



CREATIONS



# PRELUDE

*Prévessin-Moëns*





## PRESTIGE RESIDENTIAL PROJECT

The PRÉLUDE programme is an intimate residence that promotes quality of life within a human-sized development. Ranging from one-bedroom apartments with gardens to splendid three-bedroom loft-style apartments, each accommodation unit has been designed and laid out to optimize both space and natural light. The generous surface areas are in line with the status expected from this type of new residence.

The buildings are limited to three floors, featuring ground-floor apartments with private gardens, first-floor apartments with large terraces and large top-floor loft-style apartments, also with magnificent terraces. All garages are hidden.

The landscaped environment is particularly carefully designed, with plants and grass covering the entire residential area. Access from the street is via a private road that offers a calm, well-kept and secure environment that is especially attractive for families.





## TOP OF THE RANGE FIXTURES AND FITTINGS

Even from the outside, the residence exudes quality and good taste, with wooden and stone cladding creating a sober and elegant architectural effect.

The fixtures and fittings of the apartments offer a superior level of finish, including individual gas boilers, underfloor heating (no wall radiators), motorized roller shutters, security entrance doors, fitted bathrooms (vanity unit and towel dryer), bonded solid wood strip flooring in bedrooms, 45X45 or 60X60 tiling in living rooms and aluminium windows. And as an exclusive feature, option of fitting a home automation system for the remote control of equipment, shutters, heating and lighting, etc. (on request).

During the construction process, our team dedicated to assisting new homeowners will help you with the many customization options, such as colour choices, fittings and equipment.

PRÉLUDE is a sustainable development project. The programme meets the requirements of the French energy benchmark (RT2012) that imposes reductions in all energy consumption and greenhouse gas emissions. The methods used meet these technical requirements, combining comfort and style.



## ENERGY SAVINGS

We use innovative methods, equipment and materials to control energy consumption and create savings in both the accommodation and the shared areas.



## SECURITY

Featuring controlled access, video phones and security entrance doors, our real estate programs are equipped with optimal technology for ensuring security of both property and residents.



## COMFORT

The comfort of residents is always central to our concerns, guiding all our choices for the fixtures and fittings that guarantee the quality and sustainability of the houses and apartments we build.



## RESPECT FOR THE ENVIRONMENT

Whether in the choice of energy for heating, the management of lighting, water and air treatment or the use of non-polluting materials, all our constructions either comply with or exceed the requirements of the French energy benchmark, RT2012.

## IN THE HEART OF THE PAYS DE GEX WITHOUT MOVING AWAY FROM GENEVA

Prévessin-Moëns is an authentic, human-sized community that enjoys an ideal location in the heart of the Pays de Gex, close to major highways and with public transport facilities for easy access to Geneva, Meyrin and all the business areas of the region.

Featuring a crèche, nursery school, primary school, secondary school, library, after-school centre, sports and cultural associations and local shops, Prévessin-Moëns is a very attractive place to live.

The PRÉLUDE residence is located in the centre of the village, in a calm, residential environment.



[www.immo-crea.com](http://www.immo-crea.com)

OFFICE INFORMATION AND SALES

Centre d'affaires international

Immeuble Jean-Baptiste Say

4<sup>e</sup> étage-Aile C - 13 chemin du Levant  
à FERNEY VOLTAIRE

Tel: +33 (0)4 50 99 12 83



VILLES ET VILLAGES CREATIONS

1, rue Conrad Killian

38950 Saint-Martin-le-Vinoux

+33 (0)4 76 03 25 84