



SOLARIS
COLOGNY RUTH







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The Project





The Project

In the heart of the charming and renowned town of Cologne, Solaris is a set of four prestigious villas with exceptional finishes. Created by one of the most recognized Swiss architects, Hervé de Giovannini, they will appeal to the lovers of clean lines and voluminous space, notably thanks to the double height ceilings, very large patios, numerous terraces, vast openings to the exterior and above all cutting edge innovation in conceptual thinking regarding space distribution.

The Solaris villas blend prestige and authenticity so guaranteeing you an outstanding living environment. Perfectly arranged, each level has its own privacy and is served by an elevator.

The garden level benefits from blending interiors into exteriors. It gives you the possibility to enjoy outside living regardless of the weather thanks to the enormous covered terraces that accommodate an outside kitchen, a large dining area enhanced by the presence of a sublime fireplace as well as a generously spacious sitting area. The swimming pool with its own beach terrace benefits from a south facing aspect. Surrounded by gardens carefully created

by award winning Swiss landscape artists, the complex offers a very rare and special living ambiance.

The interior of the garden level is principally dedicated to the main entrance of the villa, ready to welcome your guests and impress them with the spectacular play on volumes. The double height opening with a lower level exposes a secondary entrance downstairs so making the height around 6.5m. A breath taking triple height atrium combines a staircase with a custom designed library exceeding 9m in height creating a plunging view of carefully planned spaces with exquisite custom details. A large private office is well isolated from other living areas ensuring a quiet working environment and the possibility to receive visitors without introducing them into the private family quarters. If required, this space can be easily transformed into an additional bedroom with its own en-suite bathroom. An independent powder room is also to be found on this level.





The Project

A specially designed metal staircase leads to the first floor where a majestic view of the lake unfolds before you framed by panoramic 3.5 m height windows. This main level benefits from head spinning volumes as well as harmonious and well-balanced perspectives. All living spaces (the kitchen, the dining room, a double living room) are well defined but at the same time represent an open plan concept ideal for entertaining. The floor plan is flexible and offers you the possibility to adjust the space according to your needs. The drawing room gives access to a magnificent terrace facing the lake that offers a spectacular view at sunset. This vast additional outdoor space creates an ideal entertaining area for your guests or simply a place to enjoy evening stargazing. A glamorous primary suite of 50m² is also facing the lake and has its own access to the outside terrace. There are also two additional suites on this level.

Finally, the lower floor fully flooded with natural light has a significant amount of additional space and is designed to meet the highest luxury standard. You are going to enjoy wellness facilities, a fully equipped gym as well as sauna, hammam and jacuzzi. A vast family room (over 45m²) could be used as an additional

entertainment area with an impressive glass wine storage and custom-made furniture to be admired. Two additional guest suites open onto large patios. Another separate powder room and an entirely equipped laundry room belong to this level. A spectacular double height entrance gives this floor a possibility to function independently to the rest of the villa.

Each villa has 2 parking places as well as parking for visitors.

The properties are gated so offering a very secure environment for your future home.





Location

The commune of Cologny is a prestigious residential area, one of the most affluent in Switzerland attracting wealthy individuals from across the globe. The lake facing hill of Cologny is the location of the most valuable and impressive properties in Geneva.

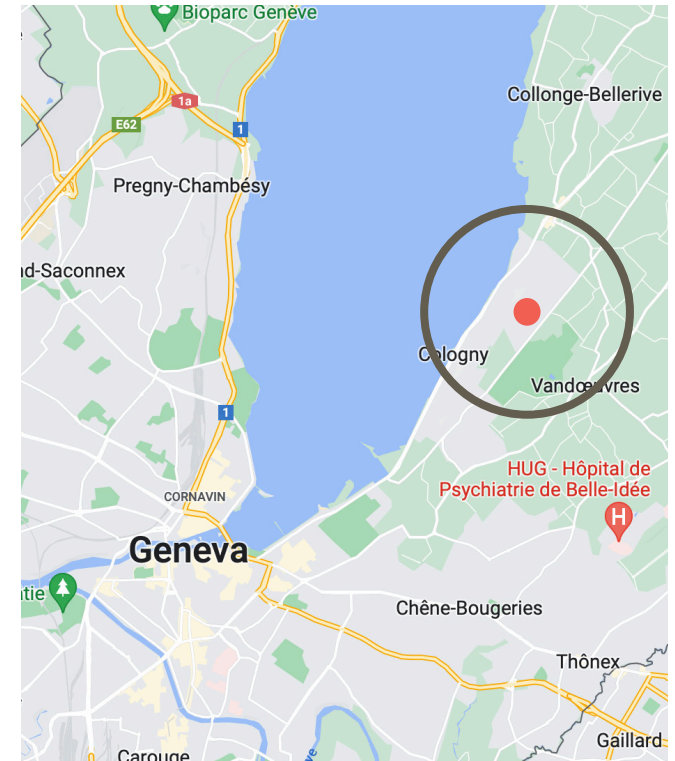
Carrying one of the most internationally recognizable addresses, Solaris benefits from a serene and sophisticated environment whilst at the same time being within a few minutes from Geneva city centre.

