural light but also create a seamless integration with the outdoors, blurring the lines between inside and outside spaces and offering expansive views of the lake throughout the property
- Voluminous spaces inside the villas provide an airy, open feel, with high ceilings. These spaces are crafted with luxury finishes—polished hardwood floors, high-end Italian stone countertops, and custom cabinetry—that speak to a sense of refined sophistication
- The outdoor space is masterfully designed for both entertainment and tranquil repose with large terraces, a pergola, and large swimming pool (option) surrounded by a landscaped garden offering charm and privacy. An extra wooden decking terrace and a sunken fireplace is included as an extra feature in option



Interiors

- All living spaces (the kitchen, dining room and double living room) on the ground floor are well defined but at the same time allow for fluid movement between living areas and are ideal for entertaining. A large office/study can be included ensuring a quiet working environment. If required, this space can be easily transformed into an additional bedroom with its own en-suite bathroom
- On the upper floor, a thoughtfully designed floor plan features a luxurious master bedroom complete with an en-suite bathroom and dressing, ensuring privacy and comfort. There are three more bedrooms; one of these also boasts an en-suite, ideal for guests or older children seeking more space and independence. The remaining two bedrooms, perfect for children, share a well-appointed bathroom and a separate toilet, optimising convenience and functionality for daily routines. All bedrooms have direct access to the balcony, offering uninterrupted views of the lake
- The lower floor has a significant amount of additional space and storage designed to meet the highest luxury standard. The space can be designed for example to include a sauna, hammam, cinema room, with some additional entertainment space. The current plans include a space for a wine cellar. One additional guest or staff room with an en-suite and a fitted laundry room belong to this level as well



Ground floor Belisama



Master bedroom Belisama



Master bedroom Artemis



Bedroom Belisama



Outdoors

- Each villa boasts a vast terrace with a covered area, providing shelter and comfort for all-weather outdoor gatherings
- Adjacent to this, a charming pergola covers an outdoor kitchen, offering a delightful space for al fresco dining
- The ambiance can further be enhanced by an optional extra sunken firepit, ideal for cozy evenings under the stars and a wooden decking to sun bath by the pool
- Central to the garden's allure is a mirror swimming pool in option, which reflects the beauty of the meticulously landscaped surroundings and the lake
- The garden features a mix of persistent and flowering plants and trees, ensuring privacy and offering a changing array of colors and scents from spring through Autumn
- The properties are gated and fenced so offering a very secure environment for your future home



