

# MONTREUX



Splendid penthouse with large terrace and  
lake view

**CHF 1'390'000.-**

Price of parking place(s) in addition



3.5



2



~113 m<sup>2</sup>

n° ref.

**5854235\_043917**



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## SITUATION AND DESCRIPTION

### EXCLUSIVITY SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

Located in the contemporary "Espace Riviera" residence, built in 2012 in Clarens, this penthouse apartment enjoys a quiet environment in the immediate vicinity of the shores of Lake Geneva, the Pierrier beach and the center of Montreux.

The PPE seduces with its modern architecture, security and excellent maintenance. It is located in a popular neighborhood, just a few minutes' walk from shops, public transport and all the region's attractions.

This 3.5-room apartment offers a pleasant layout with well-thought-out volumes. It features a vast terrace of around 90 sq.m. that surrounds the entire apartment, allowing you to enjoy several outdoor atmospheres and glimpses of the lake and surrounding mountains.

its location provides easy access to the VMCV bus stop, Clarens train station, public and private schools (such as Burier gymnasium, Haut-Lac International School or St-George), as well as the main motorway routes to Lausanne, Valais or Bern.

A cellar and an indoor parking space complete this property.

Ideal as a main residence or pied-à-terre, this attic will delight lovers of comfort, elegance and proximity to Lake Geneva.

**SURFACES**

Living area	~ 113 m <sup>2</sup>
Weighted Surface	~ 143 m <sup>2</sup>
Terrace surface	~ 90 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	3
Number of toilets	3
Number of terraces	1
Location floor	Attic

**ANNEXES**

- Indoor parking space
- Cellar

**DISTANCES**

Station	524 m
Public transports	151 m
Primary school	1828 m
Secondary school	687 m
Stores	350 m
Post office	410 m
Bank	384 m
Restaurants	190 m
Park / Green space	296 m

**DISTRIBUTION**

- Entrance hall
- Visitor WC and laundry room
- Spacious living room
- Dining area
- Fully equipped open kitchen
- Bedroom with shower room/WC and dressing room
- Bedroom with bathroom/WC
- 90 m<sup>2</sup> terrace



## CONSTRUCTION

The "Espace Riviera" residence, built in 2012, stands out for its contemporary architecture and elegant lines. Designed to offer comfort and quality of life, it blends harmoniously into a quiet residential neighborhood just a stone's throw from Lake Geneva.

Organized in a "U" shape, the building is built around a pleasant central landscaped area, enhanced by pedestrian walkways, well-tended gardens and a playground. The various entrances are easily accessible from several sides of the building, and visitors benefit from nearby parking spaces.

The spacious, light-filled entrance halls cross the building from east to west. As for the apartment, it benefits from direct access to the large terrace from all rooms, thus extending the living space outwards.

**INFORMATION**

Year of construction  
Heating installation  
Heating system

2012  
Floor  
Gas

- Cellar
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light

**NEIGHBOURHOOD**

- City centre
- Park
- Mountains
- Lake
- Harbour
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground

**OUTSIDE CONVENIENCES**

- Rooftop terrace
- Garage
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Dressing

**EQUIPMENT**

- Fitted kitchen
- Washing machine
- Dryer
- Private laundry
- Bath
- Shower
- Interphone

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- As new

**ORIENTATION**

- North
- South
- East

**EXPOSURE**

- Favourable

**VIEW**

- Nice view

**FINANCIAL DATA**

**Price**

CHF 1'390'000.-

**Price park. int.** ①

CHF 40'000.-

**Total price**

**CHF 1'430'000.-**

**Availability**

To be discussed

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- Lake
- Mountains
- Alps







