

# MONTREUX



Magnificent duplex penthouse with 360°  
panoramic view in Montreux

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**CHF 3'600'000.-**



5.5



4



~250 m<sup>2</sup>

n° ref. **039549**



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## SITUATION AND DESCRIPTION

Located in the prestigious commune of Montreux, just a few minutes from the shops in Clarens, 20 metres from the nursery and 500 metres from the lake, this property enjoys a prime location. Nestled in a residential area, it offers a peaceful living environment in a large landscaped garden while remaining close to all amenities. The contemporary-style PPE "Résidence Rambert" is distinguished by its exclusivity, with only five lots. Access is secured by a private gate, guaranteeing comfort and privacy for its residents.

This sumptuous duplex penthouse offers a very high standard of layout. Currently organized as a spacious 3.5-room apartment, it can easily be transformed into a 5.5-room apartment to include one or two additional bedrooms and bathrooms. With 250 m<sup>2</sup> of living space, the apartment is served by a private elevator and boasts generous outdoor spaces: a 56 m<sup>2</sup> terrace and an 8 m<sup>2</sup> balcony, facing southwest to take full

advantage of the natural light and spectacular views of Lake Geneva, the Château du Châtelard, the vineyards and the Dents du Midi.

Inside, the spacious, bright living room opens onto a modern kitchen with a central island. Two bedrooms, an office and three bathrooms complete the current layout. Built in 2008, this property also offers a host of additional features, including three indoor parking spaces, a large 16 m<sup>2</sup> private cellar with an impressive height of five meters, and a shared wine cellar. This is a rare opportunity to acquire an exceptional property in an enchanting setting.

## SURFACES

Living area	~ 250 m <sup>2</sup>
Weighted Surface	~ 270 m <sup>2</sup>
Balcony Surface	~ 8 m <sup>2</sup>
Terrace surface	~ 56 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	3
Number of balcony	1
Number of terraces	1
Location floor	Attic
Costs	CHF 2'800.-/month

## ANNEXES

- 3 indoor parking spaces
- 1 large cellar (16 m<sup>2</sup> approx.)
- 1 shared wine cellar

