

PULLY



Exceptional waterfront residence with alpine views

Price upon request

Price of parking place(s) in addition



8



4



384 m²

n° ref. **043939**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

This distinguished lakeside apartment, constructed in 2014 to Swiss energy efficiency standards (Minergie), presents a rare opportunity to acquire an exceptional property combining privacy, contemporary design, and timeless craftsmanship. Spanning an impressive **385 sqm of refined living space**, complemented by a vast **153 sqm terrace** with an outdoor kitchen, this residence represents, without a doubt, the nec-plus-ultra on the market today.

The property's commanding **panoramic views of the lake and the Alps** are matched only by its direct **lake access** and exclusive amenities, including a **private pool and jacuzzi**, and a dedicated pontoon, as well as 24/7 gym, **sauna, hammam, and massage room** within the building.

The interior layout is distinguished by its meticulous attention to detail and use of exceptional materials and finishes throughout. The main residence comprises **three spacious bedrooms with ensuite**

bathrooms, in addition to a sumptuous **parental suite** featuring a fireplace, private **28 sqm terrace**, ensuite bathroom, and dressing room — offering a truly private sanctuary.

An independent **42 sqm studio apartment**, ideal for staff or visitors, ensures the convenience of discreet support accommodation without compromising the privacy of the main residence.

Modern conveniences such as full **home automation**, four secure garage spaces, and exquisite architectural design complete this singular offering.

This property represents a rare confluence of outstanding Swiss architecture and modernity — a lakeside estate for those who appreciate the enduring value of exceptional quality and privileged location.

SURFACES

Living area	384 m ²
Weighted Surface	475 m ²
Balcony Surface	27.5 m ²
Garden surface	1643 m ²
Terrace surface	152.8 m ²
Non built surface [sqm]	164 m ²
Total surface	475 m ²

CARACTERISTICS

Number of rooms	8
Number of bedrooms	4
Number of bathrooms	5
Number of balcony	1
Number of terraces	1
Location floor	Upper ground floor

INFORMATION

Number of floors above ground	4
Year of construction	2014
Number of flats	6
Basements	1
Year of restoration	2014
Heating installation	Floor
Heating system	Pellets

PROXIMITY

- Lake
- Shops/Stores
- Preschool
- Primary school
- Secondary school
- International schools

OUTSIDE CONVENIENCES

- Terrace/s
- Loggia
- Waterfront
- Covered parking space(s)
- Garage
- Visitor parking space(s)
- Sauna
- Swimming pool
- Jacuzzi
- Outdoor-kitchen

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Garage

- Fireplace
- Bright/sunny
- Natural light

EQUIPMENT

- Kitchen island
- Controlled ventilation
- Home automation

FLOOR

- Parquet floor
- Marble

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Panoramic
- Lake
- Mountains
- Alps

STANDARD

- Minergie® certified

FINANCIAL DATA

Price

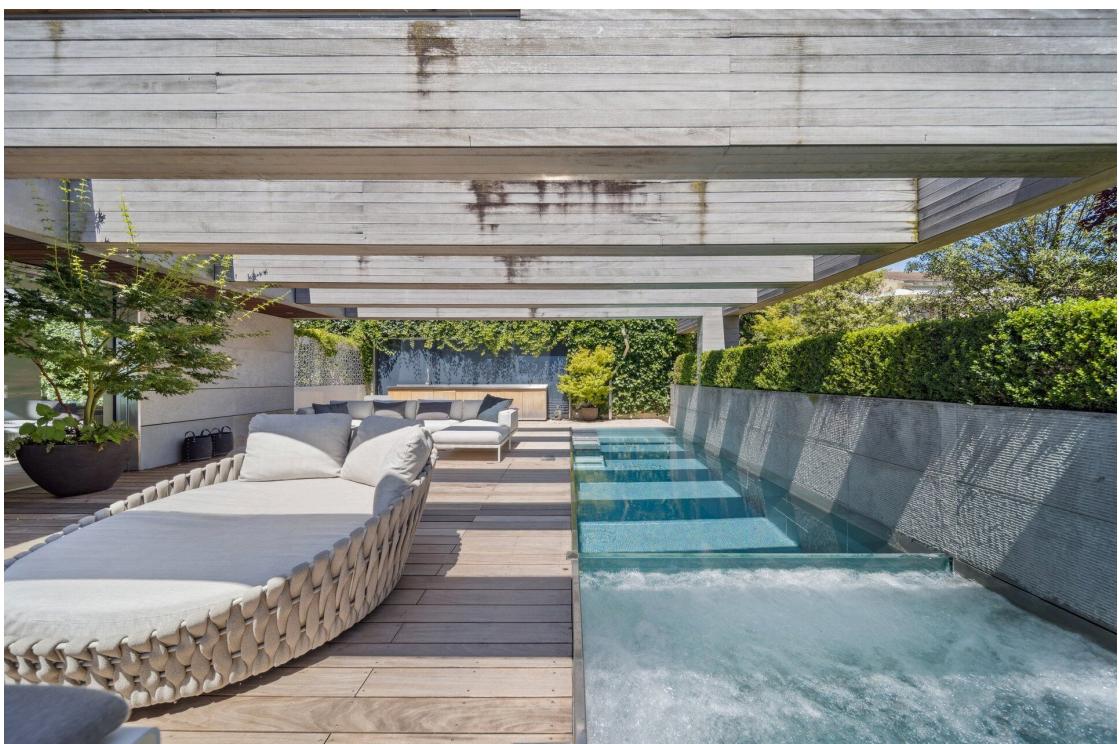
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Availability

To be discussed

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