Remarkable views of the lake and Swiss mountains highlight its exquisite elegance and unique aspect.

Cologny and its surroundings host renowned international schools (Notre Dame du Lac, Montessori school, International bilingual school Le Grand Boissier and Ecole Moser). Adored in Summer for its beaches and in winter for its accessibility to the ski slopes, the town is full of leisure and activities.

Sports enthusiasts will be delighted by the proximity to the Cologny Sports Centre which offers tennis courts, squash, badminton and climbing facilities. For Golfers there is the prestigious Geneva Golf Club in Cologny. The Yacht Club of Geneva and the Société Nautique de Genève are also very popular with the inhabitants. The horse riding school at La Pallanterie Stables would satisfy the most enthusiastic equestrians. For every day training, the Pavillion Fitness Club is nearby. For total relaxation nothing quite matches Le Bain-Bleu Hammam and Spa.

And in the end to simplify your daily life, there are supermarkets, shops, restaurants, pharmaciers, medical and dental centres, hairdressers in proximity, all easily accessible by car or on foot.



The site plan illustrates the layout of Villa Les Mithras, featuring four distinct villa units arranged in a row. Each villa is labeled: VILLA A ARINNA, VILLA B SUNNA, VILLA C MITHRAS, and VILLA D HELIOS. The plan includes detailed dimensions for the buildings and the surrounding landscape, such as 863, 802, 1155, 1120, 808, and 812. The villas are situated along a central path, with a road labeled 'CHEMIN DE RUTH' running parallel to the right side. The landscape is enriched with various green spaces, trees, and a swimming pool area. The overall design emphasizes a harmonious blend of architecture and nature.







Villa (B) Sunna

Floors	3
Rooms	12
Parking	2
Exterior swimming pool	1

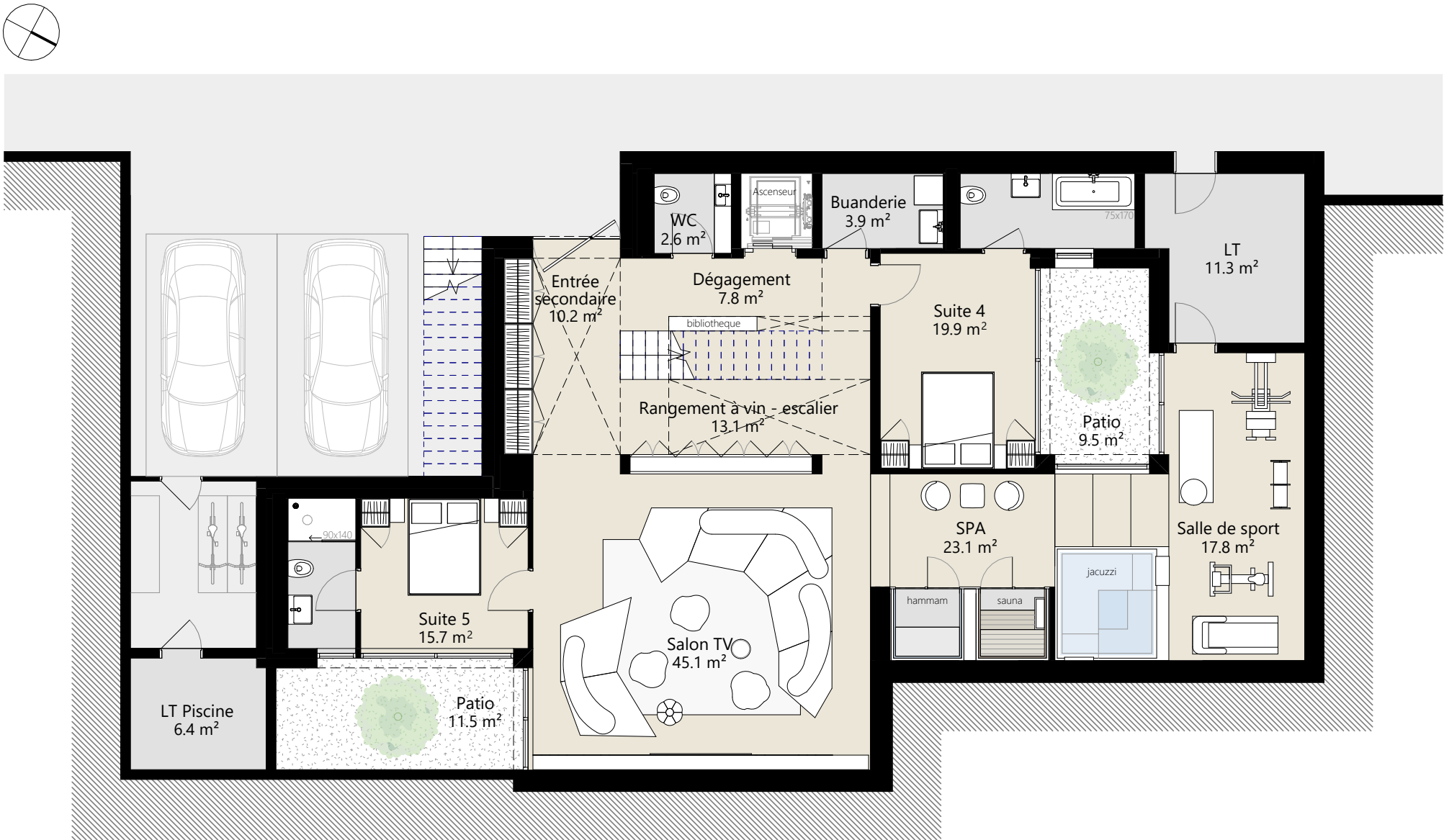
Available space	475.4 m ²
Garden	799.8 m ²
Terraces	153.9 m ²
Land	896.0 m ²



