

MONTREUX



TOP-of-the-range amenities downtown, lake
and mountain views

CHF 3'200'000.-



4.5



3



~162 m²

n° ref. **035424**



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SITUATION AND DESCRIPTION

Located in the heart of downtown Montreux and just a stone's throw from all amenities, this superb 4.5-room apartment, whose sober, timeless layout was created by an interior designer, is distributed over a living area of approx. 162 m². It boasts a pleasant 14 m² balcony facing the lake, with a breathtaking view of the Teeth of the Midi and the Pre-Alps.

Situated on the top floor of a luxury residence built in 2008, this apartment offers all the comfort and modernity you'd expect from a property in this category, including air conditioning in every room, 3 bedrooms with en suite bathrooms, and a general pantry directly accessible from the kitchen with top-of-the-range equipment (Gaggenau). A private, fully-equipped wellness area with sauna, steam room, Jacuzzi and fitness room, as well as a lounge area with fully-equipped kitchen for your private parties, are available to co-owners.

With its strategic downtown location, facing the quays and lake and directly 2 steps from the many shops the city has to offer, this urban apartment enjoys an idyllic, sought-after location. The bus stop for Vevey and Villeneuve is just a few meters from the residence. The Montreux train station is also less than 2 minutes' walk away.

Less than an hour from Geneva airport, and a stone's throw from Gstaad and Verbier, Montreux nestles in the foothills of the Alps, nestling in the waters of Lake Geneva. Cosmopolitan, a mecca for culture and gastronomy, Montreux is also renowned for the excellence of its private schools, health and fitness centers.

Two cellars, an indoor parking space and a garage box complete the property.

www.switzerland-sothebysrealty.ch

Available for sale to non-Swiss residents (subject to LFAIE authorization).

SURFACES

Living area	~ 162 m ²
Weighted Surface	~ 169 m ²
Balcony Surface	~ 14 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	4
Number of levels	1
Number of balcony	1
Location floor	4th floor
Costs	CHF 870.-/month

ANNEXES

- 2 cellars
- 1 indoor parking space
- 1 garage box

DISTANCES

Station	124 m
Public transports	46 m
Primary school	281 m
Secondary school	220 m
Stores	53 m
Post office	555 m
Bank	257 m
Restaurants	15 m

DISTRIBUTION

- Entrance hall with wall cabinets
- Living and dining area with access to balcony
- Fully fitted kitchen (Gaggenau appliances) with adjoining pantry
- En-suite master bedroom with bathroom/wc
- Laundry area
- 2 bedrooms each with en-suite shower room/wc
- Separate toilet
- Balcony



CONSTRUCTION

Between luxury and modernity, a choice design meeting today's requirements.

Le Beaulieu Résidences is a high-standard residential complex enjoying a privileged location on the shores of Lake Geneva, right in the center of Montreux. Built in 2008 and comprising 9 apartments, the residence also offers exclusive benefits to its co-owners, such as a fully-equipped private wellness spa with sauna, hammam, jacuzzi and fitness room, as well as an individual, air-conditioned wine cellar and a lounge area equipped with a fully-equipped kitchen, for private evenings with friends. Two cellars complete also this property.

SPECIAL FEATURES

- Air conditioning in all rooms
- Possibility of sale with furniture

INFORMATION

Number of floors above ground	4
Year of construction	2008
Basements	2

NEIGHBOURHOOD

- City centre
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Balcony/ies

INSIDE CONVENIENCES

- Lift/elevator
- Guests lavatory
- Cellar
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Bath
- Shower

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal

VIEW

- Nice view
- Lake
- Mountains

STYLE

- Modern

FINANCIAL DATA

Price	CHF 3'200'000.-
Availability	To be discussed
Judicial form	En PPE

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APPARTEMENT 4 1/2
Surf habitable: 162 m²
Balcon: 14 m²