

# MONTREUX



Exclusive Sotheby's ! Luxurious penthouse in  
the centre of Montreux

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

Price of parking place(s) in addition



5.5



4



199 m<sup>2</sup>

n° ref.

**5256530\_038296**



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## SITUATION AND DESCRIPTION

This splendid penthouse is located on the top floor of a prestigious Belle Epoque-style residence established in 2008, in the heart of Montreux and close to all amenities. It enjoys a magnificent panoramic view over the entire Lake Geneva basin.

This exceptional property comprises 5.5 rooms and around 199 m<sup>2</sup> of living space. All rooms have high ceilings and are fitted out with quality materials and finishes.

It boasts plenty of natural light and undeniable tranquility. All co-owners of this residence will be able to take advantage of an outdoor swimming pool measuring 9 meters by 4.5 meters, a communal garden, and a large underground garage with direct elevator access.

2 additional indoor parking spaces and a cellar complete this property.

**SURFACES**

Living area	199 m <sup>2</sup>
Weighted Surface	240 m <sup>2</sup>
Balcony Surface	3.6 m <sup>2</sup>
Terrace surface	116 m <sup>2</sup>
Cellar surface	8 m <sup>2</sup>
Useful surface	199 m <sup>2</sup>
Total surface	240 m <sup>2</sup>
Ceiling height	2.9 m

**CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	5
Number of toilets	5
Number of balcony	1
Number of terraces	1
Location floor	Top floor
Costs	CHF 1'110.-/month

**ANNEXES**

- 2 additional parking spaces and a large cellar complete this exceptional property

**DISTANCES**

Public transports	80 m
Primary school	1100 m
Stores	140 m
Restaurants	210 m

**DISTRIBUTION****Ground floor**

- Entrance hall with storage space
- 2 bedrooms with balconies
- Bathroom with WC
- Private laundry room

**1st floor**

- Private lift
- Entrance hall
- Living/dining room
- Open-plan kitchen
- Panoramic terrace with covered area
- Master bedroom with dressing room and en suite bathroom
- Bedroom
- Shower room with WC
- Guest toilet



Switzerland

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INTERNATIONAL REALTY

## INFORMATION

Number of floors above ground	3
Year of construction	2008
Number of flats	31
Basements	1

## NEIGHBOURHOOD

- City centre
- Railway station
- Bus stop

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Common pool

## INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Cellar
- Bright/sunny

## EQUIPMENT

- Furnished kitchen
- Shower
- Bath
- Interphone

## ORIENTATION

- South

## EXPOSURE

- Optimal

## VIEW

- Nice view
- Lake
- Mountains

## STYLE

- Classic

## FINANCIAL DATA

<b>Price</b>	CHF 4'000'000.-
<b>Price park. int. ②</b>	CHF 100'000.-
<b>Total price</b>	<b>CHF 4'100'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	En PPE

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