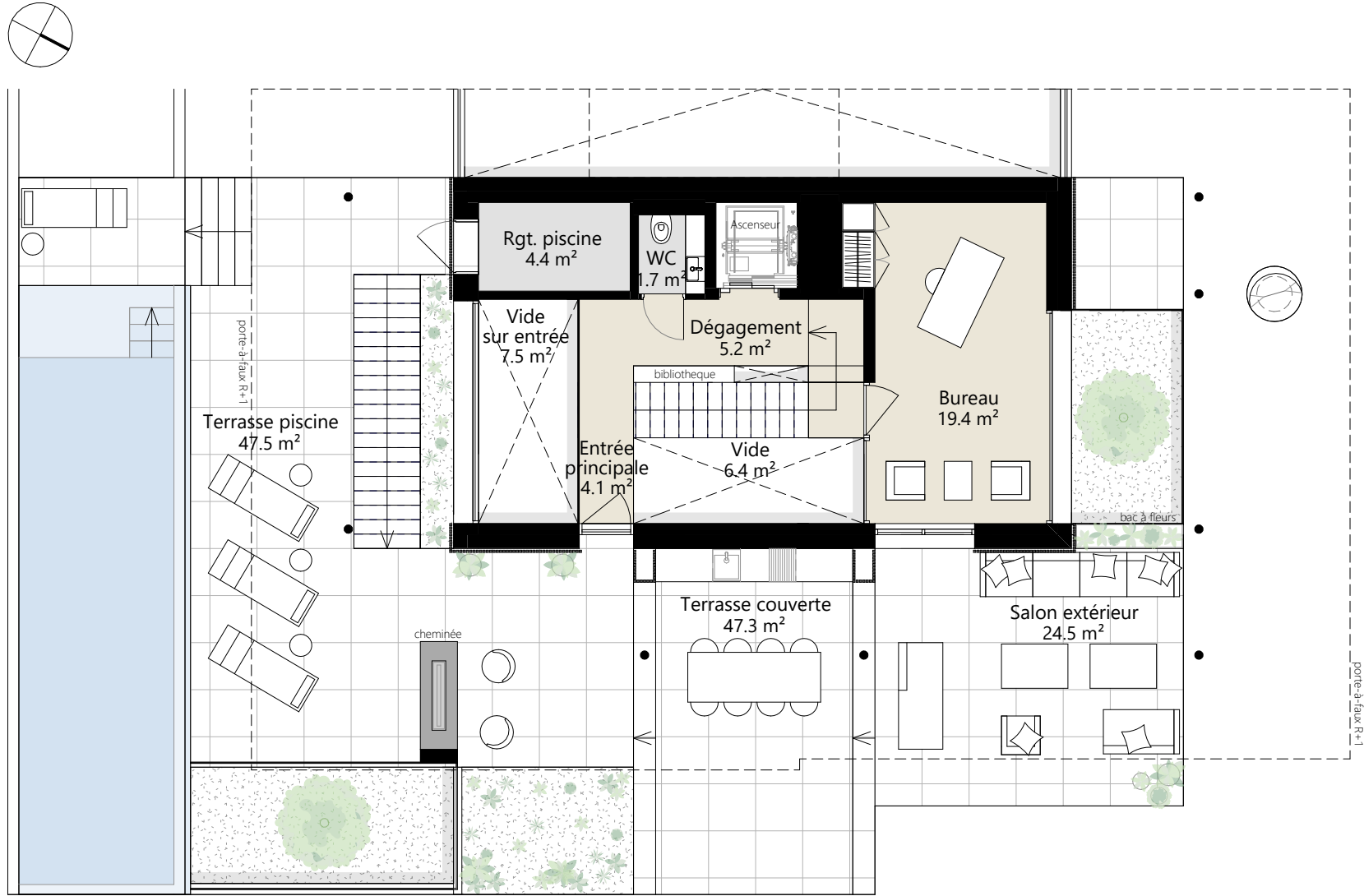
Villa Sunna – Land



Villa Sunna – Lower Level



Villa Sunna – Garden Level



Villa Sunna – Upper Level





Villa (D) Helios

