

SERVICE - ETHICS - PERFORMANCE - SUSTAINABLE DEVELOPMENT

CI | MAG

THE COMPTOIR IMMOBILIER GROUP MAGAZINE



NUMBER
#4

SWISS
PROPERTY
MARKET

ENVIRONMENT
DESIGN AND
ARCHITECTURE

PROPERTY
DEVELOPMENTS


COMPTOIR IMMOBILIER
RÉGISSEURS DEPUIS 1825



Paul Epiney - Chairman & CEO
Comptoir Immobilier Group

Editorial

Our previous edition of CI Mag looked back on 2022 as a year packed with significant achievements for Comptoir Immobilier, with more than 1,000 apartments delivered, 50% of them in social housing. 2023 was an equally memorable year thanks to some large-scale projects completed, property developments of major significance to French-speaking Switzerland, and a strengthening of our ethical commitments around sustainability issues. In everything we do - building homes for all, of course, but also creating jobs and supporting the economy through our dynamic approach - the Comptoir Immobilier Group is committed to significant but controlled growth. We are passionate about providing a first-class service to our clients, while at the same time being mindful of the public interest and the social role that a company like ours must play.

“Build, yes, but do it well.”

Be active, of course, but above all gauge the impact of what we do on the world of tomorrow. In this latest edition, we hope to make you feel, along with us, the emotion and the responsibility involved in our projects. Behind these projects are men and women who are working together for the Switzerland of tomorrow, the country that we love and to which we owe a debt of gratitude - above all, a commitment to building a future full of promise for the generations to come. On behalf of all the men and women of the Comptoir Immobilier Group, I hope you will enjoy reading this report and discovering the activities of our company, which is above all humane and committed.



SOCIÉTÉ GENEVOISE
D'INVESTISSEMENTS FONCIERS
- SGIF -

Fondée en 1896

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**NOS SOLUTIONS
ILLUMINENT
VOS PROJETS**

Serving private and corporate clients alike, the Comptoir Immobilier Group will step in and support you in many areas: property management, condominiums, sales, real estate project management, commercial property, commercial and residential lettings, prestige real estate.

391
PARTNERS

241
IN GENEVA

99
VAUD

51
VALAIS

732
CONCIERGES

57%
women

43%
men

11
AGENCIES

Across French-speaking Switzerland, in:

Geneva	Sion
Nyon	Sierre
Lausanne	Grimentz
2 in Montreux	Thônex
Monthey	Vevey

OUR NETWORKS

Forbes
GLOBAL PROPERTIES

Leading
REAL ESTATE COMPANIES
OF THE WORLD

EREN
FINEST REAL ESTATE

COMMERCIAL
PROPERTY

savills
An International
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OUR AFFILIATIONS
& CERTIFICATIONS

uspr
genève
vaud
valais

SVIT
ROMANDIE

SGS

RICS

apc association des
promoteurs
constructeurs
genevois



'Our aim is to offer a full range of skills for the benefit of our customers. A 360 degree approach to real estate service guided by our values: **ethics, service, performance and sustainable development.**'

Quentin Epiney,
Executive Director



OUR SERVICES

CI | COPROPRIÉTÉS

Management, technical and financial administration, maintenance and enhancement of commonhold property.

CI | GÉRANCE

Management of residential, rental, commercial, condominium or cooperatively owned buildings. Neighbourhood management and commercial management.

CI | COMMERCIAL

Flexible and effective value enhancement solutions for commercial properties.

CI | RÉSIDENTIEL

Turnkey value enhancement of luxury properties.

CI | VENTES

Custom brokerage of all types of property.

CI | CONSEILS

Management of large-scale real estate operations.

CI | DURABILITÉ

Energy renovation strategy & building heritage enhancement.

CI | EXPERTISES & TRANSACTIONS

economic, technical and legal analysis for all types of property asset.

OUR BRANDS AND SUBSIDIARIES



671'907

CHF économisés en frais de chauffage

1'096

tonnes de CO² non émis

565'621

litres de mazout économisés

chaque année grâce à EVOSPE™



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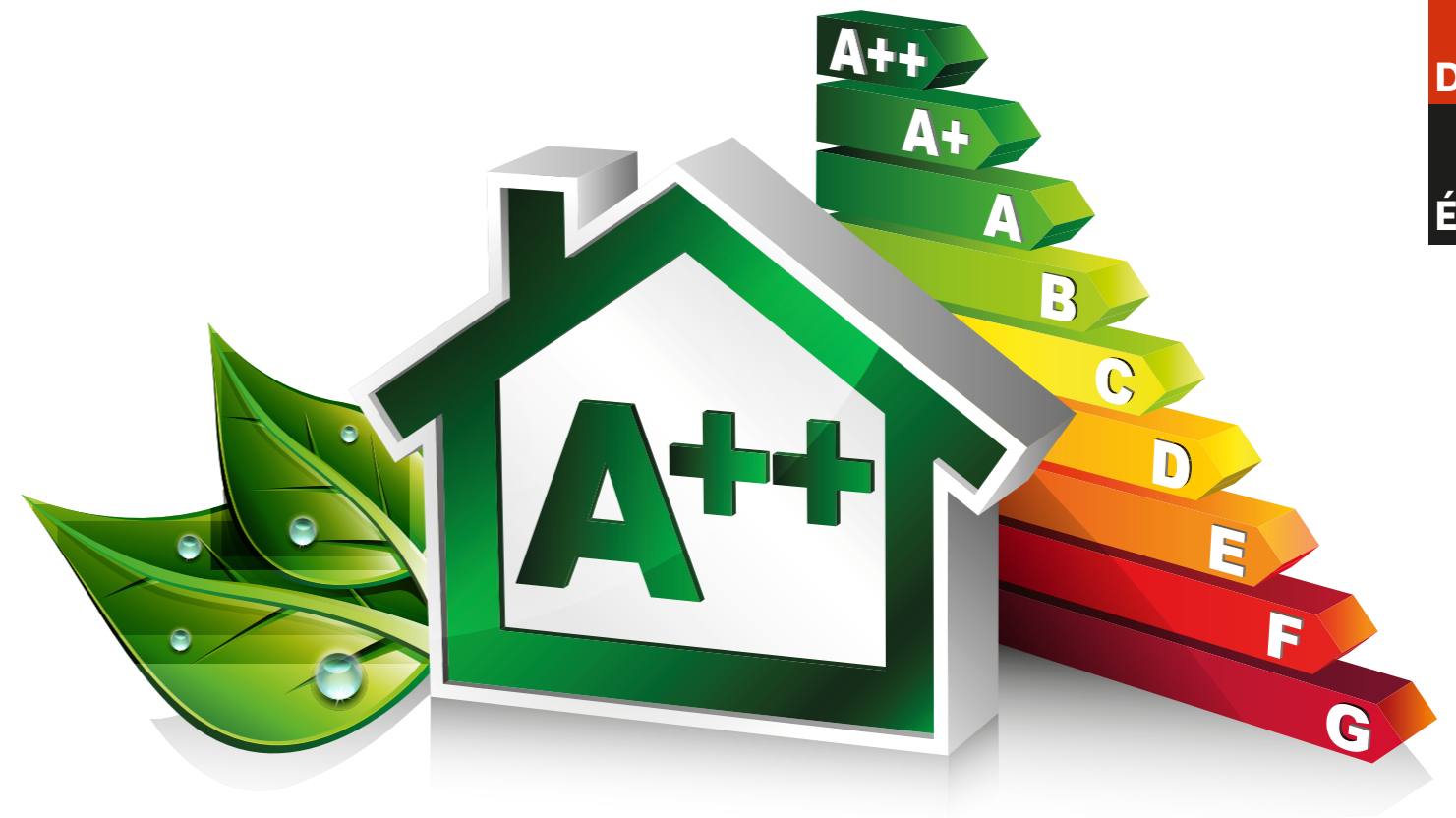
* Source: Bilan EVOSPE® du 1^{er} mars 2022 au 28 février 2023

BERTOLIT⁺



DIVISION FAÇADES
QUALITÉ SUISSE

MISE EN CONFORMITÉ ÉNERGÉTIQUE



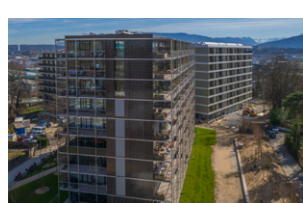
**ENTREPRISE GÉNÉRALE DE
RÉNOVATION DE L'ENVELOPPE
DES ÉDIFICES**



VAUD

VALAIS

SELECTION C|CONSEILS



LANCY
SURVILLE – PHASE 3
 • Role: Client support
 • 40 cooperative and condominium apartments and an 800 m² gross floor area creche in partnership with the City of Lancy



BELLEVUE
 • Role: Developer, Design & Build Marketer
 • Development of new headquarters for Banque Lombard Odier
 • 37,000 m²



VEYRIER
LES GRANDS ESSERTS
 • Role: Overall coordination between operators and municipal authorities; management of the Public Spaces project for Veyrier Municipality
 • 1,200 residential units, 1 infant/junior school and 1 retail space



GRIMENTZ
LA CORDÉE LODGE
 • 6 outstanding apartments with Hameau des Bains hotel services



SIERRE
THE JARDIN D'ERRIES
 • Role: Client support for C2I SA
 • Public inquiry into a project for 73 city centre condo units, 1 commercial unit and 63 parking spaces.

