

# MONTREUX



Unique location! A stone's throw from the lakeside, with panoramic view

**CHF 4'200'000.-**

Price of parking place(s) in addition



4.5



3



~136 m<sup>2</sup>

n° ref.

**5905253\_031911**



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## SITUATION AND DESCRIPTION

This magnificent 4.5-room apartment enjoys an idyllic location in the heart of Montreux, just a few steps from the shores of Lake Geneva and its magnificent flower-filled quays. In a quiet environment close to all amenities, you'll be able to get around easily and enjoy the many and varied activities on offer in the town, both in summer with its famous Jazz Festival and in winter with the Christmas Market. Thanks to its privileged location, Montreux boasts a renowned and much sought-after microclimate. Geneva airport can be reached in an hour by car.

On the upper floors of a contemporary residence, this high-end property boasts breathtaking panoramic views of the lake and the Alps, which you can admire uninterruptedly from its 23 m<sup>2</sup> balcony.

Distributed over a living area of around 136 m<sup>2</sup>, the apartment has been designed to let you take full advantage of the exceptional quality of the site.

Particular care has been taken in the choice of materials and finishes. Thanks to its large bay windows and south-facing aspect, it is bathed in light throughout the day.

A cellar and 2 indoor parking spaces complete the ensemble.

**SURFACES**

Living area	~ 136 m <sup>2</sup>
Weighted Surface	~ 147 m <sup>2</sup>
Terrace surface	~ 23 m <sup>2</sup>
Ceiling height	~ 250 m

**CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of balcony	1
Location floor	7th floor
Costs	CHF 650.-/month
Communal tax	65 %

**ANNEXES**

- Cellar
- 2 indoor parking spaces

**DISTANCES**

Public transports	80 m
Primary school	120 m
Secondary school	616 m
Stores	80 m
Post office	542 m
Restaurants	45 m

**DISTRIBUTION**

- Entrance hall with wall cabinets
- Living and dining area with access to balcony
- Fitted kitchen
- Guest toilet
- 3 bedrooms
- 2 shower rooms, one with private laundry area
- Balcony

**INFORMATION**

Year of construction

2013

**NEIGHBOURHOOD**

- City centre
- Mountains
- Lake
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Primary school
- Secondary school
- International schools
- Museum
- Theatre
- Concert hall
- Hospital / Clinic
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Quiet

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator

- Underground car park
- Open kitchen
- Guests lavatory
- Cellar
- Bicycle storage
- Built-in closet
- Connected thermostat
- Heating Access
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light

**EQUIPMENT**

- Fitted kitchen
- Furnished kitchen
- Dishwasher
- Shower
- Bath
- Optic fiber
- Electric blind
- Interphone
- Security guard
- Caretaker
- Electric garage door

**FLOOR**

- Tiles
- Parquet floor

**FINANCIAL DATA**

<b>Price</b>	CHF 4'200'000.-
<b>Price park. int. @</b>	CHF 100'000.-
<b>Total price</b>	<b>CHF 4'300'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En PPE

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## **CONDITION**

- Very good

## **ORIENTATION**

- South
- West

## **EXPOSURE**

- Optimal

## **VIEW**

- Unobstructed
- Panoramic
- Lake
- Mountains

## **STYLE**

- Modern

## **MISCELLANEOUS**

- With part-time caretaker job