Floors	3
Rooms	12
Parking	2
Exterior swimming pool	1

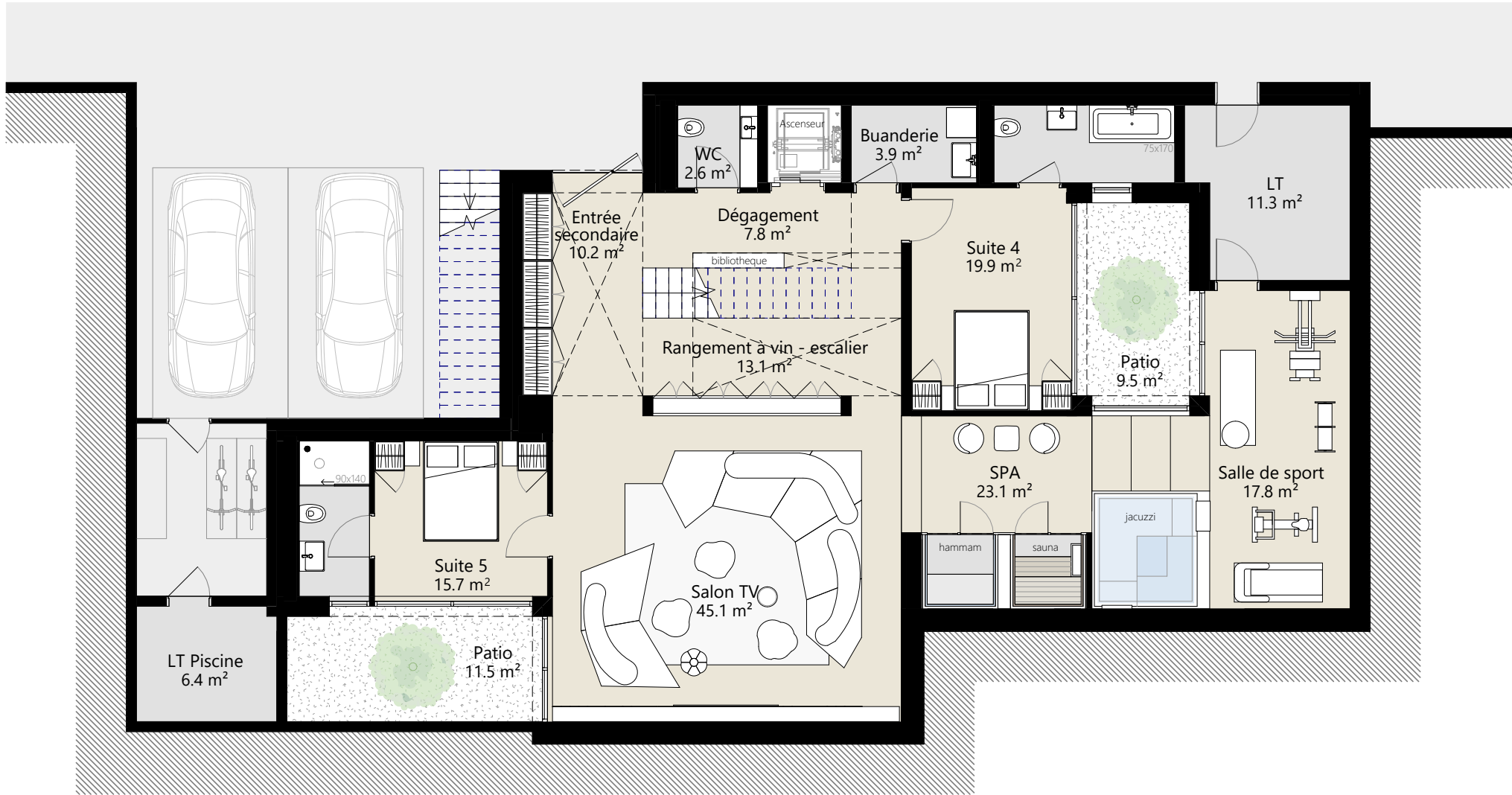
Available space	475.4 m ²
Garden	785.4 m ²
Terraces	153.9 m ²
Land	878.0 m ²



