

# PRILLY



Luxury penthouse in Prilly with breathtaking views of Lake Geneva

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**CHF 1'550'000.-**

Price of parking place(s) in addition



4.5



2



118 m<sup>2</sup>

n° ref. **042749**



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## SITUATION AND DESCRIPTION

Located on the top floor of a contemporary MINERGIE-labeled building, this splendid penthouse apartment is in a quiet, sought-after residential area of Prilly.

It offers a peaceful living environment, just a few minutes' walk from shops, schools, LEB and public transport, while remaining close to the center of Lausanne.

With 91 m<sup>2</sup> of living space, this 3.5-room apartment captivates with its generous volumes, exceptional luminosity and elegant atmosphere. The living spaces are bathed in natural light thanks to an ideal southwest orientation and open onto two large terraces.

The first, facing south and measuring 31 m<sup>2</sup>, offers spectacular views of Lake Geneva, while the second, facing north, extends to 20 m<sup>2</sup>, ideal for enjoying the

cool in summer.

The finishes are meticulous, the materials high quality, and the layout perfectly thought out for everyday living comfort. Two spacious bedrooms, two modern bathrooms, a cellar and an indoor parking space (CHF 40,000.- extra) complete this exceptional property, available immediately.

This rare property combines tranquility, elegance and panoramic views, in a privileged environment. The ideal apartment for those seeking a refined art of living, just a stone's throw from the city.

## **SURFACES**

Living area	118 m <sup>2</sup>
Weighted Surface	118 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	2
Number of bathrooms	2
Location floor	Attic

## **DISTANCES**

Public transports	281 m
Primary school	1588 m
Stores	370 m
Restaurants	290 m

## INFORMATION

Year of construction	2024
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

## PROXIMITY

- City centre
- Village
- Villa area
- Park
- Green
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Sports centre
- Public swimming pool
- Tennis centre
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

- Terrace/s
- Greenery

## INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Separated lavatory
- Triple glazing
- Bright/sunny

## FLOOR

- Tiles
- Parquet floor

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Lake
- Mountains

## STYLE

- Modern

## FINANCIAL DATA

### Price

CHF 1'550'000.-

### Availability

To be discussed

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## CONSTITUTION DE PPE

Commune de Prilly

Parcelle 231

Chaminda Ballavasena 21

Chen et al. 24

120

KADASTRE.CH  
Rue de l'Industrie 3  
CH-7700 Chavornay

Plan de l'attique / Echelle 1:100

deuxième étage

The floor plan illustrates a residential unit with the following layout and dimensions:

- Lot 6 (Orange Area):** Includes a **Chambre**, **Cuisine**, **Séjour**, and a **Balcon/Terrasse**. The **Séjour** is labeled Ft 231-6.
- Lot 5 (Purple Area):** Includes a **Séjour** (labeled Ft 231-5), **Cuisine**, **SDB**, and a **Balcon/Terrasse**.
- Common Areas:** A central **Escaliers** (staircase) is shown. A **Dressing** area is located between the two lots. A **WC/douche** is located near the entrance.
- External Areas:** The unit features **Balcon/Terrasse** areas on the left and right sides, and a large **31 m<sup>2</sup>** **Terrasse** area at the bottom right.
- Overall Area:** The total area of the unit is **91 m<sup>2</sup>**.