## DISTANCES

Public transports	345 m
Primary school	1489 m
Stores	365 m
Restaurants	334 m

## DISTRIBUTION

### 1st floor

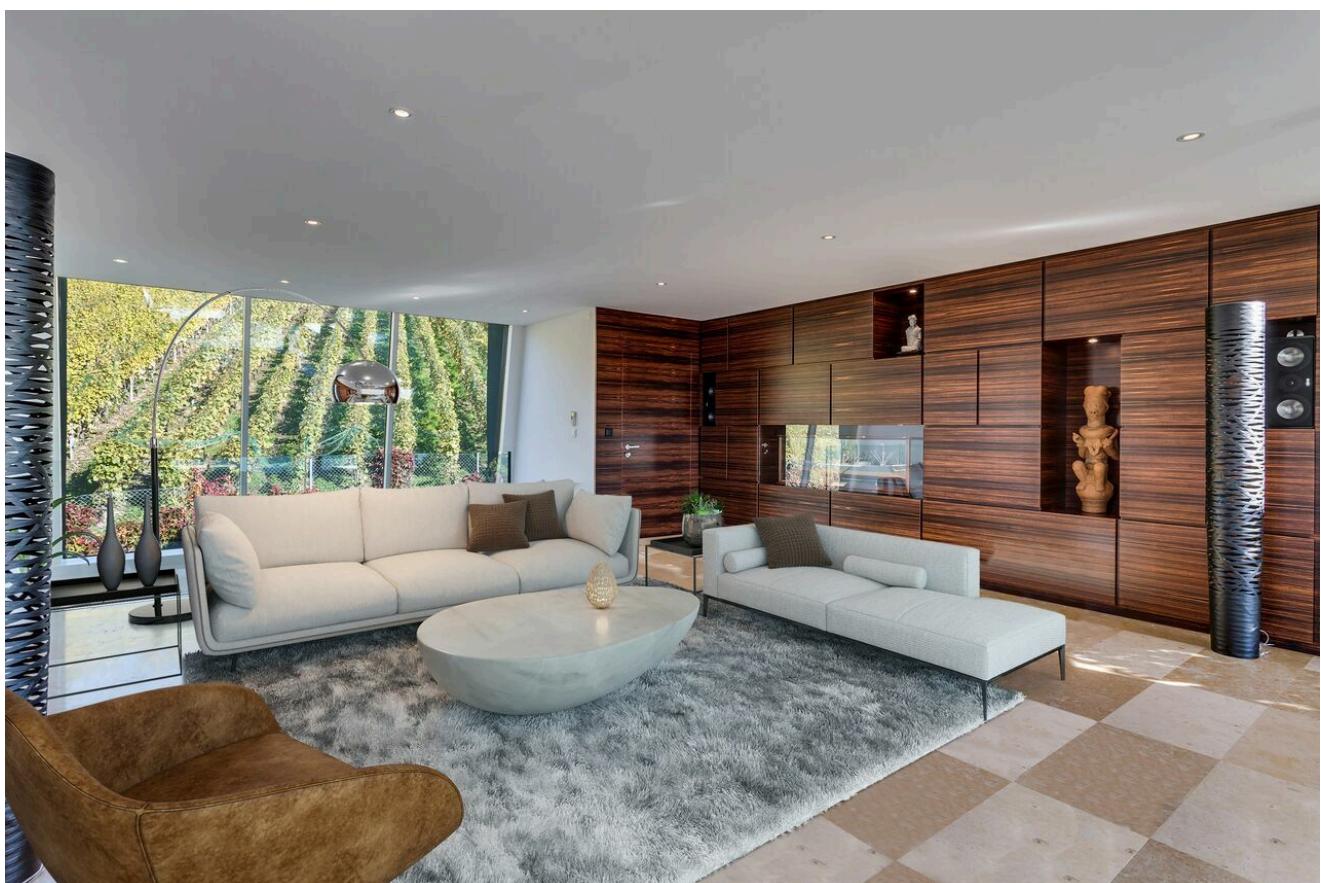
- Main entrance

### 2nd floor

- Elevator with direct, private access to the apartment and each floor
- Spacious, bright distribution hall with Biancome marble floor and staircase
- En-suite bedroom, including large dressing room, double walk-in shower/wc, double sinks, all composed of large slab marble
- Bedroom, currently fitted with custom dressing room and office. Possibility of rearranging into 3 separate bedrooms with shower room. Balcony of approx. 8 m<sup>2</sup>
- Utility room
- A shower room
- Private laundry

### 3rd floor

- Elevator with direct access to each floor
- Spacious living room with natural stone flooring. A splendid bookcase/shelf in precious wood (Macassar ebony) completes this magnificent space
- Poggenpohl fitted kitchen, fully equipped Gaggenau. A worktop, with a large table in black granite Assoluto Nero
- Visitor toilet in black granite Galaxy
- 56 m<sup>2</sup> terrace



## CONSTRUCTION

Built with care, this apartment offers underfloor gas heating, reversible in summer for optimum comfort. Wooden exterior joinery and double glazing guarantee excellent insulation. Minutely maintained, it's in impeccable condition, with no need for any work. High-end features, such as the Bang & Olufsen audio system installed on every floor, further enhance its standing.

## INFORMATION

Number of floors above ground	5
Year of construction	2008
Number of flats	3
Basements	1

## NEIGHBOURHOOD

- City centre
- Green
- Shops/Stores
- Railway station
- Bus stop
- Nursery
- Primary school
- Secondary school
- Hiking trails

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden in co-ownership
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Cellar
- Wine cellar
- Double glazing
- Bright/sunny

## EQUIPMENT

- Furnished kitchen
- Private laundry
- Shower
- Electric car terminal
- Alarm
- Interphone
- Electric garage door
- Home automation