GENEVA



GENEVA
BOURGOGNE NEIGHBOURHOOD DEVELOPMENT PLAN
 • Role: Client support
 • Approx. 40 apartments in development zone



THÔNEX
BELLE-TERRE – PHASE 2
 • Role: Client support
 • Study for development of 1,000 apartments and commercial units



THÔNEX
BELLE-TERRE – PHASE 3
 • Role: Client support
 • Study for development of approx. 880 apartments, mostly cooperatively owned, and commercial units



GENEVA
AMANDOLIER
 • Role: Developer, client support
 • 48 residential unit development project



GRIMENTZ
HAMEAU DES BAINS
 • Role: Development management
 • Building complex comprising:
 - A 25-bedroom hotel
 - A water recreation area
 - Holiday apartments
 - Second-home chalets
 - A restaurant
 - A 225-space car park



GRIMENTZ
RÉSIDENCE DE LA COURONNE
 • 57 holiday residential units with hotel services



SION
COUR DE GARE
 • Role: Project manager
 • Creation of a neighbourhood comprising 302 residential units, 2,000 m² of business units, 5,700 m² of retail space, a concert/conference hall, a 122-room hotel and a 625-space car park



S I O N

— & THE —

V A L A I S

O N T H E U P

A N D U P

In Valais, certainly more than elsewhere, the year 2020 marked a turning point. The COVID 19 pandemic brought to light new needs and challenges that the Canton and City of Sion responded to successfully. The time is well and truly over when Sion played second fiddle to the Geneva region and suffered from having a limited market to offer. What's more, thanks to the building of Sion's railway station district - the canton's future nerve centre - the Valais microclimate is looking more and more attractive.

Boosted by dynamic growth in its population and economy, and with its attractive setting and positive reputation in its favour, Sion is attracting not only more and more residents, but professionals, too. The digital transition and the growing demand for space and greenery have transformed what were once obstacles into advantages. The Valais population has undergone remarkable growth, reaching 353,209 at the end of 2021 and forecast to rise by 10% by 2040. In the same year, 2021, 161 new businesses were registered in Valais, an increase of 15% compared with 2020. The canton experienced a net increase in businesses that was twice the national average of 7.6% as compared with 2020.

Foresight is consistently a key factor, and the City of Sion has understood this well. Foreseeing population growth and therefore encouraging the development of retail, living space, job opportunities and services. To that end, two major new neighbourhoods are under development:

The 'Cour de Gare' to the north-east of the railway station, and 'Ronquoz 21' to the south of the railway tracks. It was with this same foresight that the Comptoir Immobilier Group conceived the future Cour de Gare neighbourhood as early as 2007, when the City of Sion put what was then merely the Cour de Gare 'project' out to tender.

**THE VALAIS POPULATION
HAS UNDERGONE
REMARKABLE GROWTH,
REACHING 353,209 AT
THE END OF 2021 AND
FORECAST TO RISE BY
10% BY 2040.**



After being blocked for nearly 30 years, the Cour de Gare project eventually won through thanks to the determination of three partners: Cour de Gare SA, the City de Sion and CFF Immobilier. Developed and marketed by their representative - Comptoir Immobilier - the project was put forward in a first neighbourhood plan whose implementation was stalled by the property crisis of the 1990s before getting its second wind at the turn of the millennium. Following the launch of a European tender and a parallel study competition completed in 2012, a new neighbourhood plan was drawn up. Now denser and better integrated into the urban space, the Cour de Gare can at last see the light of day and provide the city with a central link between the world of today and that of tomorrow.

BUT WHAT DOES COUR DE GARE REALLY HOLD IN STORE?

To sum it up in figures, from next year the neighbourhood will be the hub of life, comprising 302 apartments, over 5,700 m² of shops, over 10,000 m² of office space, a 122-room hotel, a nearly 580-capacity concert/conference hall and 625 parking spaces. In a nutshell, it means the birth of a city within the city, a social hub, a shopping area, a centre for living and sharing. This very large-scale project is the fruit of a multidisciplinary effort successfully led over a period of years by the Comptoir Immobilier Group, whose key refrain has been the anticipation of the urban requirements of a city of the future: Sion, the Place to Be.

COUR DE GARE

When a neighbourhood gives birth to a new city!

Railway stations are places packed with memories; points of departure for some, and destinations for others. Either way, whether a chapter is closing or opening, it always marks the turning point of a story. Today, in the heart of Valais, a whole episode in the life of Sion is being written, and its name is Cour de Gare.



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aujourd'hui de
l'avenir énergétique
de votre maison ?



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Je n'ai pas
barbouillé le mur.

J'ai appris pourquoi
le rouge à lèvres
s'appelle
«rouge à lèvres».

Parfois, ça marche. Parfois, on apprend.
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des couleurs
et le
savoir-faire
local
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Gaëtan Léger
Partenaire financier
gaetan.leger@baloise.ch

 **baloise**

THE HAMEAU DES BAINS

Hameau des Bains, a unique story being written in
Grimentz in the heart of Valais.



GRIMENTZ

Grimentz holds a special place for the Comptoir Immobilier Group. This unspoilt village in the heart of Valais, the native soil of the Epiney family, is the perfect indicator - if not the privileged witness - of our times. A time when the delights of nature are making a comeback and when ethics is becoming a mantra of our projects, whatever the cost. Build, yes, but do it well. Offer exceptional properties, but above all celebrate simplicity and emphasise that luxury doesn't reside in opulence. Welcome to the Résidence de la Couronne, phase 1 of the Hameau des Bains.

More than just a residence, the Résidence de la Couronne will offer a lifestyle. It will provide a premium concierge service so that every moment can be enjoyed to the full without worrying about logistics. The interiors will be meticulously decorated by the Bozeen design agency, offering owners and residents a unique experience where everyday life is framed by spectacular views of the majestic Weisshorn.

The Résidence de la Couronne means the pleasure of a home that's just right for you, but also the benefit of a rental income. Behind the term 'holiday residence' lies a very interesting system of full ownership with a minimum letting commitment, enabling owners to enjoy a substantial rental return and giving tourists the benefit of outstanding apartments.



