

PRILLY



For sale: Condominium apartment

CHF 1'775'000.-

Price of parking place(s) in addition



6.5



5



150 m²

n° ref. **046553**



Switzerland | Sotheby's International Realty

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SITUATION AND DESCRIPTION

In a well-kept residence dating from 1989, entirely sublimated by a complete renovation in 2025, this apartment of around 150 sq.m. offers an ideal balance between family comfort, beautiful volumes and heritage value.

From the entrance, natural light imposes itself as the common thread. The vast reception room opens onto two balconies, creating a pleasant continuity between inside and outside. The installation of a stove or fireplace would naturally find its place here for warm winter evenings.

The night space includes four comfortable bedrooms, three with private balconies. Two contemporary bathrooms complete the ensemble. A rare privilege offering privacy and breathing space for every member of the family.

Exclusive added value: an independent 1.5-room studio of approx. 28 m², located on the same landing.

Currently rented out, it comprises:

- a bright living space
- a fully equipped kitchen
- a shower room with shower

Rental income contributes to the financing of the property and reinforces its patrimonial dimension.

Residents enjoy a communal garden with the possibility of a vegetable patch.

Parking available in addition:

- Double box: CHF 55,000.-
- Single box: CHF 35,000.-
- Outdoor space: CHF 25,000.-

SURFACES

Living area	150 m ²
Weighted Surface	175 m ²
Balcony Surface	6 m ²
Cellar surface	6 m ²
Net surface	175 m ²
Ceiling height	270 m

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	3
Number of balcony	5
Location floor	1st floor
Costs	CHF 700.-/month

DISTANCES

Public transports	87 m
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INFORMATION

Year of construction	1989
Number of flats	3
Basements	1
Year of restoration	2025
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

PROXIMITY

- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Preschool
- Secondary school
- International schools

FINANCIAL DATA

Price	CHF 1'775'000.-
Price park.ext ①	CHF 25'000.-
Box price ③	CHF 90'000.-
Total price	CHF 1'890'000.-
Availability	To be discussed

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P.P.E FLUMEAUX PRILLY

47755125

ETAGE ECH: 1/100

belle d'architecture
sph. 61 Aboual
h. Registo-pidou 8
COD lausanne 8 31.10.88



REGISTRE FONCIER DE LAUSANNE
Photocopie conforme

Lausanne, le 18 SEP. 2025

Emolt Fr. 10.- Le Conservateur:

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