Garden perspectives Belisama

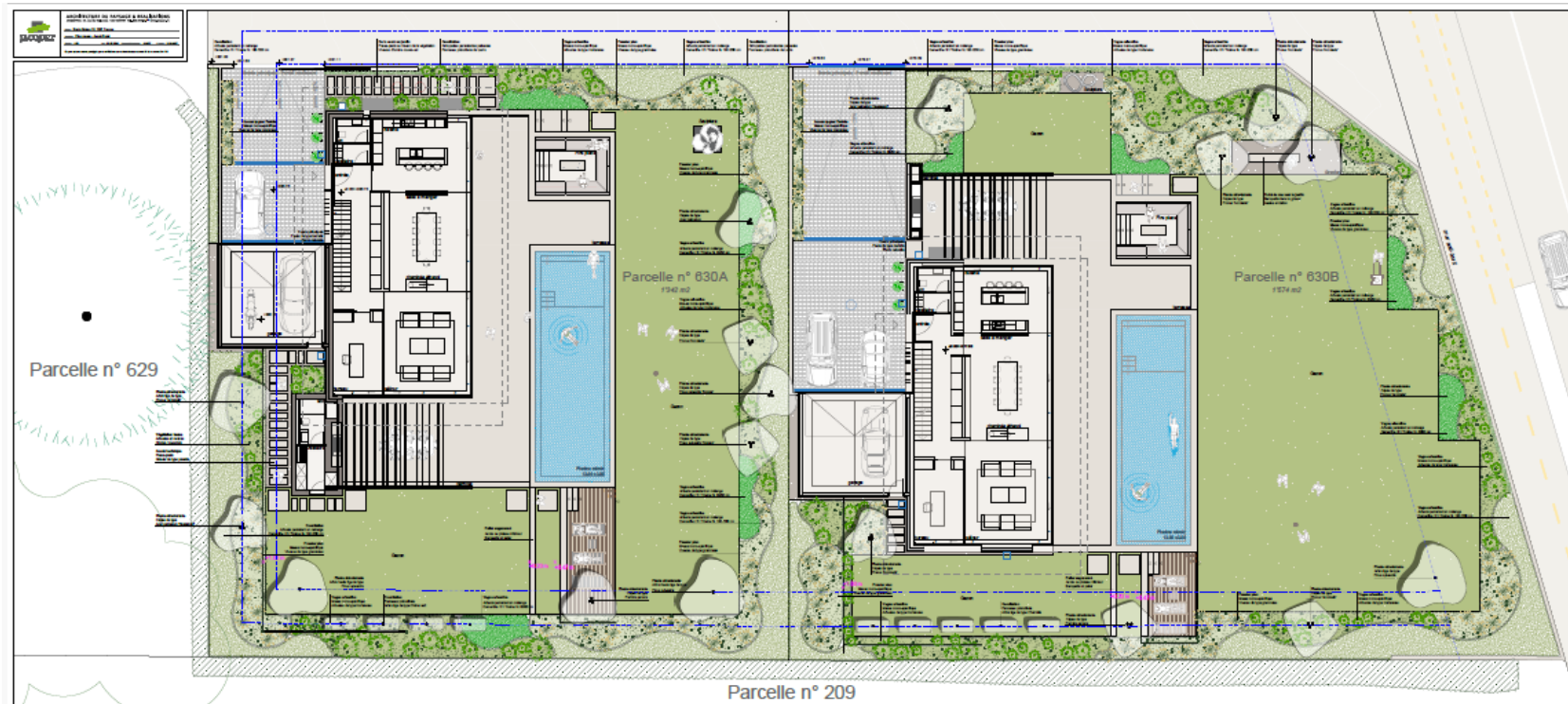


Garden perspectives Artemis



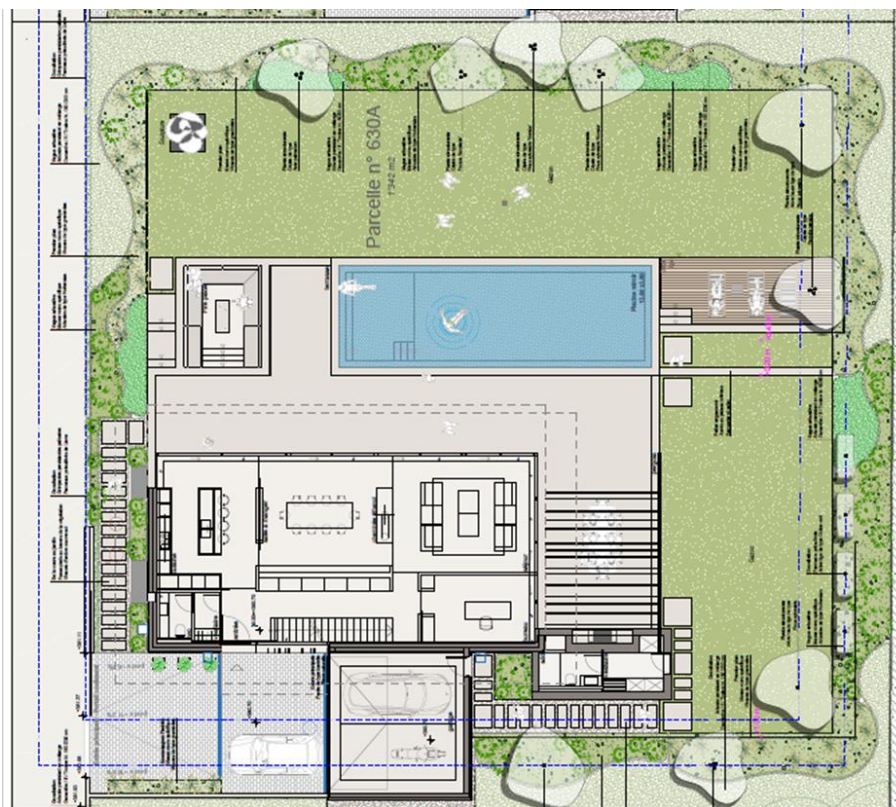
2 Plans

Architectural implantation plan (incl. options)