LA COURONNE

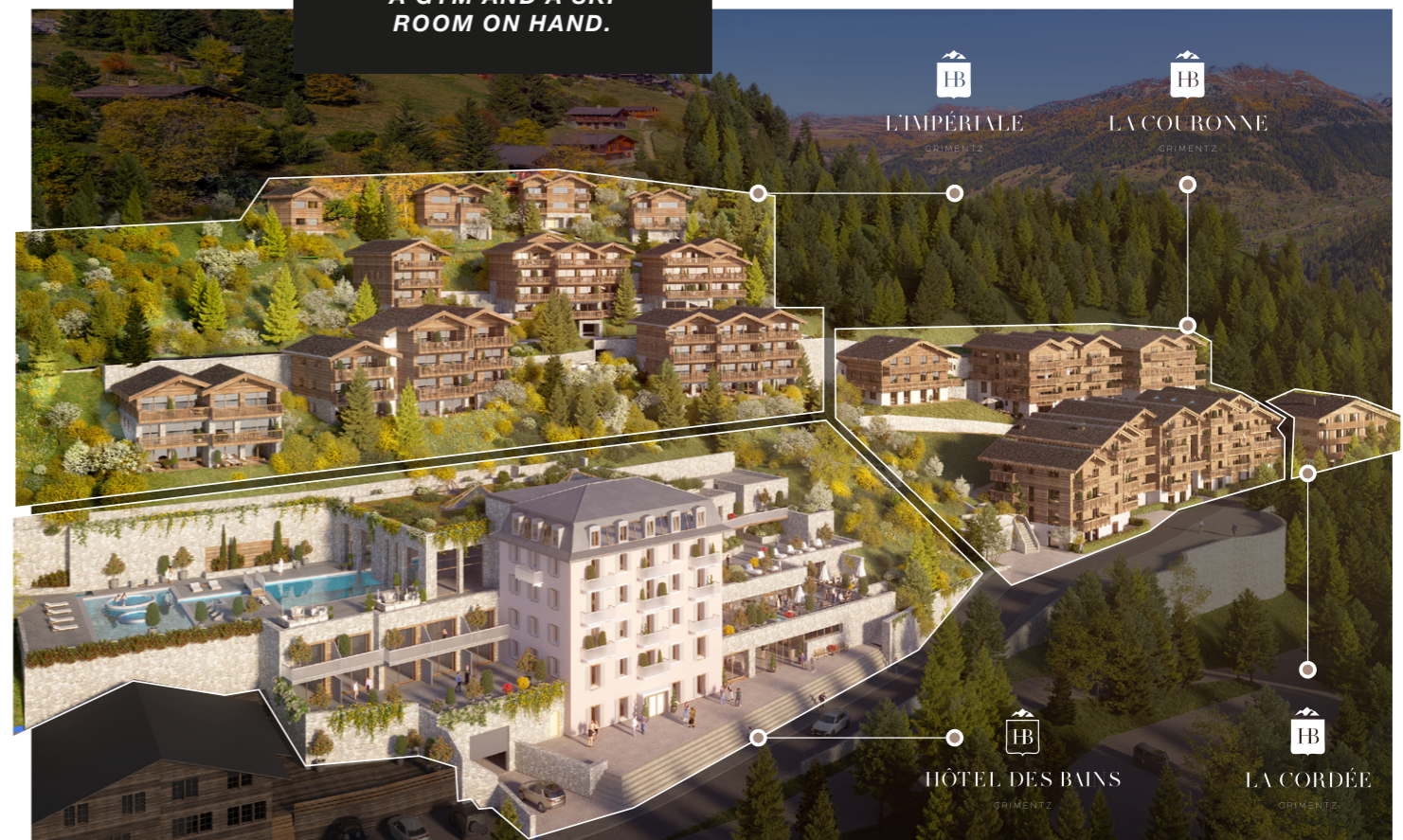
GRIMENTZ

The Résidence de la Couronne represents an innovative vision of mountain living. Across its 6 residences, it reflects the architectural identity of Grimentz while creating a unique residential experience. Fine materials such as larch wood and natural stone blend with thermal innovation to provide the best possible comfort in an aesthetic setting.

More than just a residence, the Résidence de la Couronne will offer a lifestyle. It will provide a premium concierge service so that every moment can be enjoyed to the full without worrying about logistics.



THE RESORT ASPECT OF THE HAMEAU DES BAINS COMPLEX WILL MEAN HAVING A SPA, SPRINGWATER SWIMMING POOLS, A RESTAURANT, A GYM AND A SKI ROOM ON HAND.



L'IMPÉRIALE GRIMENTZ LA COURONNE GRIMENTZ

HÔTEL DES BAINS GRIMENTZ LA CORDÉE GRIMENTZ

GUERNERÉS EXCLUSIVE LODGE: THE DREAM BECOMES REALITY.

The Guernerés Exclusive Lodge project is coming to life in Grimentz, in an outstanding, unspoilt setting, and it should be able to welcome its first residents in a few months' time.

It's one of those projects that can change lives. One that you've believed in from the start because you saw unrivalled potential in it. Something staring you in the face that makes you want to excel and create something new and unique. Under the Comptoir Immobilier Group's leadership, this project is currently coming to fruition and will soon bring forth a beautiful, elegant, understated and yet warm and tremendously welcoming resort. Sixteen individual chalets at the foot of the slopes, a 41-apartment residence, a spa, a swimming pool worthy of the finest hotels, a ski room and a concierge service: these are the instruments on which this enchanting score will be played.

So meticulous has been the attention to detail that Guernerés Exclusive Lodge, located in what world-renowned media such as CNN and National Geographic have described as one of the most beautiful villages in the Alps, will set new standards.

The interior design has been entrusted to the Bozeen agency, headed by Amel Epiney, which will deliver fully furnished and decorated homes. The result will be a perfect alchemy between the wooden tradition of Anniviers and the modernity required to meet quality and comfort standards. Each chalet has successfully won over its future owners, as have almost all the apartments. Only a few units are still available for purchase in the residence. These will be fully customisable by the future residents.

To help prospective purchasers picture themselves in situ and appreciate the high standard of luxury in these homes, a show flat is available for private viewings accompanied by our dedicated team on site in Grimentz.

At a time when the highlands have more than ever before to offer those wishing to invest and live in complete tranquillity, Guernerés Exclusive Lodge is quite simply the new benchmark, not only as a place to settle into, but also - and especially - as somewhere to benefit from an outstanding property asset in an idyllic setting.



**AT A TIME WHEN
THE HIGHLANDS
HAVE MORE
TO OFFER THE
INVESTOR THAN
EVER BEFORE.**



Activités	
Description succincte	Maison fondée à Montreux en 2010
Activités principales	Plâtrerie, faux plafonds (acoustiques et coupe-feu), cloison légère, alba, staff, papier-peint, peinture, vernis, lasures pour bois, peintures pour sol, décoration, etc.
Activités secondaires	Façade, isolation périphérique, chalet, etc.
Nos atouts et notre philosophie	Expérience, respect des délais et engagements, qualité des prestations et suivi des travaux.
Points forts et particuliers de notre entreprise	Travaux de rénovations et décorations. Faux bois, faux marbres, moulures, filage, dorure, trompe-l'œil, réfection de meubles, frise décorative, enduit à la chaux : stucco marmorino ou mantuvano, stucco florentin nacré, peau de crocodile 3D, patines, technique de pistolage, airless, etc.
Zones d'activités	La Riviera, Valais, Fribourg, Genève
Personnel et Direction	
Personnes occupées	Administration et technique : 3 Personnel d'exploitation : 10
Personnel spécialisé	2 chefs de chantier
Membre de la Direction	Dragan Marjanovic, directeur
Conventions, Diplômes et Brevets	
Conventions collectives	CCT romande du second œuvre
Dispositions particulières	Dispositions particulières d'hygiène et de sécurité
Références	
Référence 1	Gsmn SA - Clinique de Genolier, Clinique de Monchoisi, Clinique Valmont, Clinique Valère, Clinique CMEV à Genève, Centre médical Eaux-Vives à Genève, Swiss visio à Lausanne, Clinique Beaulieu à Genève
Référence 2	Losinger-Marazzi SA, Résidence-Les Perles de la Riviera-Chailly-sur-Montreux
Référence 3	Régie Flouck SA, Swiss Healthcare Properties AG, Gendre & Emonet SA, Swiss Bellfontaine, Furer SA, Patrimonium Healthcare AG
Référence 4	Linea Lombardo SA, MCR & Associés SA, Atelier K Architectes, Brönnimann Gottreux Architectes SA, Serge Tagliaboschi Sàrl, Meyga Créations SARL, Villas Suisses Construction Sàrl, M2 Propretés SA, Modern Worldwide Architects, Terrassment Niko Sàrl, Micado Properties SA, Blueprint Proprietes SA, Tecfor SA, Cran Ambassador hôtel à Crans-Montana
Référence 5	Patrick Fonjallaz SA, Hôtel Baron Tavernier Chexbres, Hôtel Helvétie Montreux, Restaurant Paradise Montreux, Tea-room Martel La Praille, BISA
Référence 6	Comptoir immobilier SA



MIELE - FORS LIEBHERR - SUB-ZERO - GAGGENAU - SIEMENS - DE DIETRICH - BAUKNECHT - ZUG

Partenaire engagé 2023



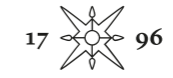
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NEW WORLD HEADQUARTERS OF THE

LOMBARD ODIER GROUP



LOMBARD ODIER
LOMBARD ODIER DARIER HENTSCH



It's one of the most important ongoing construction projects in Geneva Canton, and certainly the most visible. A true architectural masterpiece, the future world headquarters of the Lombard Odier Group is an architectural, structural and human feat. Here, three of the project's key players talk in detail about the challenges, the stakes and the expectations of the iconic 1Roof building.

**Annika Falkengren,
Managing Partner, Lombard Odier Bank**

• **How does this new corporate headquarters reflect the bank's identity?**

1Roof is a key component of the vision and strategy of the Lombard Odier Group, which aims to create the bank of tomorrow by building on the company's DNA: sustainability, innovation and our long-term vision. We want to continue creating a unique experience for our customers and staff in a building that embodies transparency, excellence and new ways of working. The primary reason for building 1Roof is to bring all our Geneva-based colleagues together under one roof and to put up a building that will be emblematic of Lombard Odier and Geneva. This is a strategic phase that reaffirms our confidence in the future, in the Geneva financial centre and in our determination to invest in sustainable state-of-the-art infrastructure.

• **The choice of location for a corporate headquarters is crucial. What made you choose this particular site for the bank's new world headquarters?**

To bring all our staff together under one roof - around 2000 Geneva-based staff currently spread across five sites - we had to find a new location. At Bellevue, we can welcome our customers and staff into an exceptional environment with a panoramic view of Lake Geneva and the surrounding mountains. The building's position is ideal in terms of public and private transport, with easy access by rail and by bike, as well as the planned Voie Bleue lake crossing. For our international clients and partners visiting us in Geneva, being close to the airport is another plus.

