

# JONGNY



Beautiful lake view for this penthouse with  
top-quality finishes

**CHF 1'895'000.-**

Price of parking place(s) in addition



5



4



~150 m<sup>2</sup>

n° ref. **036576**



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## SITUATION AND DESCRIPTION

Set in a dominant position in a leafy residential area in the village of Jongny, this small condominium of just 3 flats enjoys a prime location. A bus stop is just 7 minutes' walk from this development, known as "L'écrin du Lavaux", so you can get around easily if you need to. The Collège de Jongny, where primary classes are taught, is around 3 minutes away by car. Vevey town centre is also a 10-minute drive away.

Located on the top floor, this contemporary 5.5-room flat offers 150 m<sup>2</sup> of living space. It also boasts a spacious 50 m<sup>2</sup> balcony, an exclusive 580 m<sup>2</sup> garden and lovely views of the lake and surrounding mountains. The property is finished to a very high standard.

It should be noted that work is in progress, and the choice of materials is at the buyer's discretion, in line with the budget allocated in advance. Any alterations will be subject to an increase in value. Delivery is scheduled for April 2024.

2 indoor parking spaces, one outdoor parking space and a cellar complete this property.

**SURFACES**

Living area	~ 150 m <sup>2</sup>
Weighted Surface	~ 175 m <sup>2</sup>
Balcony Surface	~ 50 m <sup>2</sup>
Garden surface	~ 580 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	5
Number of bedrooms	4
Number of bathrooms	3
Number of levels	1
Number of balcony	1
Location floor	2nd floor

**ANNEXES**

- Cellar space
- 2 indoor parking spaces
- 1 outdoor parking space

**DISTANCES**

Public transports	489 m
Primary school	1148 m

**DISTRIBUTION**

- Entrance hall with built-in cupboards
- Living/dining room
- Open-plan kitchen with central island and access to balcony
- Bedroom with dressing room and en suite shower room
- 2 bedrooms
- Bedroom with en-suite bathroom
- En-suite bathroom





## CONSTRUCTION

The residence comprises 3 flats with 5.5 rooms and around 150 m<sup>2</sup> of living space, with a large 107 m<sup>2</sup> terrace/garden on the ground floor and a spacious 50 m<sup>2</sup> balcony on the upper floors. The design of this architectural project has been carefully thought out to create attractive glazed areas, with generous exteriors oriented to make the most of the existing views.

The features on offer are of very high quality, with finishes of the highest standard. Exterior features include boundary fencing, hedges and various ornamental plantings.

Heating is via an air-water heat pump and is distributed through the floor. Solar panels have been installed on the roof to produce domestic hot water. All windows are fitted with electric blinds, and a lift serves each level of the residence, as well as the underground car

park.

**INFORMATION**

Number of floors above ground	3
Year of construction	2019
Basements	1
Heating installation	Floor
Heating system	Heat pump

**NEIGHBOURHOOD**

- Villa area
- Green
- Bus stop
- Primary school

**OUTSIDE CONVENIENCES**

- Terrace/s
- Quiet

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Cellar
- Bright/sunny

**EQUIPMENT**

- Furnished kitchen
- Private laundry
- Bath
- Shower

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**STYLE**

- Modern

**FINANCIAL DATA**

<b>Price</b>	CHF 1'895'000.-
<b>Price park. int. ②</b>	CHF 90'000.-
<b>Total price</b>	<b>CHF 1'985'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En PPE

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