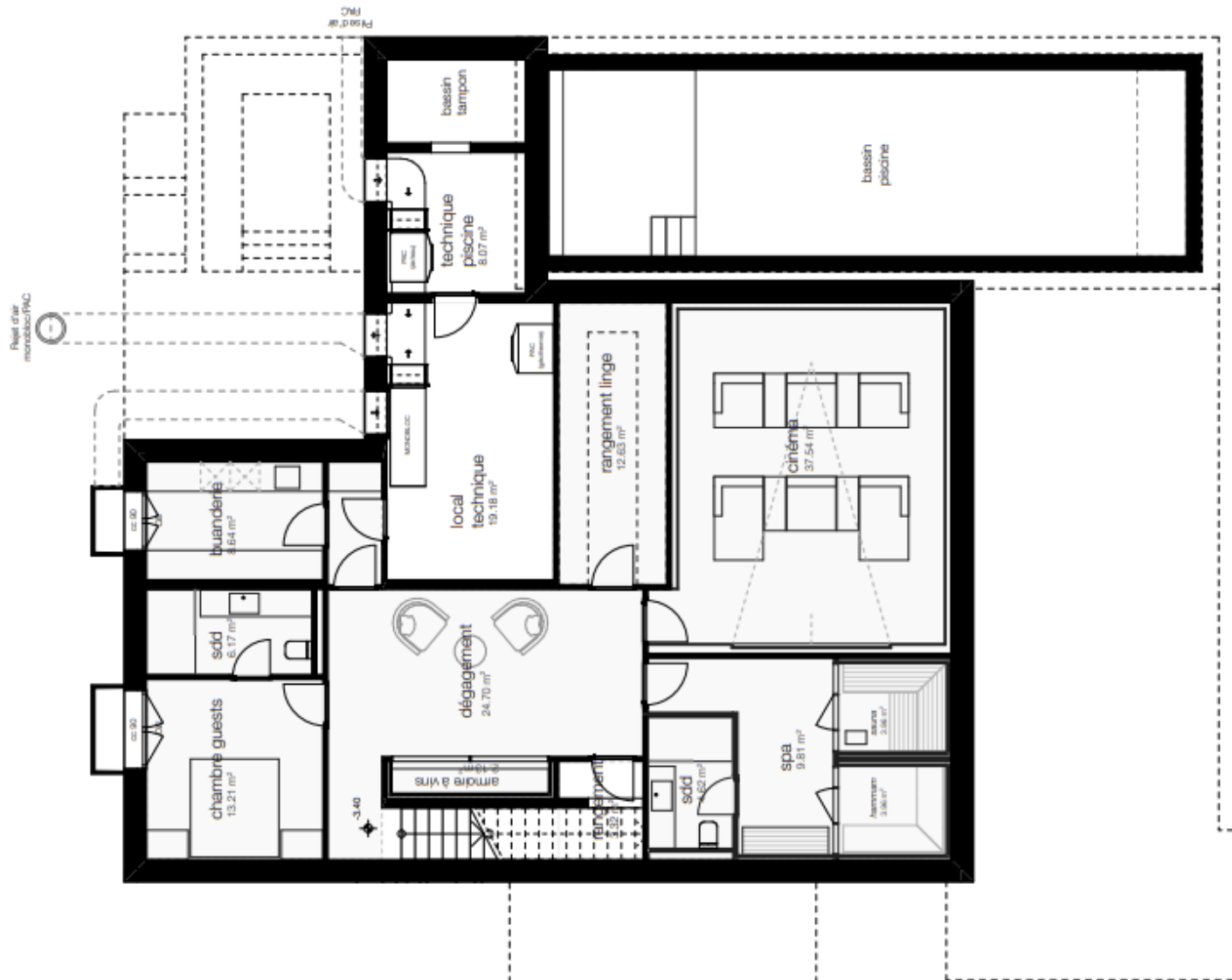


Villa Artemis (sold)

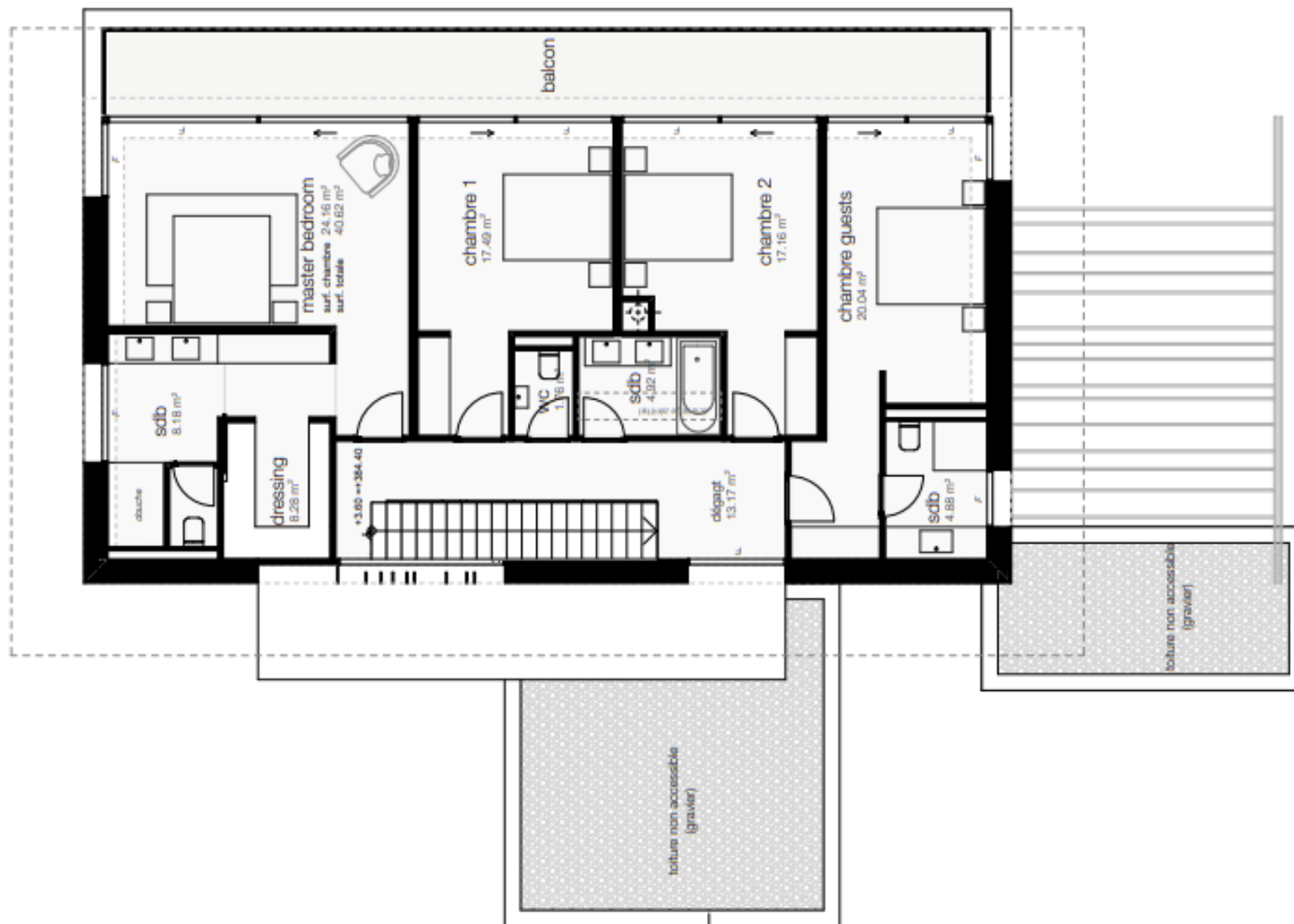
Floors	3
Rooms	7.5
Parking	2
Exterior swimming pool	1
Living space	311m ²
Available space	526m ²
Balcony	26m ²
Pool house	18m ²
Garage	40m ²
Garden	667m ²
Terraces (incl. optional wooden decking)	195m ²
Rooftop	51m ²
Land	1'340m ²