• **Let's talk about the environmental aspect of the project. How does the new corporate headquarters fit into the bank's sustainability vision?**

Lombard Odier has been a BCorp-certified company since 2019, and we are strongly committed to sustainability both in investments and in the company. We're therefore aiming at the highest levels of three sustainable building certification schemes for 1Roof: SNBS, BREEAM and Minergie. What's more, the building will be connected to GeniLac, a renewable thermal solution using water from Lake Geneva to control temperature. Sustainability has been at the heart of 1Roof from the very start of the process, and Herzog & de Meuron incorporated a number of characteristics into the design to make the building as self-sufficient as possible. For example, the building is positioned to take advantage of the cooling effect of the wind in summer, and the deep balconies provide natural shade.



- **Could you share some interesting figures in relation to the project?**

1Roof represents 37,000 m² of floorspace in a building 170 m long and 70 m wide. We will have a large auditorium with a capacity of up to 800. There are over 1,000 windows, 1,800 doors, 700 m² of solar panels and 1,500 km of cables. We will plant more than 150 trees in and around the garden, and a 200 m³ pond will enable us to collect rainwater for the washrooms and toilets and for watering the garden. Energy consumption will be optimised by means of innovative heating and cooling techniques such as GeniLac and by using a variety of sensors to provide detailed information enabling the building to be managed as efficiently as possible. We expect all these characteristics to allow us to reduce our energy consumption substantially by moving into 1Roof.

- **When completed, the new corporate headquarters will become a symbol of the bank's identity. How do you think this building will be seen in the years to come, both architecturally and environmentally?**

The construction of this building testifies to our commitment and our confidence in the future, while also anchoring our Group in the Canton for the long term. We're convinced that our future headquarters, Herzog & de Meuron's first building in French-speaking Switzerland, will be an iconic and sustainable building providing workspaces designed to encourage collaboration, innovation and performance - elements that we're sure will enable us to attract and retain talented people for generations to come and also to provide an outstanding customer experience.

- **Can you define the building in one word?**

Unique ! Unique in the history of Lombard Odier, unique for Bellevue and the Canton of Geneva, unique for our customers.

**Christine Binswanger,
Senior Partner, Herzog & de Meuron**

- **Could you tell us about the main architectural concepts guiding the design of the bank's new corporate headquarters?**

Customers and colleagues alike can see the natural beauty that surrounds them wherever they are in this big building. They can access the exterior galleries that are directly connected to the workstations. With its curved shapes both inside and out, and hardly any right angles, the building itself has a natural character.

- **Does the new corporate headquarters emphasise collaborative workspaces? If so, how are those spaces designed to encourage innovation, creativity and a space conducive to a thriving workforce?**

The bank's new headquarters offers a multitude of possibilities for working individually or in groups, something that's fundamental to innovation and creativity. Colleagues can find the environment that suits them best, from the Open Office with its many huddle spaces and think spaces around the atrium, to the double-height collaboration spaces on the ground floor, which have a wonderful view of Lake Geneva. Even the auditorium, which is bathed in natural light and looks out on the garden, is designed for working in when no big event is going on. Finally, there are three catering areas available, on the ground, 1st and 6th floors, each offering a different relationship with the landscape.



**Arnaud Hubmann,
Project Manager and Assistant Executive Board Member,
Comptoir Immobilier Group**

• **Can you give us some details of the specific sustainable characteristics of the building?**

The social dimension of sustainability addresses building users' wellbeing among other things. During work hours, but before and after work as well, at mealtimes or when engaging in sport, the variety of indoor and outdoor spaces and activities provided contributes to everyone's wellbeing, encourages interaction and strengthens the company culture. From an environmental point of view, the abundance of natural light means the use of artificial light can be kept in check. The recessed facades and external blinds reduce cooling requirements. The use of lake water to heat and cool the building, and the use of PV panels and, in places, of recycled concrete, are further significant measures to reduce the building's CO₂ footprint. The versatility of the building makes changes of use possible, thus ensuring that it is here to stay. Finally, the building's location in immediate proximity to the railway station, and the provision of services associated with bike use such as a repair workshop, large cycle park, lockers and showers, make the building easily accessible and attractive from a sustainable transport point of view.

• **Can you define the building in one word** ?

Every building is unique, and we're not in the habit of reducing our creations to a slogan.

• **What was Comptoir Immobilier's role in this major project?**

There are a number of aspects to Comptoir Immobilier's role. First of all, we are co-developers of the site, which includes both the Lombard Odier Bank headquarters and also the neighbouring Hauts du Château project. Second, we managed and supported the development through our CI Consulting department together with our two partners, CPSA and Favre & Guth, so as to obtain the building permit. Finally, we took care of the marketing and sale of the project to the Lombard Odier Bank, and we are currently part of the Consortium in charge of building the headquarters. So, with our 360-degree services at Comptoir Immobilier, we were able to bring to fruition a project involving not only the construction of 37,000 m² for the bank, but also the construction of 287 residential units in the Hauts du Château project, which we sold to the Allianz Group.

• **What were the main challenges during the development, design and construction of the Lombard Odier headquarters?**

In view of the scale of the project, the demands of creating the new world headquarters of one of the most important private banks - and calling on a world-renowned architect, at that - were a real challenge. You have no right to make mistakes. Our strength lies in the many complementary skills of the three-member Consortium in charge of development. In 2007 we signed a preliminary contract for the purchase of the plot, and it will have taken us more than 15 years to develop the project. The plot was in an agricultural zone, so there was a procedure to go through to have it reclassified as a buildable zone, with a bill that was voted on and passed by the Grand Council and which was subject to an appeal. Once the reclassification as a buildable zone was adopted, we went through a neighbourhood planning procedure that entailed discussions with the Municipality and the Canton to find a schedule that met everyone's requirements. Initially, the project only covered business use; it subsequently evolved to let us respond to the shortage of housing and incorporate dwellings into the neighbourhood plan. We also had to negotiate and reach compromises with neighbours and the population of the municipality. We put in a great deal of work, and we were always able to count on the support of the municipal and cantonal authorities. Finally, one of the main challenges was to put together a team of representatives able to support Herzog & de Meuron and respond to the varied environmental, architectural and aesthetic demands of a project of this kind.

• **What features or innovations were you most struck by during the construction of the building?**

When I visit the site, it's the coordination of all the specialist trades that always amazes me. It requires flawless monitoring and organisation so as not to miss anything. To that end, in terms of innovation, BIM digital modelling software requires a lot of work but does help avoid design errors. Implementing it on the scale of a project like this is a real feat.

• **Can you describe the project in one word?**

When I see pictures of the building, one word comes to mind, and that is 'elegance'. In my opinion, this building is going to be a Geneva icon on account of its visibility, as a gateway to the Canton and also as the first building created here by Herzog & de Meuron.



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THE BELLE TERRE

EXPERIENCE CONTINUES

As phase 2 takes shape, involving the construction of another 1,000 residential units and the provision of new services, it's a good time to recap the principles underlying the Belle-Terre neighbourhood (Thônex/GE). Built on the edge of the Geneva countryside in Les Communaux d'Ambilly, a place hitherto universally ignored, this urban space is now regarded as a model neighbourhood - an outcome due to an

out-of-the-ordinary management methodology and style developed by CI Consulting, who co-managed and coordinated the entire operation with Batima (Suisse) SA.

THIS URBAN SPACE IS NOW REGARDED AS A MODEL NEIGHBOURHOOD

Fully integrating 7,000 new residents into a municipality of 12,000 is a real challenge. To meet it, those responsible for the project - developer group Batima-C2, the Municipality of Thônex and the State of Geneva - worked hand in hand in a joint

effort that called for flexibility and creativity from all sides. 'It involved overturning habits, too. In 2008, drew up a Sustainable Development Charter that incorporated concerns that were innovative for the time but that are still very relevant', stresses Yannis Ioannides, an Executive Board member and the Head of CI Consulting, the Comptoir Immobilier Group's project management and development arm. So, before tackling the quantifiable elements of the project, our shared ambitions - from a 'peaceful coexistence' perspective - were defined.



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A CENTRE TO PROMOTE INTERACTION

The 670 rental and commonhold dwellings of phase 1, delivered in late 2021 and distributed across 13 buildings of different sizes and materials - are occupied by some 1,500 residents; there is also an administrative building, as well as a school built of wood-concrete by Thônex Municipality. If social dynamics are responsible for Belle-Terre seeing the light of day, Comptoir Immobilier's recently opened agency in the heart of the district is also playing a part. As Executive Board member, Director of Property Management (Geneva) and Head of the Vaud agencies Juan Munoz explains,

'The Belle-Terre Property Management team manages the administrative and technical aspects of residents' and retailers' rental properties. We also have a central management team concerned with the concierge service, maintenance of outdoor areas, car parks etc. Having the property management team on site provides a kind of social monitoring that lets us pick up on individual tricky situations and quickly find solutions.'