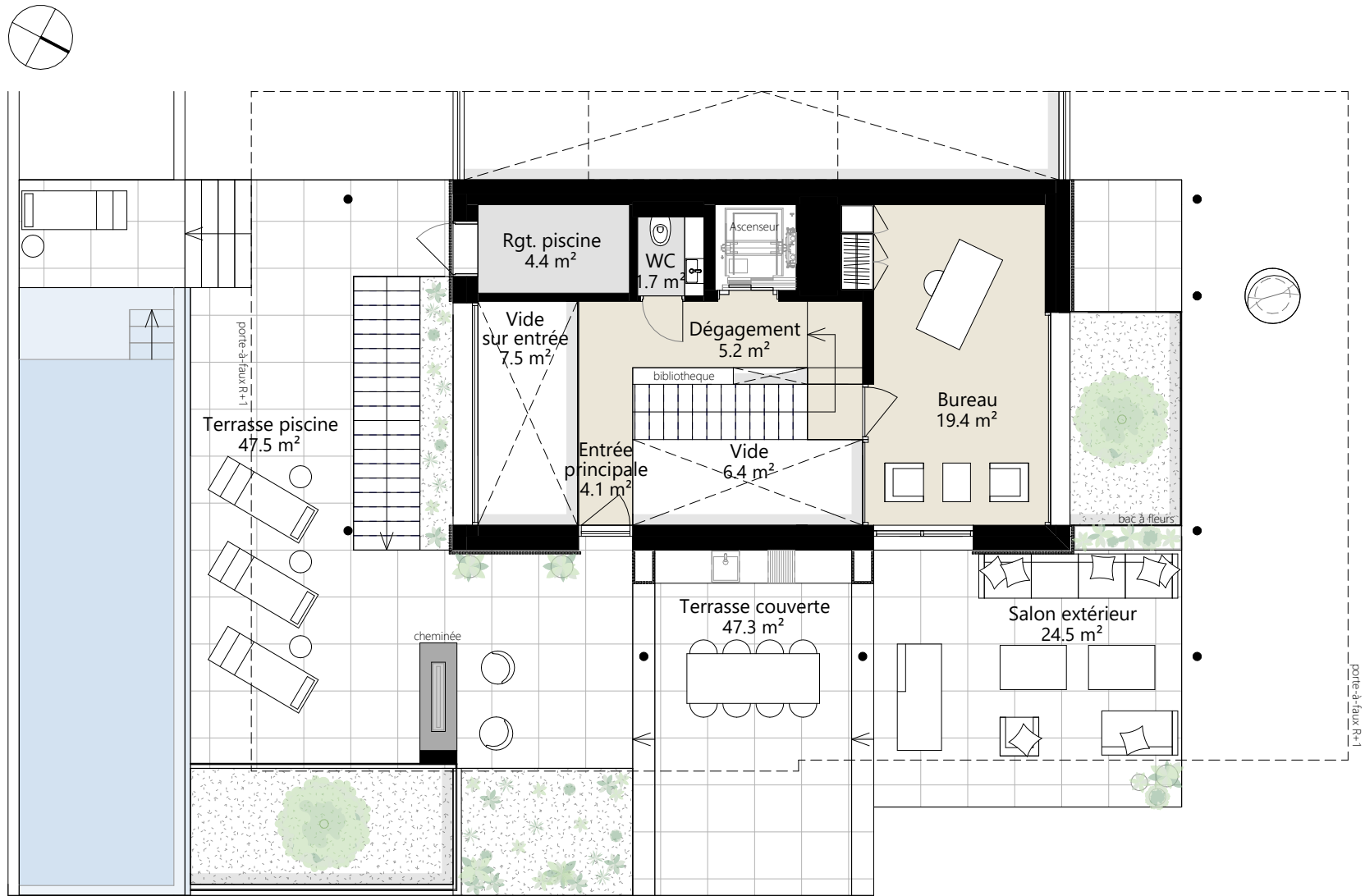
Villa Helios – Land



Villa Helios – Lower Level



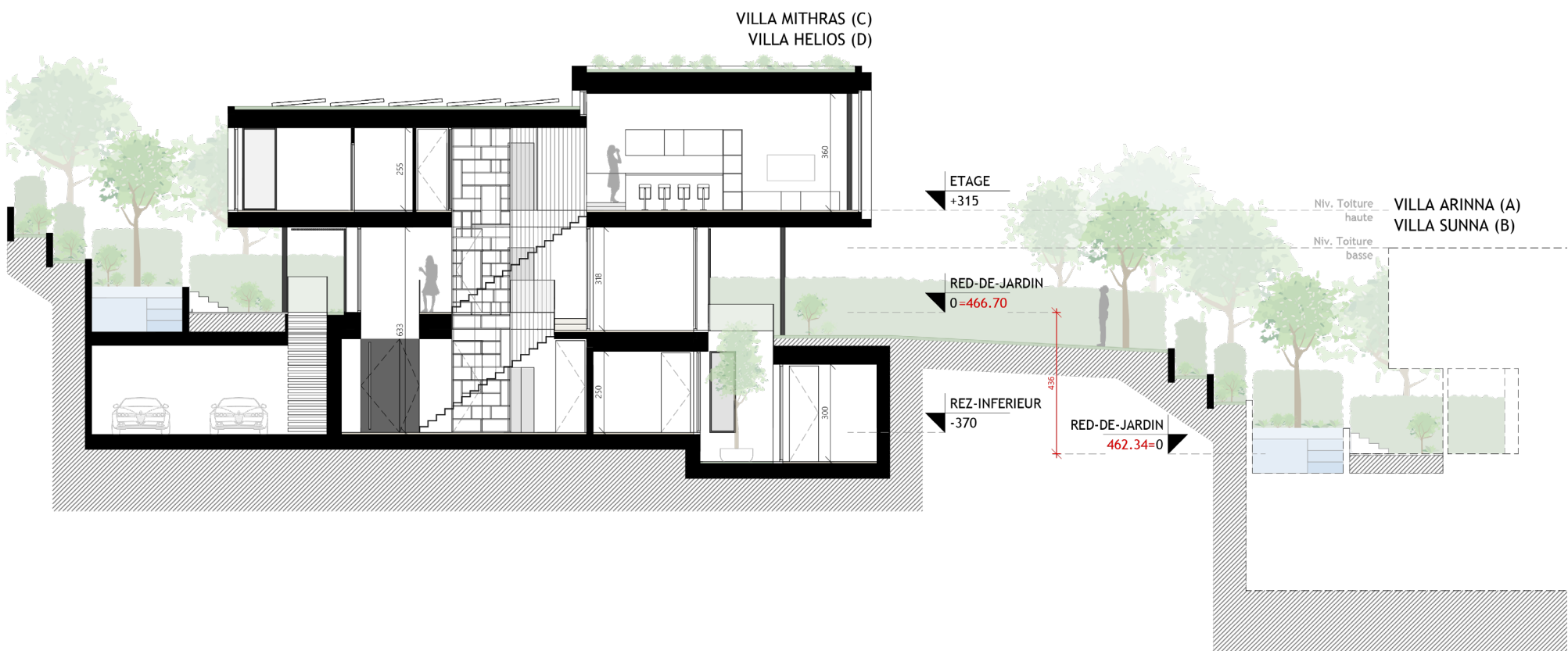
Villa Helios – Garden Level



Villa Helios – Upper Level



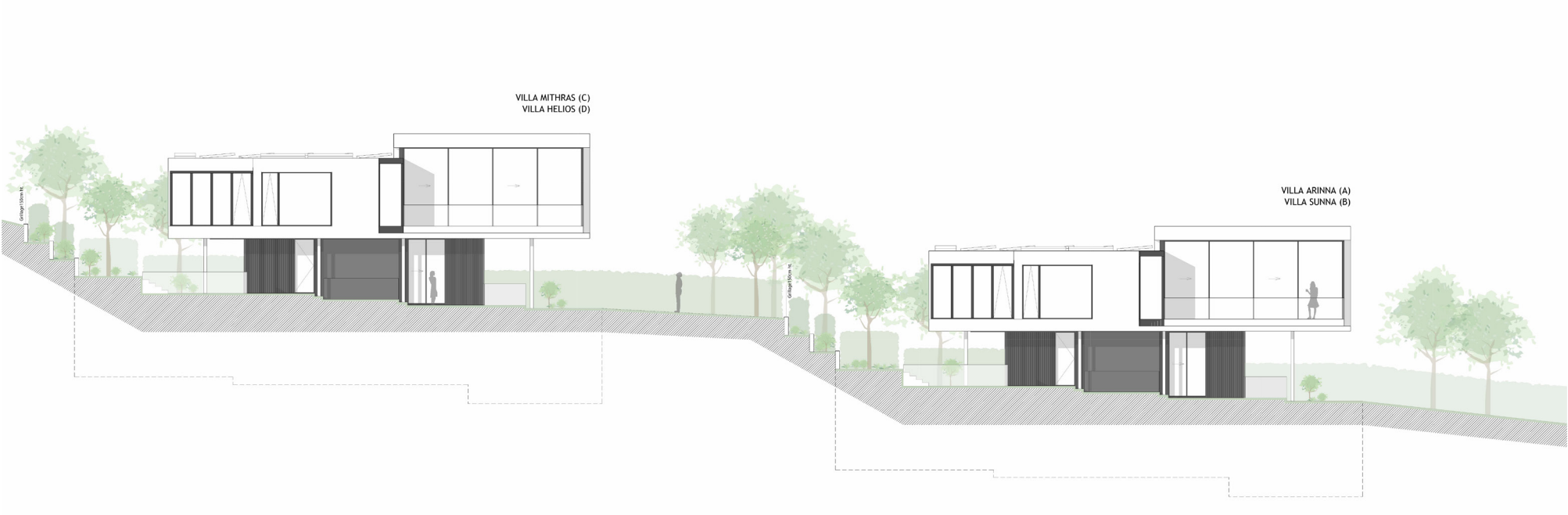
Cross Section Villas C, D



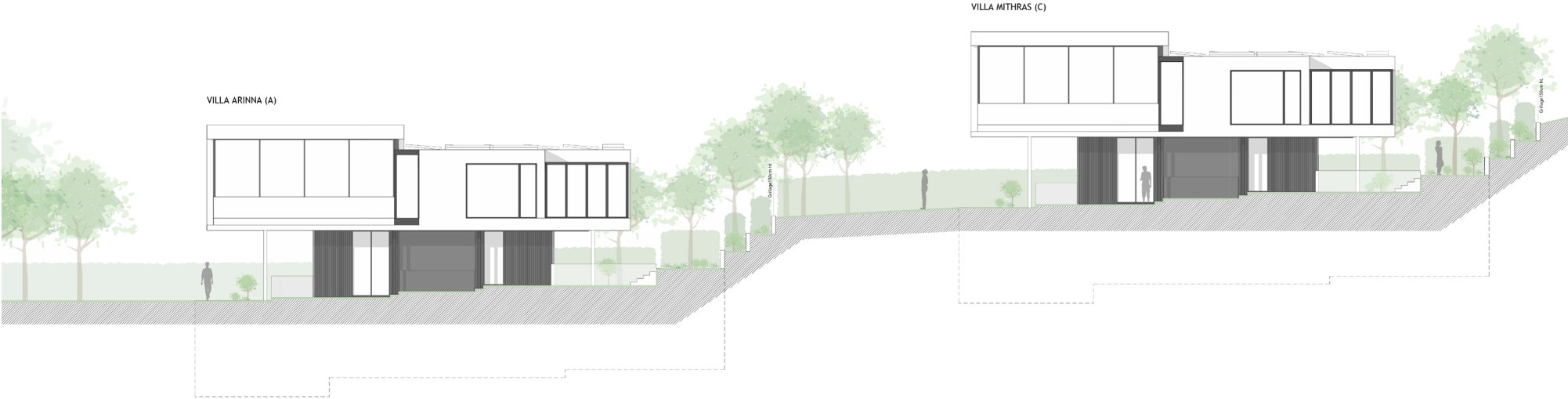
Cross Section Villas A, B



