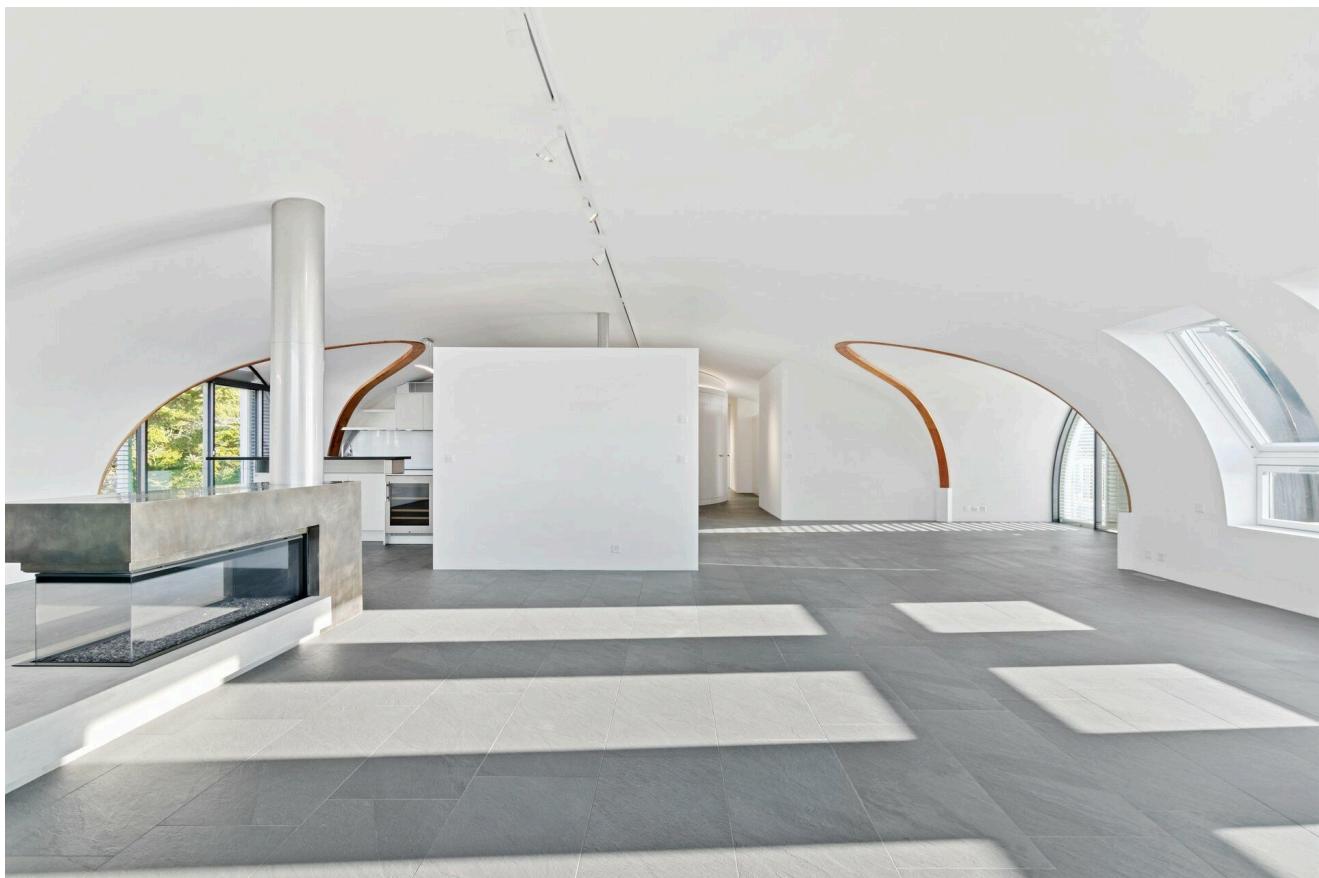


# PULLY



Modern penthouse with panoramic views!