Juan Munoz
Executive Board member

In the same centre, Comptoir Immobilier offers services to residents in partnership with selected providers, such as a mail pick-up/delivery point, a laundrette, a handyman service, food hamper delivery, tool and equipment hire. This offer, which is unique in the Canton of Geneva, is set to grow as new services are added. It is also intended as a communication channel for useful information about local life; finally, Comptoir Immobilier uses the channel to encourage the organisation of events in collaboration with the City of Thônex, which has opened its Social Cohesion centre nearby. A number of associations and skills networks are under development.

AN ENHANCED VERSION OF PHASE 1

Phase 2 of the Belle-Terre project is to build two urban spaces, one either side of the existing buildings, between the Allée Belle-Terre and Belle-Idée Forest. This phase will involve several actors - Batima-C2I SA, four cooperatives, the State of Geneva Provident Fund (CPEG) and the City of Thônex - who will follow the governance model already deployed.

'We have defined a shared culture by means of prospective studies looking at various themes connected with sustainability', notes Yannis Ioannides. The ambition is to exceed current standards and regulations, because there's nothing to say we can't do better! The idea is to ask questions about how we'll be living in 2030 and beyond, with new environmental, climatic, economic and societal paradigms. In terms of energy consumption, we are aiming for zero carbon. As for the carbon impact of construction, that should be reduced by 50%. In addition, the cultural component will have to be built in. A financial feasibility study of these objectives is under way.'

Finally, in a participatory process to be launched soon, the 'peaceful coexistence' culture in and around Belle-Terre will be discussed with residents and users of the space.

Comptoir Immobilier's skills have been extensively demonstrated in Belle-Terre. After just two years of existence, the site is already being talked about: professionals are coming from all over to be inspired both by this complex housing project and by the expertise involved in bringing it about.

THE AMBITION IS TO EXCEED CURRENT STANDARDS AND REGULATIONS



Yannis Ioannides
Executive Board member

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COMPTOIR IMMOBILIER
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Bertrand Demole, you've had a superb season on Lake Geneva, never off the podium. What do you think are the key factors in that performance?

First of all, experience. It's our third season, and we're getting to know the boat better. The other key to our success is that our crew is stable. There are sometimes small changes, but we're a crew that's learnt to sail well together. Unlike last year, when we had several emergencies that kept us on land, the boat hasn't had many problems this season. The technical crew has prepared the boat well, and that has enabled us to sail more. Technology-wise, the boat is behaving better, the faults with some of the computer systems are fixed, and we're in better control of the boat. And along with that, all the TF35-class boats are more stable this year, and the flight system has been improved, which has benefited all the crews.

The standard this year is very close. Is that partly due to a sharing of information at class level?

This is a very recent thing. The TF35 class does want to attract new crews and make the boat more accessible. At Ylliam, we've managed to enlarge our team this year with the arrival of a second boat, Ylliam 17, led by Julien Firmenich. This allowed us to share certain data, and that's to everyone's benefit. More generally, the class decided that all boats would share part of their data to enable a better understanding of the other boats' settings as regards flight parameters (trim, foils, rudder blades, heel...) that might sometimes seem mysterious.

I also have to admit that the Alinghi crew this year is a young one, which may have created a bit of space in the lead pack.

Your win in the Geneva-Rolle-Geneva race got a lot of attention. Have you got a story to share about that race?

The return leg was magnificent! I get the impression that our crew always manages to stand out in windier conditions. We like a breeze! The return leg was marked by 25-knot gusts, which gets a bit hairy with TF35s on foils. We were able to make the difference in that splendid final sprint and win the Geneva-Rolle race. That's another little star on the roll of honour, because we've won the Bol d'Or, and now the Geneva-Rolle, so that just leaves winning a Grand Prix! At the Nyon Grand Prix, we were exactly tied with Realteam (the current class leader), but the rule is that the teams are ranked by the last race won. So we really came very close to winning our first Grand Prix!

What are your objectives for next year? Your next challenge?

We're still hoping we can complete our Bol d'Or victories so as to win it for good! You have to win three times in five years, so we've got two years left to try for that achievement. It is doable. It will be strategically ideal to win next year, or else we'll miss that chance.

For the rest of the season, we're looking for consistency. Next year, the championship will be closer to home (all the regattas will take place on Lake Geneva). The goal is to bring in other crews and strengthen the TF35 class. As far as we're concerned, in the stable that we're forming with Ylliam 17, we're hoping to make progress together so that we can be more immediately successful.

It's also important to realise that there are two high-level foiling events competing with ours: SailGP and the America's Cup. The America's Cup will take place in 2024, and it attracts a lot of our sailors. Sailors can take part in several circuits at once. Our crew includes elite sportsmen who are in demand, so there's a good chance that a crew member will join the circuit, and then we will welcome a new member.



2023 season overall placings

- 1 – Realteam Sailing – 5 points
- 2 – Spindrift 12 points
- 3 – Ylliam XII-Comptoir Immobilier – 13 points
- 4 – Alinghi Red Bull Racing – 21 points
- 5 – Ylliam 17 – 23 points
- 6 – Zen Too – 25 points



2023 Ylliam XII crew:

- Bertrand Demole: helm
- Billy Besson: main flight control traveller
- Matthieu Vandame: mainsail
- Erwan Israël: tactician
- Alexis Rochas: number 1 - headsail
- Sandro Lacan: headsail trimmer
- Franck Citeau: coach
- Thierry Briend: technical lead
- Olivier Hecking: technical preparer
- Thomas Le Breton / Kevin Fisher: reserve crew

Photo credits:
 Loris Von Siebenthal and Ivan Surikov
 Interviewed by Marion Steinmyller – August 2023

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COMPTOIR IMMOBILIER'S INTERNATIONAL SOCIO- ENVIRONMENTAL COMMITMENT



'IN THE FACE OF MULTIPLE SOCIAL AND ENVIRONMENTAL CHALLENGES, ONEACTION IS PROPOSING INNOVATIVE, HOLISTIC SOLUTIONS AND ACTING AS A CATALYST BY BRINGING TOGETHER SECTORS UNACCUSTOMED TO COLLABORATION IN ORDER TO DEVELOP INITIATIVES DESIGNED FOR LONG-TERM IMPACT.'

Support for environmental and - by extension - humanitarian causes is now an integral part of the Comptoir Immobilier Group's activity. Being aware that there is always a balance to be struck between the carbon footprint of our activities and a necessary process of learning more ethical practices, the Group wanted to go further in its commitment. Executive Board member Quentin Epiney therefore got himself personally and physically involved alongside the OneAction organisation, which the Group has supported for several years and which embodies the values of a family business (ethics, service, performance and sustainable development) through concrete action on the ground. A week-long immersion in Kenya from which he would return emotionally transformed.

Financially supported for several years by the Comptoir Immobilier Group, OneAction works in close collaboration with individuals, communities, organisations and companies to design collaborative global initiatives with a deep and lasting social and environmental impact. Determined not only to provide genuine assistance to OneAction on the ground, but also to make a concrete assessment of its actions, Quentin went first of all to the Swiss Embassy in Nairobi, where he laid the foundations for a promising collaboration between Switzerland, OneAction and several partners including Sadhana Forest, a non-profit organisation founded in 2003 by Aviram and Yorit Rozin.



One of OneAction's main objectives is to expand the agroforestry project known as "Humus and Humans" in Kenya and the Horn of Africa, particularly in the Kakuma refugee camp. This project aims to reverse the process of land degradation and strengthen the resilience of communities in the face of climate change, using the extraordinary potential of oxalogenic species. An oxalogenic plant is a kind of drought-resistant super-plant that can capture CO₂ and sequester it in the soil in the form of limestone, enabling acid or degraded soils to be fertilised. In addition to this environmental benefit, these native plants are also food crops, providing a vital source of nutrition for local people. 'What OneAction is undertaking is a multi-purpose action, as it has both an environmental and a social objective. Indeed, it has wide-ranging relevance encompassing oxygen, wildlife and plant life, but also human populations. When you plant a tree there, you are making a start on a permanent solution. The objective is sustainable support, not just donations with no long-term vision', explains Quentin Epiney.

Struck by the famine and drought in the schools he visited, as well as by the frictions between refugees and local people during his visit to the Kakuma camp, Quentin recalls above all the look of the children he saw there - the imprint of the innocence of their age, but also of the state of need they are in.

'What we're doing may be just a "drop in the ocean", but if that drop can be put in the mouth of a thirsty child, our action makes sense.'

Back in Switzerland, Quentin Epiney brought back a lot more than memories and precious meetings. He has stored up instants that shape us, moments that reverberate, a fierce desire to go the extra mile to provide concrete help, because the atmosphere knows no borders, and therefore we are all involved.

'It's also worth remembering that the majority of both organisations' members are volunteers, and some of them have been there for almost 10 years.'



JAN ISLER
Founder and Director, OneAction



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Founded by Philippe Gendre and Jean-Marc Emonet, Montreux-based company Gendre & Emonet specialises in property management, commonhold administration and brokerage. It joined the Comptoir Immobilier Group in 2015. Its major strengths are its closeness to its customer base and the personalisation of its services in the Vaud Riviera and Chablais. Discussion with Managing Director Alain Pintor and founder/Director Jean-Marc Emonet.

