

Villa	Typologie	Plot	Living area (USPI)	Room for fitness, sauna, game room-walk-in closet (SUS SIA 416)	Remaining mezzanine-Cellar (SUS SIA 416)	Usable area (SIA 416)	Balcony/ Loggia	Rooftop terrace	Solarium	Patio	Garden	Weighted surface area (Net sales area USPI)	Volume m ³ (SIA 416)	Accommodation price	Garden price	Covered + outdoor parking spaces	Total price parks	Total price	Price / Weighted m ²
Breya	6,5	398,0	145,3	15,9	25,9	187,1	17,1	17,1	0,0	0,0	283,9	159,6	742,0	1 374	156	2 + 1	60	RESERVED	
Seya	6,5	223,0	145,2	16,0	25,9	187,1	17,1	17,1	0,0	0,0	108,9	159,5	742,0	1 459	71	2 + 1	60	RESERVED	
Muveran	6,5	223,0	145,2	16,0	25,9	187,1	17,1	17,1	0,0	0,0	108,9	159,5	742,0	1 459	71	2 + 1	60	1 650	9 523
Génépi	6,5	355,0	145,3	15,9	18,5	179,7	17,1	17,1	0,0	0,0	240,9	159,6	742,0	1 458	132	2 + 1	60	RESERVED	
Isaya	5,5	1219,0	118,4	43,8	18,4	180,6	0,0	29,4	13,8	18,9	1037,1	142,3	610,0	1 309	311	4 + 0	80	RESERVED	
Aeliana	4,5	1305,0	122,9	16,1	18,4	157,4	0,0	28,3	16,9	24,2	1116,0	150,1	610,0	1 235	335	3 + 1	80	RESERVED	

The areas are expressed in square meters (m²). The volumes are expressed in cubic meters (m³).

The prices are expressed in thousands of Swiss Francs (CHF).

The living areas calculated by the architect and shown in the table above strictly comply with the USPI guidelines in this regard: living areas, i.e. within the external walls and load-bearing internal walls, as well as technical shafts. Non-load-bearing internal walls, i.e. partitions, are included in their horizontal section.

Stairs are counted only once. For mezzanines, only the areas under a minimum height of 1.50 meters are included in the living area. The remaining space is counted as usable area.

The weighted areas strictly comply with the USPI recommendations in the canton: weighted area or 'net saleable area,' i.e., living area + weighted surface area of external extensions according to the following weighting method:

Balcony-Loggia: 50% / Winter garden: 50% / Terrace: 33% / Given the complexity of constructing patios and in the absence of recommendations, the weighting for these is set at 50%

The consideration and weighting of terrace areas only apply to the portion of the surface covered by the balcony of the upper floor or an eaves. The uncovered portion is considered garden space and is not included in the weighting of sales areas. For trivial reasons, this condition does not apply to roof terraces and solariums in accordance with USPI recommendations.

In accordance with USPI recommendations, garden areas are not included in the weighted sale areas. These are considered as usage easements, similar to parking spaces, and are therefore valued separately. Consequently, the price per m² is based on the total price, minus the value of the gardens, parking spaces, and private facilities.

NB: The land and garden areas may vary slightly depending on the property subdivision plans of the surveyor.