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**CHF 4'900'000.-**



6.5



4



287 m<sup>2</sup>

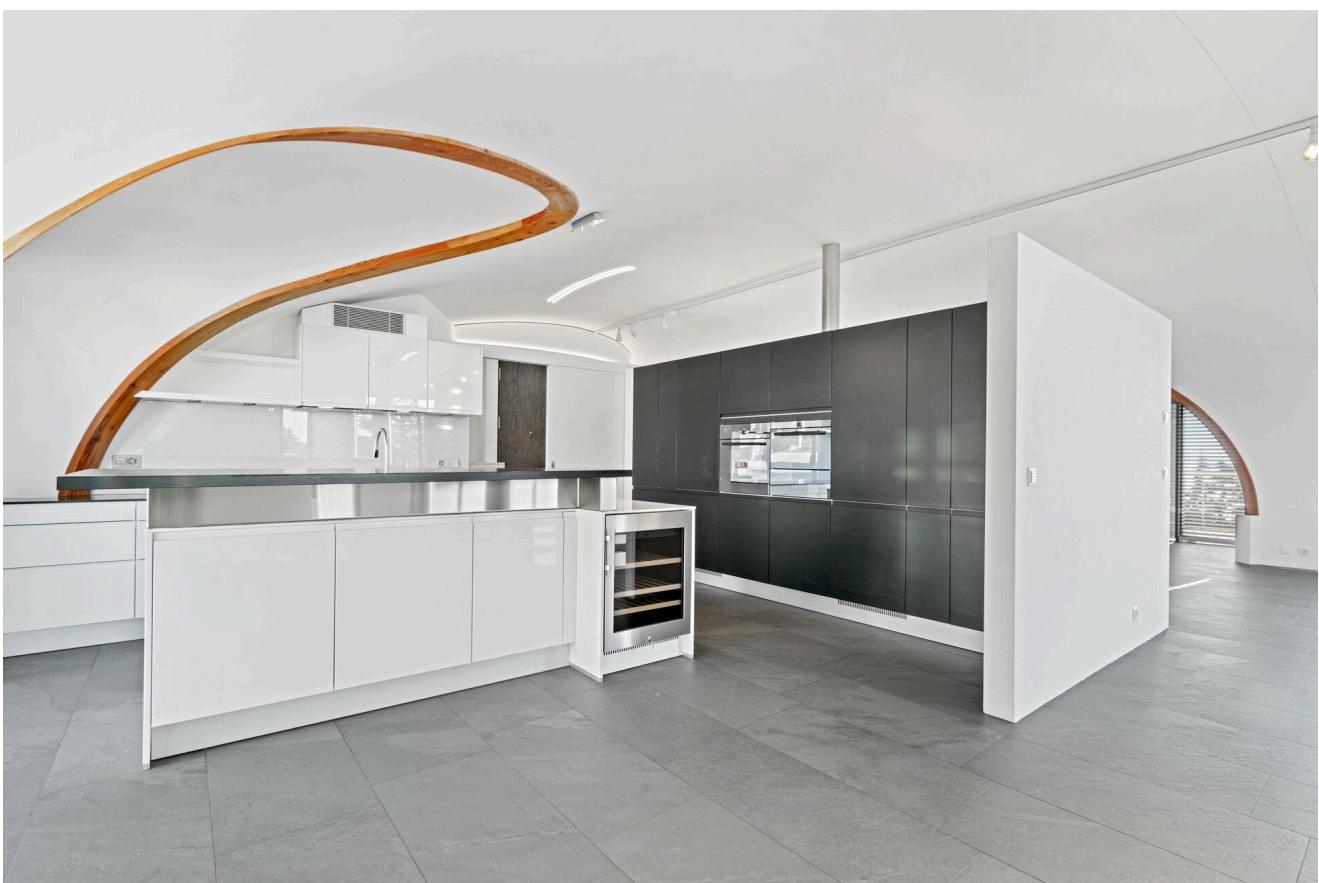
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## SITUATION AND DESCRIPTION

This magnificent apartment on the top floor of a small high standing PPE of 3 lots built in 2013, is located in a quiet, residential and very popular area of Pully.

Occupying the entire top floor, it offers 6.5 rooms with 4 bedrooms, each with its private bathroom and balcony, in addition to a large living room of over 120 m<sup>2</sup>!

The apartment offers very beautiful spaces and volumes with lots of light thanks to its South orientation.

The apartment is distributed as follows:

Spacious entrance opening onto a large open living/dining room, fireplace area, open kitchen opening onto a balcony with a view of the lake and the mountains, with a store/laundry area and a guest

toilet.

The sleeping area is located in the eastern part of the apartment and is made up of 4 bedrooms, each with its own bathroom and access to the balcony.

Modern and equipped with current technology, this apartment will seduce you with its originality and rarity on the market!

A large cellar, a wine cellar, as well as a double garage complete the apartment.

## **SURFACES**

Living area	287 m <sup>2</sup>
Weighted Surface	311 m <sup>2</sup>
Balcony Surface	48 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	5
Number of levels	1
Number of balcony	5
Location floor	Top floor
Costs	CHF 1'437.-/month

## **DISTANCES**

Station	600 m
Public transports	140 m
Primary school	240 m
Stores	400 m
Restaurants	500 m

## INFORMATION

Number of floors above ground	3
Year of construction	2013
Basements	1

## PROXIMITY

- Villa area
- Green
- Railway station
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school

## OUTSIDE CONVENIENCES

- Balcony/ies
- Garage

## INSIDE CONVENIENCES

- Lift/elevator
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Dressing
- Pantry
- Built-in closet
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Washing machine

- Dryer
- Interphone
- Videophone
- Home automation

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- As new

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Panoramic
- Lake
- Mountains
- Alps

## STYLE

- Modern

## FINANCIAL DATA

### Price

**CHF 4'900'000.-**

### Availability

To be discussed

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