What are your main fields of activity?

We are active primarily in building management and commonhold administration. Our brokerage department is flourishing.

What are your company's strengths, and how do you grow your customer base?

We're a company with a human dimension, and we provide our customers with personalised services thanks to the skills of our employees. Our property management department has around twenty staff, and the commonhold administration department has about ten. Our headquarters is in Montreux, but we have a branch in Lausanne with three people fully dedicated to rental management. Generally speaking, we grow our customer base through word of mouth and thanks to our reputation. Our Montreux premises bring all our admin, technical and accounting services together under one roof, which is a real advantage for our customers.

What types of property do you manage?

We have just over 6,000 properties in rental management across various categories: collective housing and individual units such as villas and apartments. We mainly manage residential properties and only have a few commercial premises. As far as commonhold administration is concerned, we look after some 150 buildings, representing around 2,700 units.

Who are your customers?

Our clientele consists mainly of private owners, but we also manage properties on behalf of institutional bodies such as real estate funds or public authorities.

How do you envisage the future of your company?

We are keen to ensure its longevity. With that in mind, we offer young people the opportunity to take on responsibility. For example Xavier Châtelain, aged 37, who had been head of the commonhold department up to this point, was appointed Deputy Director on 1st January 2023. Perhaps one day he'll take charge of the company. He has worked for us for eight years, and he has been active in the real estate business for over fifteen years. He manages a team of ten or so. Similarly, two years ago we hired Stéphanie Witschard, 34, to take charge of the property management department when Pierre-Alain Regamey retired; she took on her role on 1st September 2023. She has been active in the sector for more than ten years, and she has a Federal Certificate in building management.



Left to right:

Xavier Châtelain (Deputy Director)
Stéphanie Witschard (Head of Property Management and Board member) –
Jean-Marc Emonet (Founder of G&E and Executive Board member)
Céline Brissat (Head of Accounting and HR; Board member)
Alain Pintor (Managing Director and Executive Board member) –

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A NEW PAGE IN HISTORY

The Comptoir Immobilier Group and Furer SA join forces
for a new, exciting chapter

The summer of 2023 will come to mark the Comptoir Immobilier Group's addition of a new page to French-speaking Switzerland's real estate story. At a time that is witnessing an explosion in start-ups and artificial intelligence, two long-established firms, perfectly attuned to their era, have joined forces. In acquiring the Furer SA agency, which is active in Vaud Canton, in the Riviera and also in Valais, the Comptoir Immobilier Group has once again succeeded in extending its skills network and its local roots.

While the Comptoir Immobilier Group, whose origins go back to 1825, develops some of the most important real estate projects in French-speaking Switzerland, its determination to grow its presence in the various key cities of the Lake Geneva region has enabled it to merge with a firm with a venerable heritage, led by a passionate man of letters, Philippe Furer.

If modernity is what no current strategy can be without, it would be nothing without true historic roots. The 4th generation at the head of a family business founded 130 years ago by his great-grandfather, Philippe Furer and his wife

Anne-Lise have entrusted the reins of their company to the Comptoir Immobilier Group in order to guarantee their customers a seamless continuity, a flawless expertise in the real estate professions, but also - and especially - the timeless values of ethics, performance and a sense of family.

Because you need to have your feet firmly planted on the ground before diving into the swirling currents of an exciting future, the Comptoir Immobilier Group, led by a father-son duo who complement and understand each

other, will carry on adding to the history of a powerful, invigorating, demanding real estate industry supported by some 400 employees and over 500 concierges who are proud to be part of this story, their story, the story of the Comptoir Immobilier Group.

328!

That figure represents the combined experience, in years, of these two iconic Swiss real estate firms. That experience, the envy of many companies, will enable the Group's customers to enjoy all the benefits of precious expertise and people skills.



Quentin Epiney, Paul Epiney, Anne-Lise Furer, Philippe Furer, Philippe Moeschinger



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A TASTE FOR EXCELLENCE

FGP Swiss & Alps, the CI Group's prestige division, confirms its success with strong progress in 2023. A success founded on a taste for excellence and a network of highly qualified partners.



Sébastien Gentilini, Director of Operations

Launched in 2021, FGP Swiss & Alps immediately made its mark as a major player in prestige real estate. 'The reputation of our partner Forbes, its credibility and its might on the international stage are all strengths', explains Sébastien Gentilini, the Director of Operations at FGP Swiss & Alps. Our customers thus benefit from a powerful platform that is solely dedicated to exceptional property assets.'

As Forbes Global Properties' exclusive representative in Switzerland and the French Alps, FGP Swiss & Alps is supported by a Preferred Partners network of local agencies noted for their quality of service and excellent familiarity with their turf. 'Today, we are working with partners who are active in Gstaad, Zermatt, Verbier, Zürich and Central Switzerland.' What makes this organisation successful? FGP Swiss & Alps' hallmark is listening carefully to its clients and understanding the nature of each property, combined with a high standard of property presentation through relevant and creative multi-channel communication. It's with that in view that FGP Swiss & Alps organises different events for its clients, such as a golf tournament at the Château de Bonmont in Vaud Canton and the Apach Golf Trophy in Crans-Montana.



A STORY OF PASSION

The Geneva Watchmaking Grand Prix (GPHG) has been supported by the CI Group since 2011, and FGP Swiss & Alps has been the competition's main sponsor since 2021.

'The event is always a highlight for us and our customers', notes Sébastien Gentilini. 'The GPHG is a magnificent international shop window, projecting Geneva and calling attention to the city's place in the history of Swiss watchmaking. The show provides FGP Swiss & Alps with significant visibility, but it is also a unique opportunity to forge links with our customers and introduce them to some of the often endearing personalities of the world of watchmaking.'

Watchmaking and real estate share some common culture: rigour, a love of fine materials and the concept of time, which is a key element for watchmakers and builders alike. Also, both industries are creators of emotion. 'The acquisition of a real estate asset or a watch is a story of passion and continuity.' Today, for tomorrow's generations.



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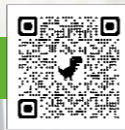


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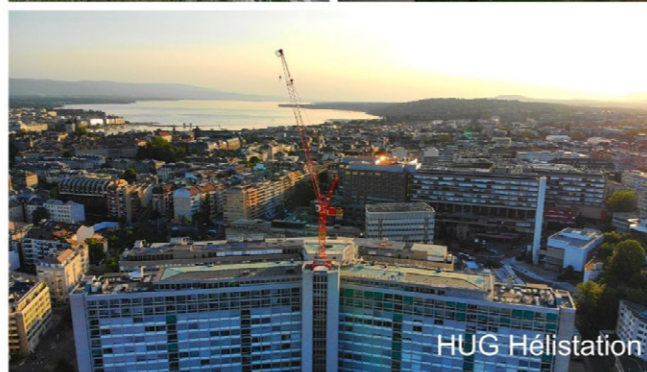
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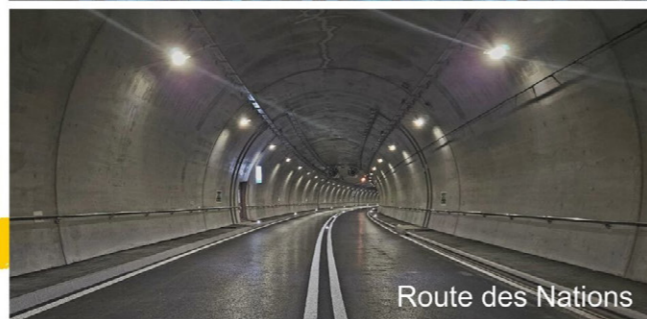
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EVENTS, SPONSORSHIPS & ENGAGEMENTS OF THE GROUP



Feet in the PAV 9 8/02/2023

An economics conference on the Praille-Acacias-Vernets zone with State Councillor Antonio Hodgers in attendance, at the Ramada Encore Hotel in Geneva.

MIPIM 2023 14/03/2023

Attendance at this unmissable event on the French Riviera, which brings together international figures of the property world.

Forbes Global Properties Summit 8/05/2023

The first Forbes Global Properties international summit in Europe, held at the Hôtel d'Angleterre, Geneva

Feu ô Lac #sponsoring 18/05/2023

Various festivities organised by the City and Canton around Geneva's bay area, including the biggest drone show every put on in Europe.

Vifra Trade Fair 26/05/2023

Vifra is a spring show in the Upper Valais that welcomes 80 exhibitors to Viège (VS) every year to present their products and services to the general public.

#standcomptoirimmobilier

TF35 - Geneva-Rolle-Geneva #sponsoring 2/06/2023

The TF35 flying yacht Ylliam XII Comptoir Immobilier wins the Geneva-Rolle-Geneva race.

Union of Vaud Municipalities Day 10/06/2023

The show, a part of Vaud's intangible heritage, brought together around 1,500 representatives of the Canton's municipalities. CI had a stand there.