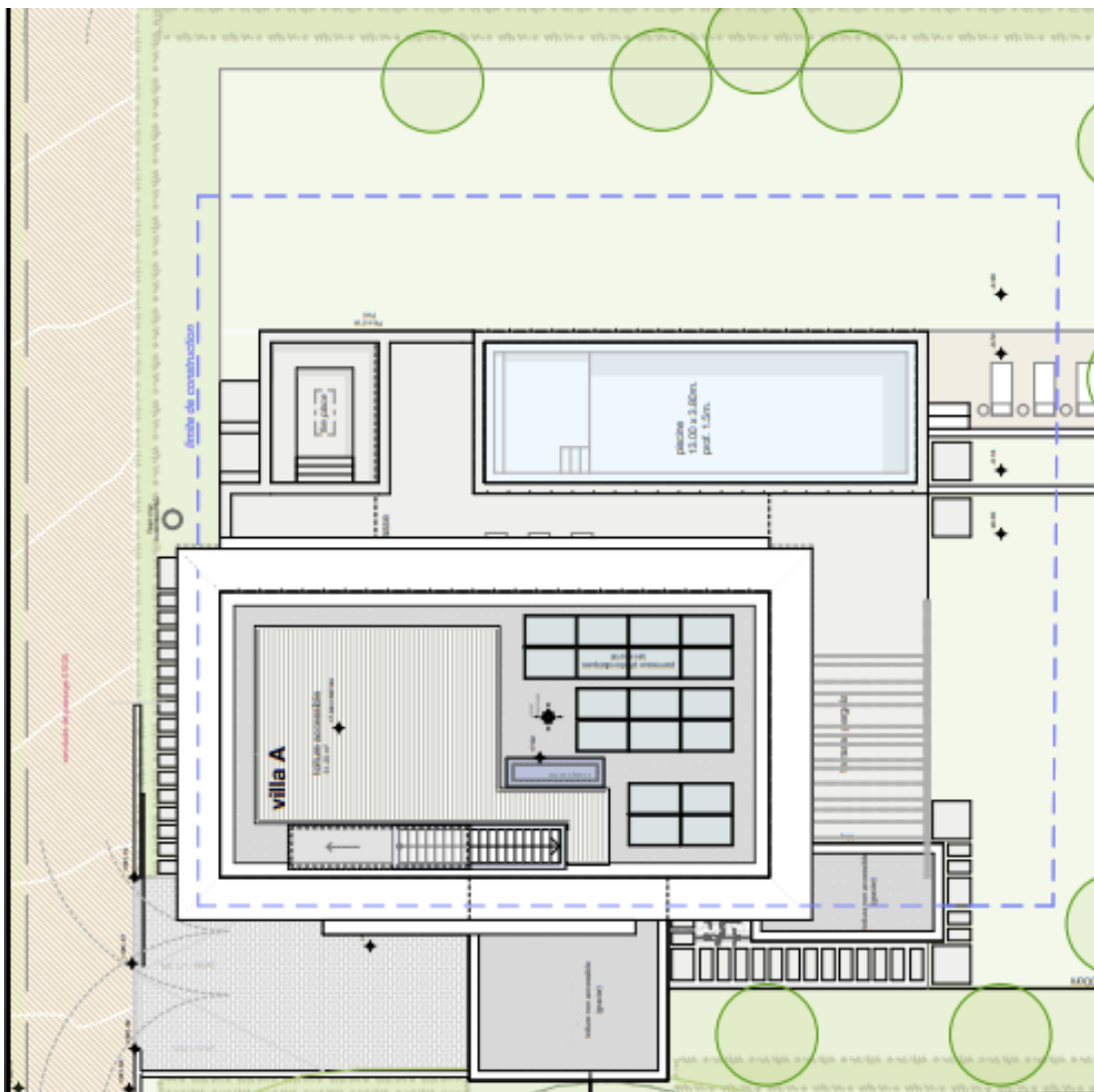
Villa Artemis – Lower level



Villa Artemis – Upper level

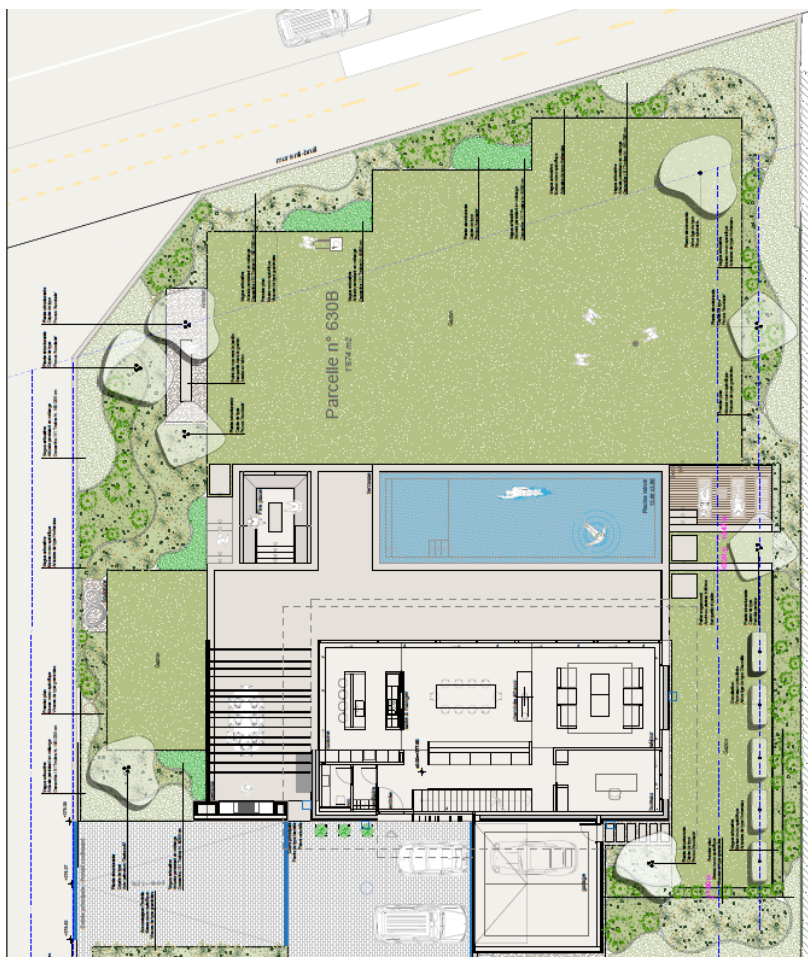