## CONDITION

- Very good

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal

## VIEW

- Nice view
- Unobstructed
- Lake
- Mountains

## FINANCIAL DATA

### Price

**CHF 3'600'000.-**

### Availability

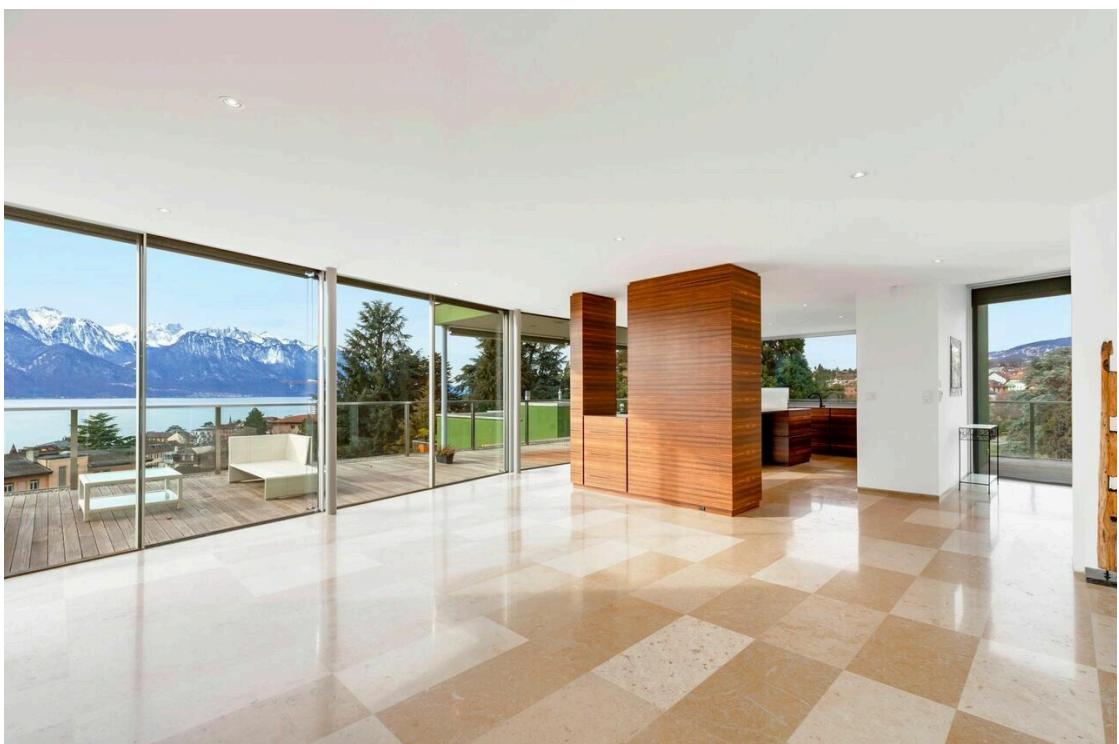