Couleur Pavé #sponsoring 14/07/2023

Every Friday from July to August, the City of Siere organises different festivities for the locals.

Grand Raid BCVs #sponsoring 8/08/2023

Big, unmissable mountain bike race in the Val d'Anniviers.

Trail du Besso #sponsoring 2/09/2023

Amid the five four-thousanders, this extreme Alpine trail makes use of old, half-forgotten mountain paths to link up the five huts deep in the Val d'Anniviers.



Caboom #sponsoring 16/09/2023

A festive event organised by Caritas in Carouge. Entertainment, bric-a-brac, sale of clothes and second-hand items.

Golf Cup 26/09/2023

The FGP Swiss & Alps competition, held for the 3rd time at Bonmont Golf Course. #divisionprestigefgpgswissandalps

Autour du Temps #sponsoring 12/10/2023

An event highlighting Swiss watchmaking crafts and skills. Visits to watchmaking factories, workshops and meetings at the ZIPLO business park.

Comptoir Immobilier Customer Evening 2/11/2023

An Odyssey through time in a candlelit concert at Geneva's Rath Museum.

GPHG Ceremony 2023 #sponsoring 9/11/2023

Prizegiving ceremony at the Théâtre du Léman for the watches chosen at the Geneva Watchmaking Grand Prix

Concierge Event 8/11/2023

A family gathering for our concierges and their children. On the programme: training for the grown-ups and entertainment for the little ones.

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FACILITY MANAGEMENT

The lynchpin of property management
with the Comptoir Immobilier Group



Juan Munoz, a member of Comptoir Immobilier's Executive Board and the Director of the Vaud agencies and the Geneva Property Management Department, talks to us about a service vital to the proper functioning of any building.

How long has Comptoir Immobilier Facility Management SA existed as a company?

It was set up at the same time as our Montreux agency, in 2009.

What does Facility Management involve?

Facility management has been a key discipline of the real estate business for a long time. It refers to a set of services associated with the operation and maintenance of a building. The scope of those services depends on the building's use, but also on the level of demand from the owner and his tenants.

For a rental building, management may be limited to cleaning services and maintenance of green spaces and shared and rented areas. Then there is rental and financial management. In an administrative building, the management services are the same, but in addition there are services demanded by users to meet their specific needs: security, the operation of a company restaurant, plant maintenance, meeting room management, rubbish collection and disposal, mail management, reception etc.



Juan Munoz

What about Montreux?

It's useful to distinguish between 'technical facility management' and 'facility services'. The first aims at optimisation of the building from the point of view of its operation. The second rounds that out to an all-embracing concept that includes users. In Montreux, as part of the management of the 'Le National, Résidence 5*' building, we provide condominium management services complemented by 'Facility Services'.

These services are:

an on-site presence to provide coordination between residents and contractors, management of minor works and cleaning in the flats, mail reception and processing, payment of invoices and management of short-term or long-term lets on some homes. Our services are flexible: they are oriented and adapted to the real needs of each owner.

Which customers does Facility Management appeal to?

Facility Management is addressed to users of administrative and industrial buildings, shopping centres, railway stations, airports, hospitals and so on. Technical facility management is a service that has become indispensable to operations of a certain scale.

Where did this type of service originate?

Facility Management emerged in the United States toward the end of the 1980s. Companies felt the need to outsource a certain number of the services we've just been discussing. The concept grew very quickly and was exported to Europe from the early 1990s on.



GREEN WAY

In the Thônex Municipality in Geneva, the CI Group has marketed the 77 dwellings of GreenWay - a high-end residential complex comprising four buildings whose elegant modern architecture blends conviviality, privacy and the environment - in record time.



The origami-like silhouette so characteristic of GreenWay is now part of the landscape at 34, Route de Jussy. Taking its name from the 'Voie Verte' or Green Way - a five-kilometre sustainable transport route that runs just nearby - this new neighbourhood offers a lifestyle on the cusp of town and country.

openness and a meeting with nature. So the buildings, which have a 'very high energy performance' (THPE) rating, stand in a lushly vegetated 5,500 m² public park.

With apartments for rent ranging from 3 to 6 rooms, all with the benefit of an outdoor space, GreenWay is aimed at single people as well as pensioners and families. The latter even have a bilingual nursery available in a renovated farmhouse in the middle of the park. 'The design of the apartments with good-sized rooms, the quality of the materials and finishings, has been a success factor', notes Madjid Massih, head of commercialisation at the CI Group.



Madjid Massih

Olga Miranda

In 2017, the Swiss Prime Investment Foundation purchased this vast plot of land for a human-centred architectural project with sustainability and respect for the natural environment in mind. These values translate into an architecture that emphasises

A rapid success

Tenants have been won over by the aesthetics and ethical approach of GreenWay. When the apartments were handed over in November 2022, 100% of them were pre-let', says Lisa Masson, a Member of the Management Team at Swiss Prime Site Solutions AG, Geneva. It's an enthusiasm that Madjid Massih shares: 'In December 2021, when online applications were open, we had more than 1,000 requests in one week. Six months later, we started the viewings.' That was a challenge as construction was not yet finished, recalls Miranda Olga, who is also responsible for commercialisation.

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Buyer: COOP
Transaction price: CHF 59,000,000



RUE DU RHÔNE 65
GENEVA

Rental floorspace: 7,772 m²
Buyer: Swiss Life AG
Transaction price: CHF 190,000,000



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GENEVA

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Buyer: City of Basel Pension Fund
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OUR PROPERTIES FOR SALE IN GENEVA



COLLEX-BOSSY

VILLAGE HOUSE

CHF 1,750,000



FLOOR AREA: 135 m²
 ROOMS: 5
 BROKER: Thierry CAMERLO
 +479 908 38 81

A village house, fully renovated in 2023, with wide patio doors, a 20 m² south-facing terrace, a lounge opening onto the kitchen and dining room, guest toilet, 3 bedrooms (including master suite with private shower room), 1 separate shower room, 2 outside parking spaces.

OUR PROPERTIES FOR SALE IN GENEVA



CONFIGNON

CHARMING 4-ROOM APARTMENT

CHF 1,220,000



FLOOR AREA: 91.7 m²
 ROOMS: 4
 BROKER: Eric FINO
 +41 79 379 08 35

This charming 4-room apartment occupies a luxury block in a tranquil village residence. This is a dual-aspect apartment with generously sized rooms and plenty of natural light. The kitchen comes with equipment and fittings. The attractive living room features a decorative fireplace. 2 bedrooms and 2 shower rooms with toilets. A walk-in wardrobe and a passageway complete the layout. 2 balconies, 1 parking space and 1 basement cellar.



COLLEX-BOSSY

MAGNIFICENT VILLAGE HOUSE

CHF 2,050,000



FLOOR AREA: 225 m²
 ROOMS: 8
 BROKER: Thierry CAMERLO
 +41 79 908 38 81

A magnificent five-bedroom village house, fully renovated in 2020, blending old-world charm with modern comfort. A well-maintained garden featuring a heated swimming pool and hot tub. To round things off, a terrace provides an ideal outdoor space for relaxation and al fresco dining. A comfortable and elegant lifestyle beckons in the enchanting surroundings of this village home.



VESSY

GENEROUSLY SIZED TERRACED VILLA

CHF 2,395,000



FLOOR AREA: 210 m²
 ROOMS: 7.5
 BROKER: Sophie CLEMENT
 +41 79 379 08 35

This generously sized terraced villa, set on two storeys plus basement in quiet surroundings, enjoys plenty of sunlight. The kitchen comes with fixtures and fittings. There is one guest bedroom on the ground floor. Upstairs are four bedrooms, one with built-in wardrobes. Two bathrooms with toilets. The property also includes a beautiful mezzanine, a balcony, a veranda, a terrace with pergola and a wooded garden with a kitchen garden area.

OUR PROPERTIES FOR SALE IN GENEVA



VERSOIX

DETACHED SINGLE-STOREY VILLA

CHF 1,850,000



FLOOR AREA: 115 m²
 ROOMS: 5.5
 BROKER: Sophie CLÉMENT
 +41 79 407 43 80

This perfectly maintained house will win you over with its huge living room, which opens onto a sunny terrace and a meticulously laid-out garden with a pétanque court and a pergola where you can unwind in the shade. Inside, two beautiful bedrooms, a study, a versatile basement, a self-contained studio, a civil defence shelter, a cellar, a storeroom, a garage, an attic and a carport provide space and options to meet all your needs.



ATHENAZ

ATTRACTIVE GABLE-ROOFED HOUSE

CHF 1,850,000



FLOOR AREA: 160 m²
 ROOMS: 6
 BROKER: Nathalie ASSIR
 +41 79 448 74 41

Situated on a fenced plot, this house offers the possibility of installing a swimming pool. It has two attractive terraces, facing east and south-west. The ground floor is designed for maximum conviviality; with spacious upstairs and attic living areas, the three bedrooms provide an ideal space for a family. Further plus points are a basement, one box garage and one parking space.