Facades EAST



Facades WEST



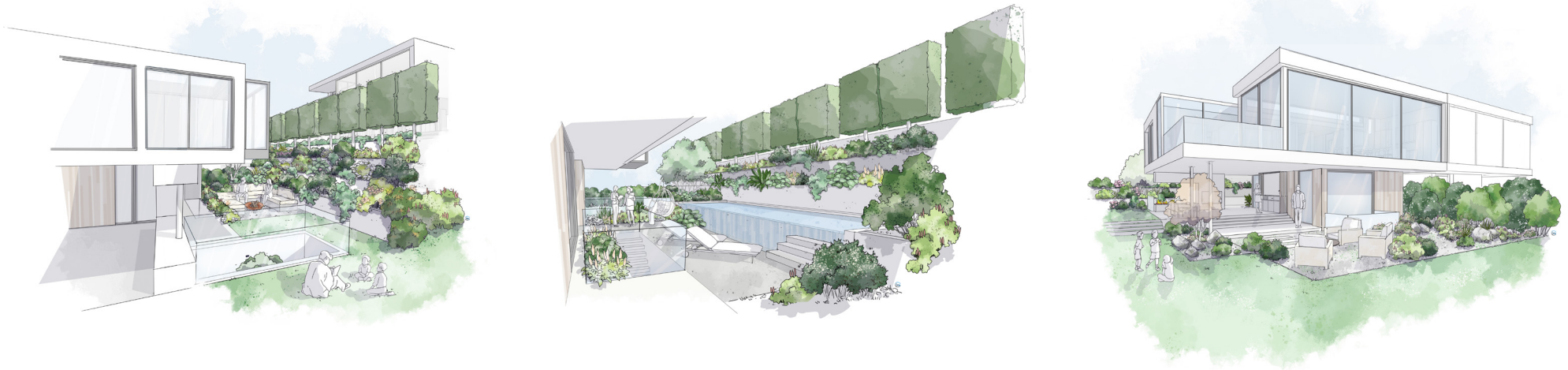
Facades NORTH



Facades SOUTH



Landscape Design

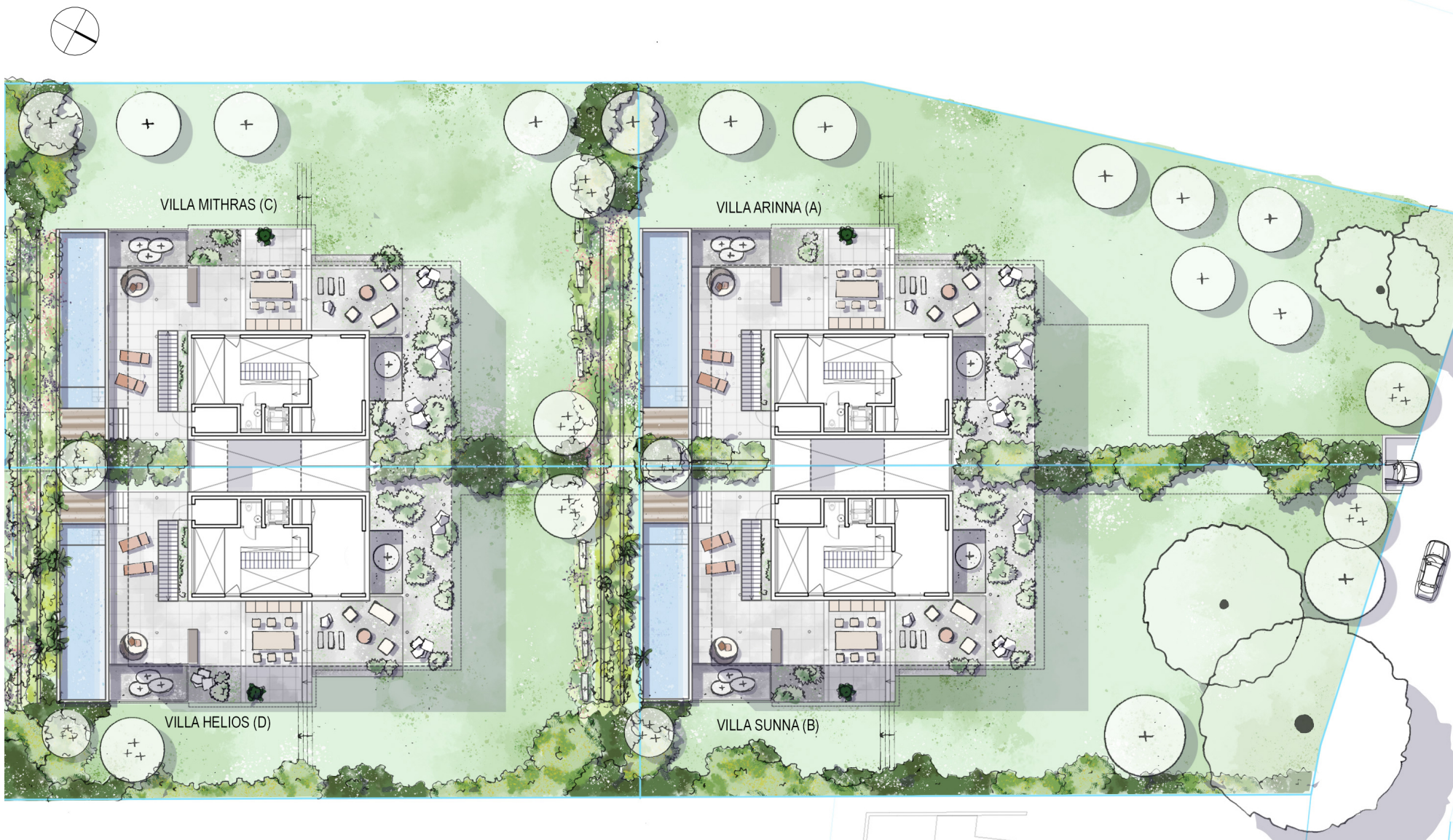


The garden is treated like a room and can be seen in its entirety from the main living space through a wall of glass.

Generous terraces and full-width elegant steps are created to provide different outside living areas for sitting, dining and a place to appreciate and enjoy a magnificent swimming pool with its cascading water feature.

Lines of trees allow for privacy while still making the space feel open.

The front garden was designed as a prelude to the composition in the back. At night, both gardens come alive with dramatic pools of light and shade.



Contact



Naef Prestige | Knight Frank

Route de Florissant 57

1206 Genève

+41 (0)22 839 39 60

geneve@naefprestige-knightfrank.ch

naef-prestige.ch

hervé de giovannini architecte

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MITHRAS

LA STRADA PROPERTIES



SOLARIS
COLOGNY RUTH