To be discussed

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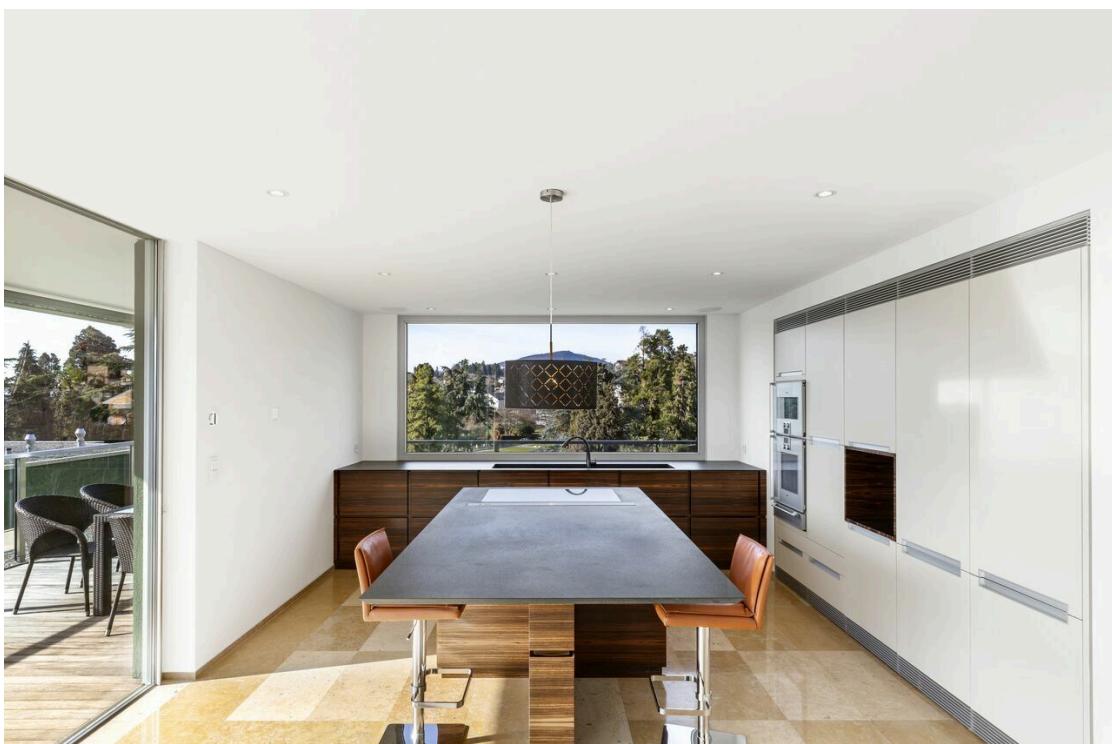
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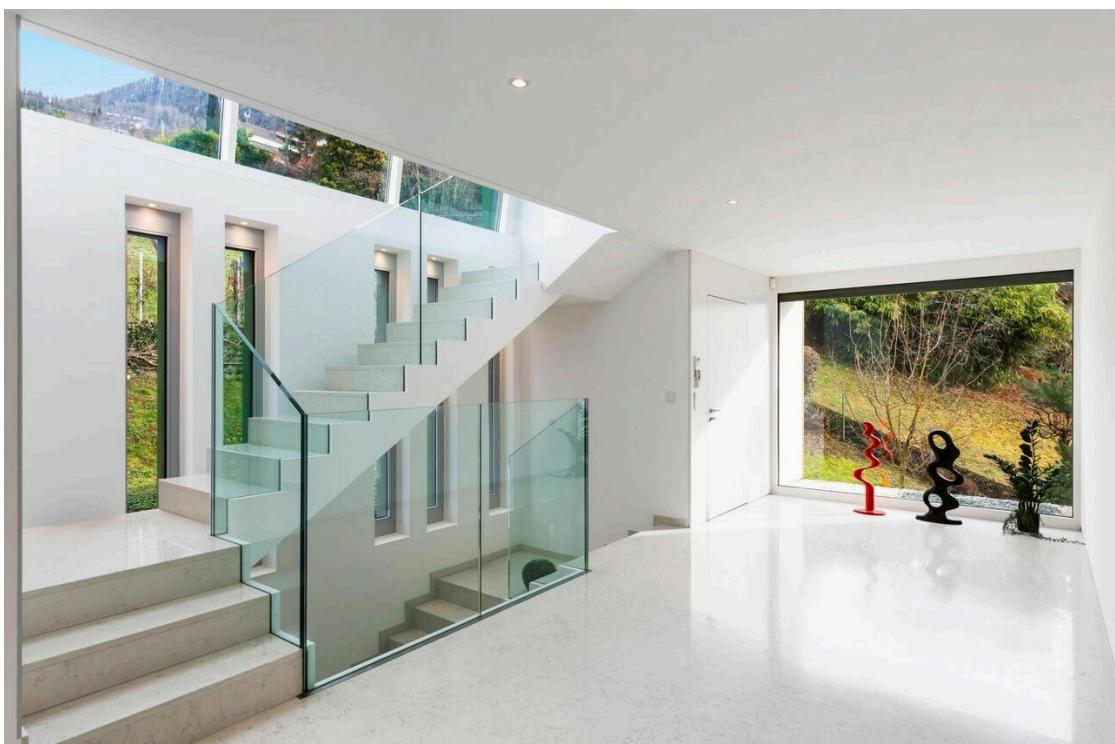
