Résidence "Le Moulin Vert"



SHORT DESCRIPTION

The residential development, which is to be sold as a condominium, comprises a total of more than 19,000 cubic metres of SIA and offers a gross living area of 3,776 square metres just outside the Geneva conurbation.

THE PROJECT

The project develops a concept that is subject to the requirements and restrictions of the CMNS, as the buildings are erected on a site that is subject to a higher level of protection. Ten adjoining villas and three smaller buildings, each with six comfortable flats, have been defined. The ensemble has a friendly character, which is expressed by the search for a traditional typology. The three permitted levels, ground floor, first floor and attic, have large openings that favour light and airy flats, and the buildings are covered with gabled tiled roofs. Both the villas and the apartment blocks meet simple and proven construction standards that fulfil the quality requirements of the middle-class condominium market. In particular, the construction details and the materials used guarantee good thermal and acoustic performance as well as simple and relatively inexpensive maintenance.

SERVICES IN DETAIL

The site, a 6,207 m^2 plot in the centre of the village, is located in zone 4b, which permits contiguous development on three levels above ground. The development is divided into ten single-family houses and eighteen flats in buildings of limited size that are typologically compatible with villas. The apartment blocks have a basement, which houses cellar and technical rooms as well as a garage with 24 parking spaces. Outside, there are parking spaces for a total of 33 cars. The potential made available in this way therefore provides an average of two parking spaces per residential unit, both for the apartment blocks and for the villas. Outside, the communal and private areas are carefully maintained, especially the pavements, which are paved like the car parks of the villas and flats.

Building volume: SIA volume villas: 7,403 m^3 + SIA volume tower block: 11,670 m^3

FACTS

Location	Ch. de l'Ancienne-École 35-39 1288 , Aire-la-Ville , Switzerland
Status	completed
Start of construction	June 2004
Completion	June 2005
Architect	Le Jardin des Hespérides SA - Le Lignon + Collaborateur et auteur du projet : Roland Schwendimann ; Réalisation : Alain Zufferey - Genève

SERVICES

New constructions