Villa Artemis – Rooftop terrace

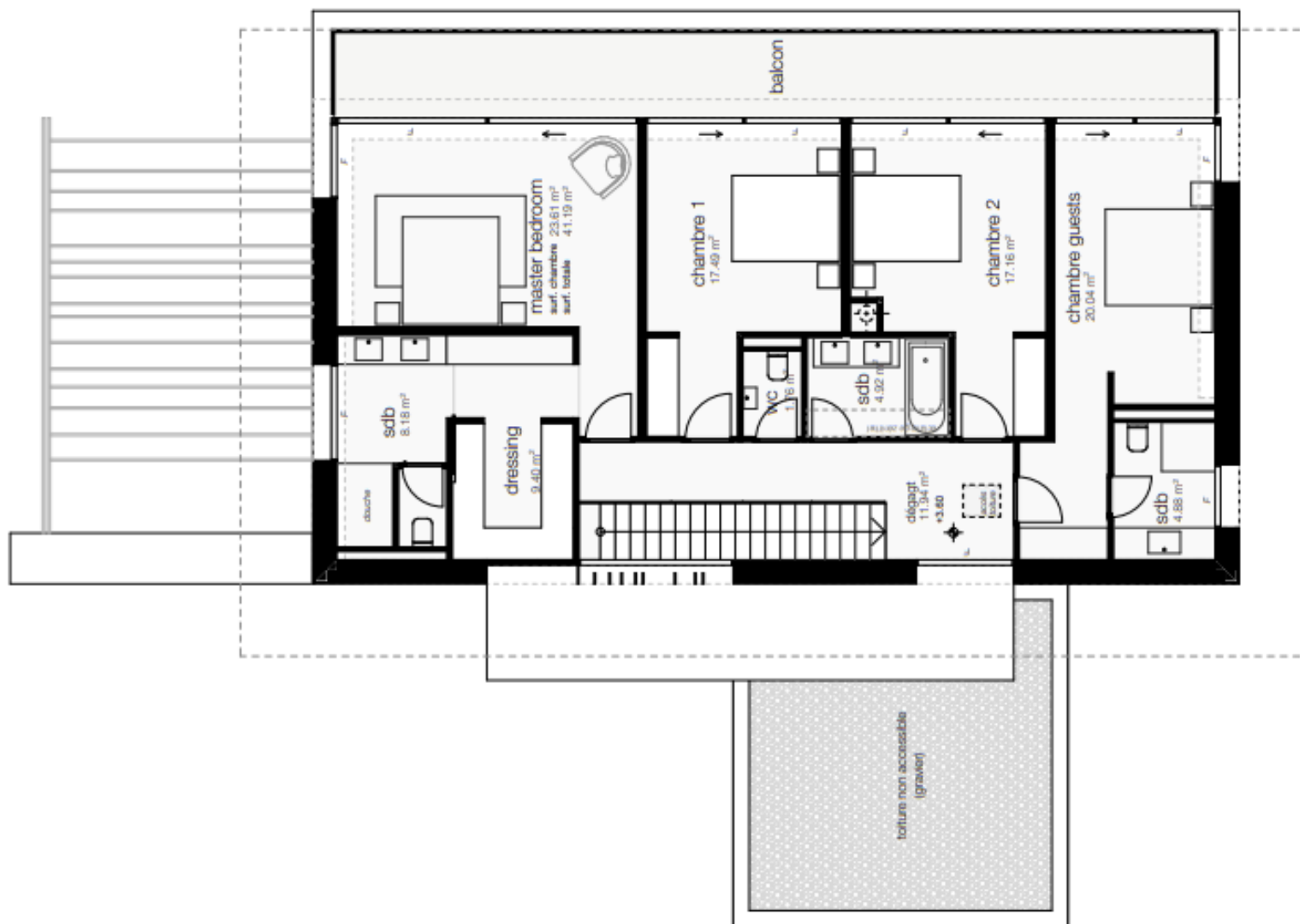


Villa Belisama

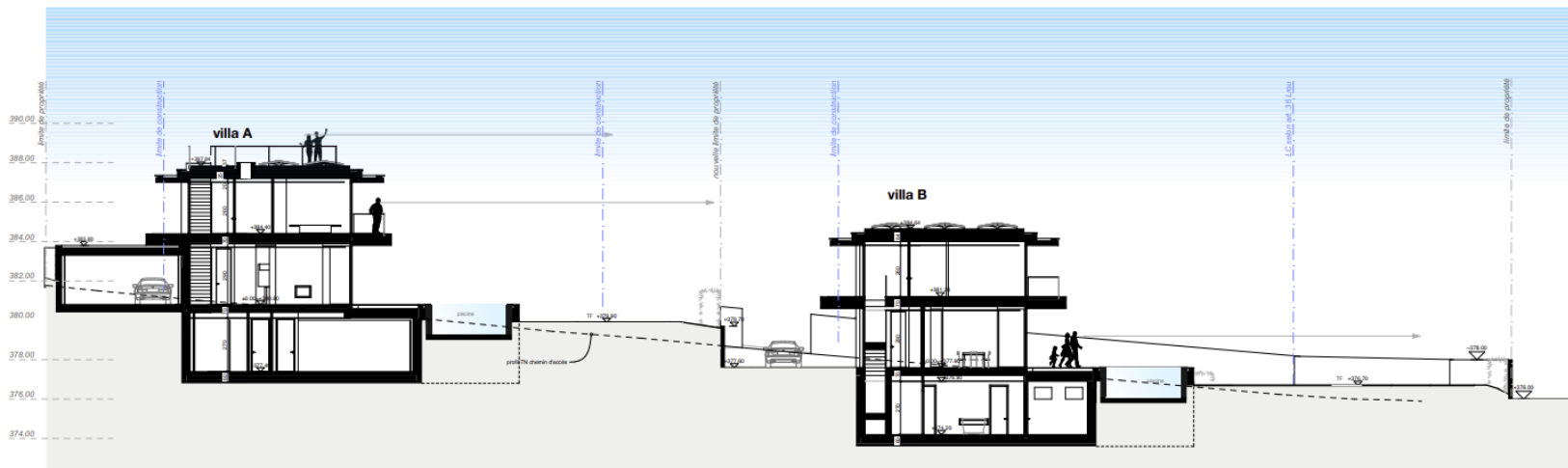
Floors	3
Rooms	7,5
Parking	2
Exterior swimming pool	1
Living space	311m ²
Available space	541m ²
Balcony	26m ²
Garage	40m ²
Garden	835m ²
Terraces (incl. optional wooden decking)	187m ²
Land	1'568m ²