OUR PROPERTIES FOR SALE IN GENEVA



COLOGNY

FULLY RENOVATED APARTMENT

CHF 3,940,000



FLOOR AREA: 220 m²
 ROOMS: 6
 BROKER: Nathalie ASSIR
 +41 79 448 74 41

Spacious 220 m² condo apartment with 450 m² garden. A hallway connects all rooms. The huge living/dining room opens onto the equipped and fitted kitchen. Main bedroom with fireplace and bathroom. Three more bedrooms (one with en-suite shower room) and an additional bathroom. A 14 m² cellar, 2 box garages and 883 m² of private grounds.



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CHÊNE-BOUGERIES

VERY BEAUTIFUL SEMI-DETACHED VILLA

CHF 2,575,000



FLOOR AREA: 220 m²
 ROOMS: 6
 BROKER: Nathalie ASSIR
 +41 79 448 74 41

In complete peace and quiet, on a 771 m² plot with swimming pool tucked out of view, this house with 175 m² of liveable floorspace is set on three levels including a huge basement. It comprises a fully equipped kitchen, a dining room, a spacious living room with working fireplace, a master bedroom with en-suite shower room, two child or guest bedrooms and two shower rooms with toilets. Energy is provided by gas and solar panels. You will also have a covered space for two cars, as well as visitor parking in front of the house.




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OUR PROPERTIES FOR SALE VALAIS

SAINT-JEAN

CHALET LES CLOCHETTES

CHF 990,000



FLOOR AREA: 134 m²
BROKER: Bajrami VALON
+41 27 452 23 03

In the heart of the village, a charming Alpine development in traditional highland setting - One chalet remaining - 4.5 rooms across 3 floors - Main home - Unique quality of life - Direct access to mountain activities - Near ski slopes.



OUR PROPERTIES FOR SALE VALAIS

MORGINS

3.5 ROOMS

CHF 475,000



FLOOR AREA: 73 m²
BROKER: Yvan CAMELIA
+41 27 473 40 90

Near Portes du Soleil ski area - On ground floor - Semi-open kitchen - Bright living room - Dining area - 19 m² terrace with unimpeded view - 2 bedrooms - Bathroom - Garage



CRANS-MONTANA

3.5 ROOMS

CHF 1,050,000



FLOOR AREA: 127.5 m²
BROKER: Bajrami VALON
+41 27 452 23 03

In a residence offering a multitude of services - Maximum sunlight - Clear view of the Alps - Entrance hall - Dining area - Closed kitchen - Spacious high-ceilinged living room - Walk-in wardrobe - 2 bedrooms - Shower room - Bathroom - Balcony



MISSION

6-ROOM CHALET

CHF 1,200,000



FLOOR AREA: 300 m²
BROKER: Maryline ROSSET
+41 27 452 23 03

2 apartments - Canadian style - Tranquil setting - Unimpeded view - 3-room apartment with 2 bedrooms - Shower room - Living room - Dining nook and open kitchen - Terrace - 5-bedroom duplex - Kitchen - 2 shower rooms - Balcony - Various rooms - main or second home.



TROISTORRENTS

SEMI-DETACHED VILLA

CHF 680,000



FLOOR AREA: 130 m²
ROOMS: 5.5
BROKER: Yvan CAMELIA
+41 27 473 40 90

570 m² plot - Entrance hall with wardrobes - Shower room with toilet - Spacious living room - Dining area - Kitchen - South-facing balcony - Terrace and garden - 3 bedrooms - Bathroom with toilet - Unimpeded view - plus 2 indoor parking spaces.



SAINT-JEAN

CHARMING PLOT

CHF 120,000



FLOOR AREA: 1,285 m²
BROKER: Maryline ROSSET
+41 27 452 23 03

In a delightful little neighbourhood close to nature - Pleasantly sunlit - Alpine décor - 753 m² in buildable zone - Density 0.4 - Main home only - Grimentz 6 minutes



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OUR PROPERTIES FOR SALE VAUD

MONTREUX

RÉSIDENCE LE NATIONAL

CHF 3'400'000.-



FLOOR AREA: 212 m²
ROOMS: 6.5
BROKER: Geneviève IGLESIAS
+41 79 252 52 07

The National Residence enjoys an exceptional and privileged location, just steps away from amenities and the lake. This superb 6.5-room apartment consists of a spacious living room with a fireplace, a luxuriously appointed kitchen, 5 bedrooms, 3 bathrooms, and a 20 m² balcony with a view of the lake and a south-facing exposure. 2 parking spaces are included in the price.



MONTREUX

RÉSIDENCE LE NATIONAL

CHF 1,800,000



FLOOR AREA: 116.8 m²
ROOMS: 3.5
BROKER: Geneviève IGLESIAS
+41 79 252 52 07

This magnificent 3.5-room apartment is situated in 'Le National', one of the most prestigious residences in Montreux. It comprises two beautiful bedrooms, an entrance hall with wardrobes, a living room with fireplace, a luxuriously appointed kitchen, two shower rooms and a balcony with a breathtaking view.



PUIDOUX

APPARTEMENT TRAVERSANT

CHF 675'000.-



FLOOR AREA: 91 m²
ROOMS: 3.5
BROKER: Geneviève IGLESIAS
+41 79 252 52 07

This charming 3.5-room apartment, with a through layout, is located in a green neighborhood close to amenities. It consists of an entrance hall with wardrobes, a living room with access to the terrace and garden, an open fitted kitchen, 2 bedrooms, and 2 bathrooms.



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QUARTIER DE L'ÉTANG

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RENT: CHF 380/m²/yr + CHF 50 /m²/yr charges

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CITY CENTRE LEFT BANK

RETAIL UNIT - RUE DU RHÔNE 4

FLOOR AREA: 853 m²
BROKER: Fabiola CHRISTE - +41 22 319 89 24
RENT: On request

A magnificent renovated retail unit in the heart of the prestigious Rue du Rhône. Sited in a select, historic building with big shop windows, this is the ideal place for a high-end shop, luxury showroom or prestigious exhibition space. An opportunity in the heart of the City of Geneva.



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OUR PROPERTIES TO LET IN THE CANTON OF GENEVA



THÔNEX

RETAIL UNITS AND OFFICES - BELLE-TERRE

FLOOR AREA: 1,524 m² of retail space + 6,500 m² of office space
BROKER: Gaëtan BELLEC - +41 22 319 89 22
RENT: From CHF 200/m²/yr + CHF 50/m²/yr charges

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RUE DU RHÔNE 65

FLOOR AREA: 852 m²
BROKER: Grégoire MARRA - +41 22 319 88 17
RENT: On request

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Broker: Carole ZOLLER
+41 22 365 99 91
Rent: CHF 300/m²/yr + charges



GLAND

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LA COURONNE

GRIMENTZ



GRIMENTZ (VS)

APARTMENTS FOR LIVING AND INVESTMENT

FROM CHF 596,000



ROOMS: from 2 to 5
FLOOR AREA: from 50 m²
BROKER: Anna HERRINGTON
+41 27 452 23 09
couronne@fgp-swissalps.com

In the heart of the magnificent village of Grimentz in the spectacular Val d'Anniviers, discover the Résidence de la Couronne and its exceptional apartments. The unspoilt authenticity of the resort and a spectacular view amid the 'Imperial Crown' peaks are what await you at this outstanding exclusive development. The Résidence de la Couronne offers the chance to live in one of the apartments of the Hameau des Bains resort. Give yourself the luxury of a spa, a swimming pool, a restaurant, a ski room and hotel-quality services. Thanks to our interior designer, our fully decorated and furnished apartments are highly customisable. To make your investment even more attractive, it will be possible to rent out your home through us. The Résidence de la Couronne, the ideal place to live and invest.



LA CORDÉE

GRIMENTZ



GRIMENTZ (VS)

SUMPTUOUS LODGES

from CHF 1,534,400



ROOMS: from 3.5 to 4.5
FLOOR AREA: from 100 m²
BROKER: Anna HERRINGTON
Grimentz Office
+41 27 452 23 09
a.herrington@fgp-swissalps.com

The La Cordée Lodge will comprise a maximum of six sumptuous apartments in a renovated former hotel building just next to the centre of the old village. The apartments range from the 100 m² 3.5-room at CHF 1,534,400, to a magnificent 200 m² 4.5-room duplex penthouse at CHF 3,026,450. The price includes covered parking space, furnishing and full decoration; you will be able to take advantage of all the hotel services of the Hameau des Bains resort.

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ROOMS: from 2 to 5
FLOOR AREA: 60 m² to 156 m²
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On a 1-hectare-plus site next to the village, Guernerés Exclusive Lodge is an exceptional development of superior chalets and apartments. An all-inclusive project in the heart of the Valais, blending charm with luxury amenities for lovers of the outdoors.

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