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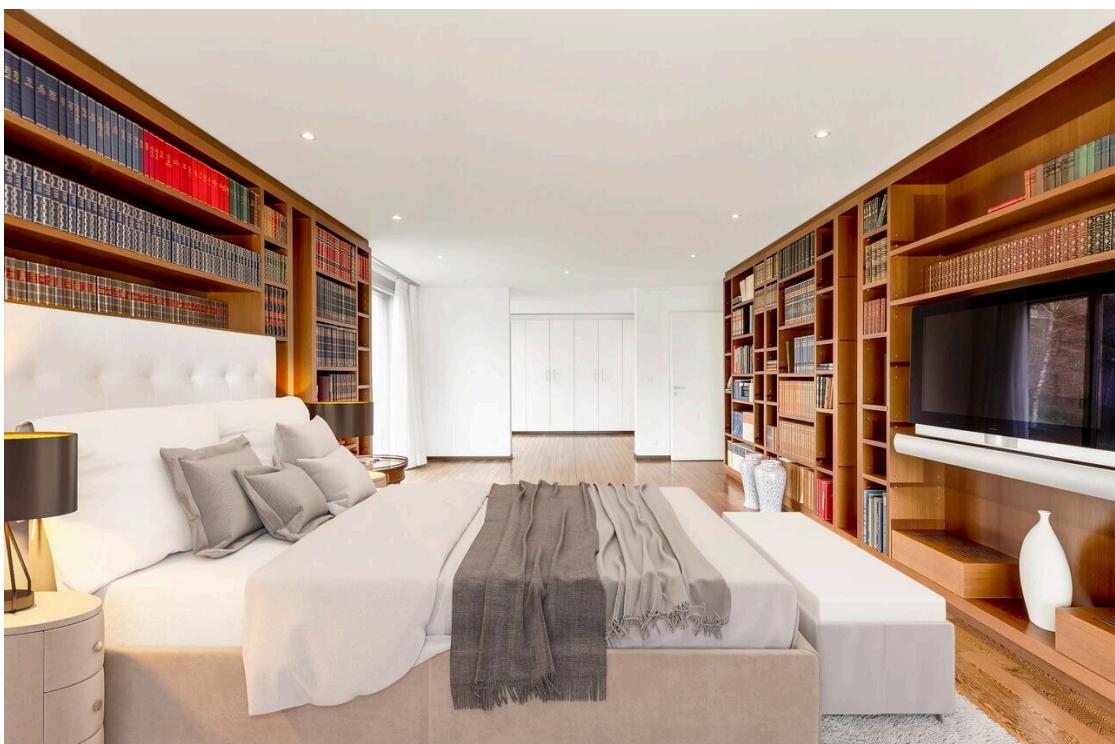
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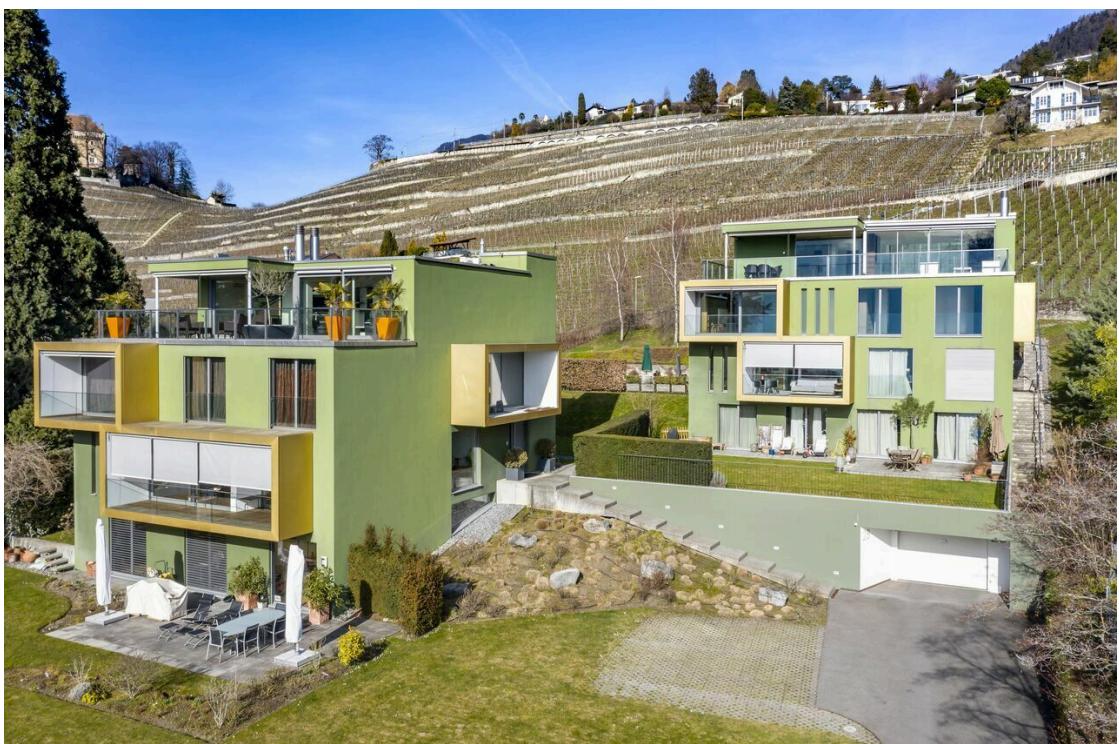
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