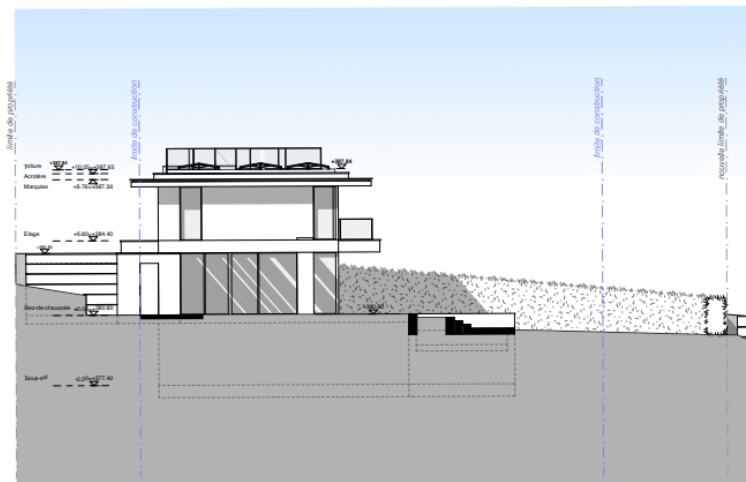
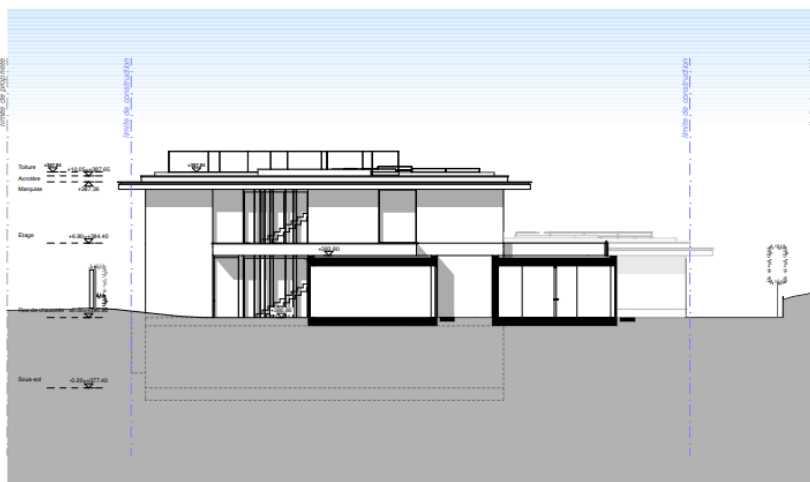
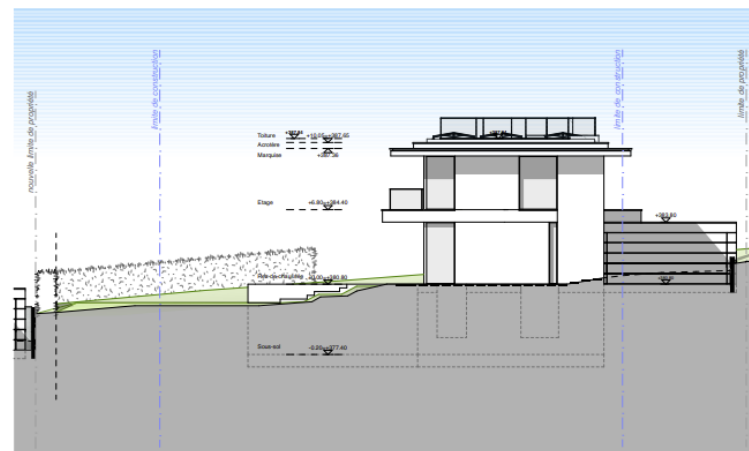
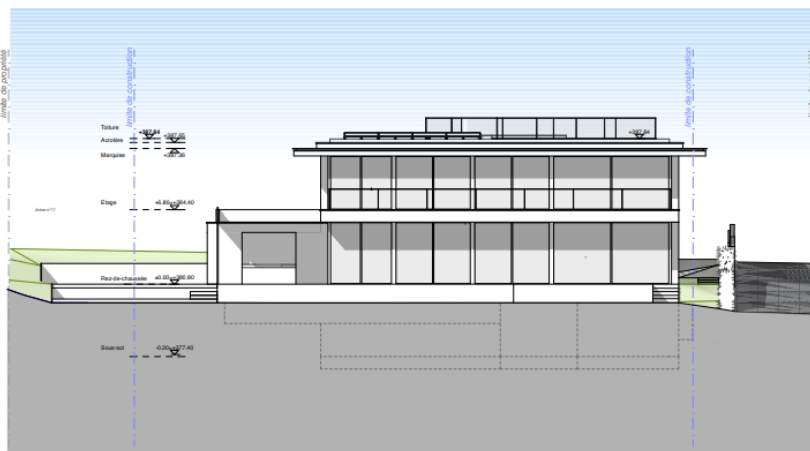
Villa Belisama – Upper level



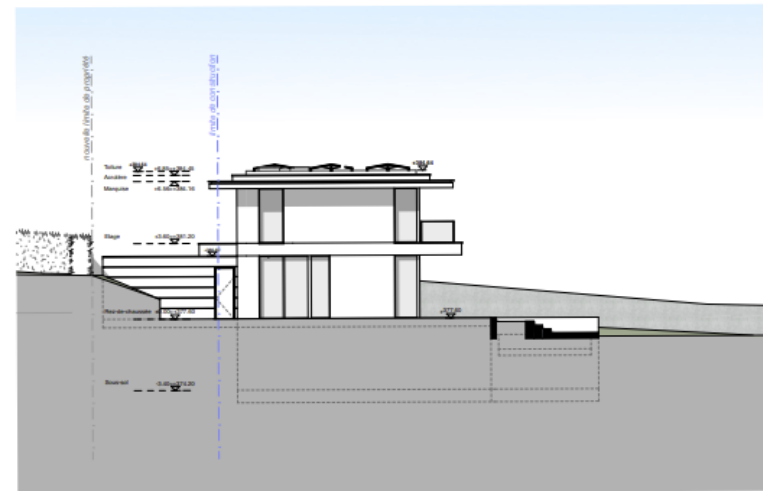
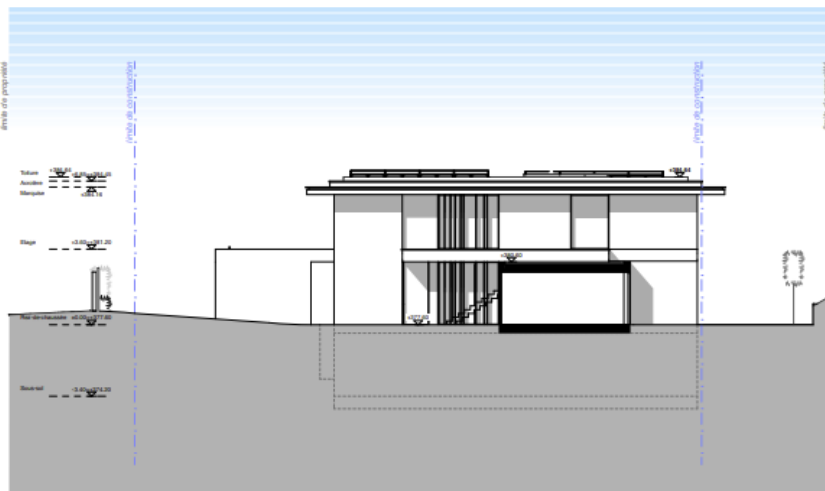
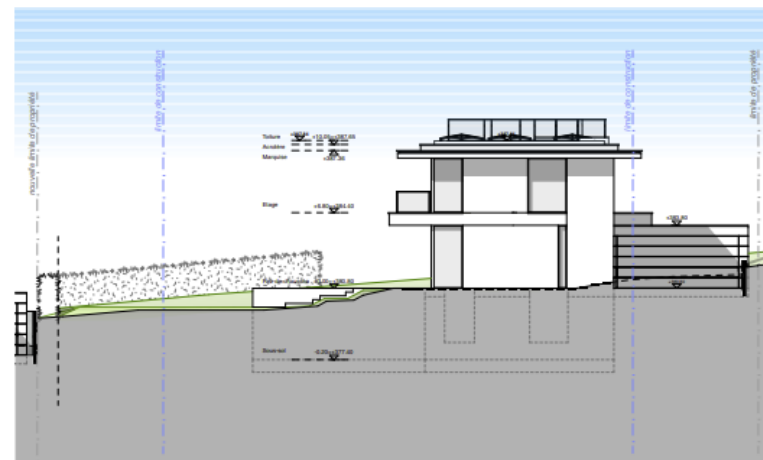
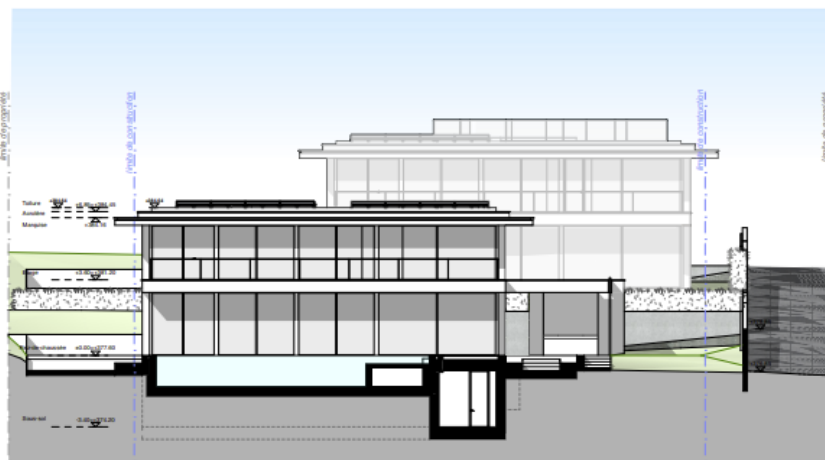
Cross sections – Villas Artemis and Belisama



Façades – Villa Artemis



Façades – Villa Belisama



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