

# PULLY



## La Palmeraie - Pully

**CHF 2'250'000.-**

Price of parking place(s) in addition



5.5



3



~113.5 m<sup>2</sup>

n° ref.

**037640.037640-**



**Switzerland | Sotheby's International Realty**  
Grand-Rue 102, 1110 Morges

**Davide Marra**  
+41 76 310 77 24  
davide.marra@swsir.ch



## SITUATION AND DESCRIPTION

Rarity is the key word to describe this new real estate project.

Composed of a 6-apartment building, all units in this residence named "Palmeraie" enjoy an outdoor relaxation area with a breathtaking view of Lake Geneva and the Alps.

In fact, these precious properties represent the last chance to acquire a new luxury apartment. Superbly finished and boasting the finest designs, this project is as much the choice of aesthetes as it is of enthusiasts of exceptional homes.

Located close to the lakeside in Pully (VD), the residence is set in a charming little town immersed in nature, surrounded by vineyards and forests. Here, education is a top priority: from primary school to gymnasium, all levels of study are covered by numerous public and private schools, all with excellent reputations

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

## **SURFACES**

Living area	~ 113.5 m <sup>2</sup>
Weighted Surface	~ 153.9 m <sup>2</sup>
Balcony Surface	~ 80.8 m <sup>2</sup>
Cellar surface	~ 4.3 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	3
Number of bathrooms	3
Location floor	1st floor

## **DISTANCES**

Station	710 m
Public transports	120 m
Primary school	1820 m
Secondary school	1820 m
Post office	339 m
Hospital	2300 m





## LOCATION

Ideally located in Pully, thus pleasantly overlooking the commune, your future apartment is housed within a truly residential and highly sought-after neighborhood, less than 10 minutes' walk from the lakeside beaches.

Here, calm, nature and scenic beauty combine to guarantee your utmost well-being. Just a ten-minute walk from your apartment, you'll find several restaurants and other amenities such as supermarkets, gas stations and grocery stores.

Easy to reach by public transport, all you need to do is walk 10 minutes to Pully Sud station to reach the heart of Lausanne in less than 5 minutes.

In other words, your future home is made for families and for anyone looking for a green and secure environment.

## MUNICIPALITY

Located in the commune of Pully in the canton of Vaud, this residence lies at the heart of a charming small town immersed in nature, surrounded by

vineyards and forests.

Education is a key focus here; from primary school to gymnasium (federal matriculation), all levels of study are covered by numerous public and private schools, all enjoying excellent reputations.

Less than four hours by train from Paris or Milan, just minutes from the center of Lausanne and 50 minutes from Geneva airport, Pully is also an ideal starting point for mountain destinations.

## CONSTRUCTION

The architectural style is unique, with fluid lines. Mindful of its occupants' quality of life, the project's energy performance obviously meets current consumption criteria: triple glazing, efficient insulation, photovoltaic solar panels on the roof, heating provided by a heat pump, distributed floor heating, etc. Finishings will be up to the purchasers to add your personal touch.

Budgets and technical specifications can be provided  
on request.

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

## INFORMATION

Heating installation

Heating system

Floor

Air to water heat  
pump

- Cellar
- Built-in closet
- Triple glazing
- Bright/sunny
- With front and rear view

## PROXIMITY

- Villa area
- Green
- Lake
- Beach
- Harbour
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Primary school
- Secondary school
- International schools
- Public swimming pool

## OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Greenery

## INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen

## EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Connections for washing tower
- Shower
- Bath
- Photovoltaic panels

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- New

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Lake
- Alps

## FINANCIAL DATA

**Price**

CHF 2'250'000.-

**Price park. int. ①**

CHF 40'000.-

**Total price**

**CHF 2'290'000.-**

**Availability**

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

**STYLE**

- Modern

**STANDARD**

- Minergie®











La Palmeraie  
1009 Pully, Pully

Batch	Reference	Type	Floor	Rooms	Living surface	Terrace surface	Balcony surface	Price	Status
037640-1 FOR SALE									
1	037640.037640-1.037724 - lot 1	New apartment	Ground floor	3.5	62.3 m²	65.3 m²	-		Sold
2	037640.037640-1.037725 - lot 2	New apartment	Ground floor	2.5	48.2 m²	104.5 m²	-		Sold
1+2	037640.037640-1.037726 - lot 1+2	New apartment	Ground floor	5.5	111.5 m²	104.5 m²	-		Suspended
3	037640.037640-1.037727 - lot 3	New apartment	1 st floor	5.5	113.5 m²	-	80.8 m²	CHF 2'250'000.-	For sale
4	037640.037640-1.037728 - lot 4	New apartment	2nd floor	3.5	62.3 m²	-	42.6 m²		Sold
5	037640.037640-1.037729 - lot 5	New apartment	2nd floor	2.5	48.2 m²	-	38.2 m²		Sold
6	037640.037640-1.037730 - lot 6	New apartment	3rd floor	3.5	63.3 m²	23.4 m²	30 m²		Sold

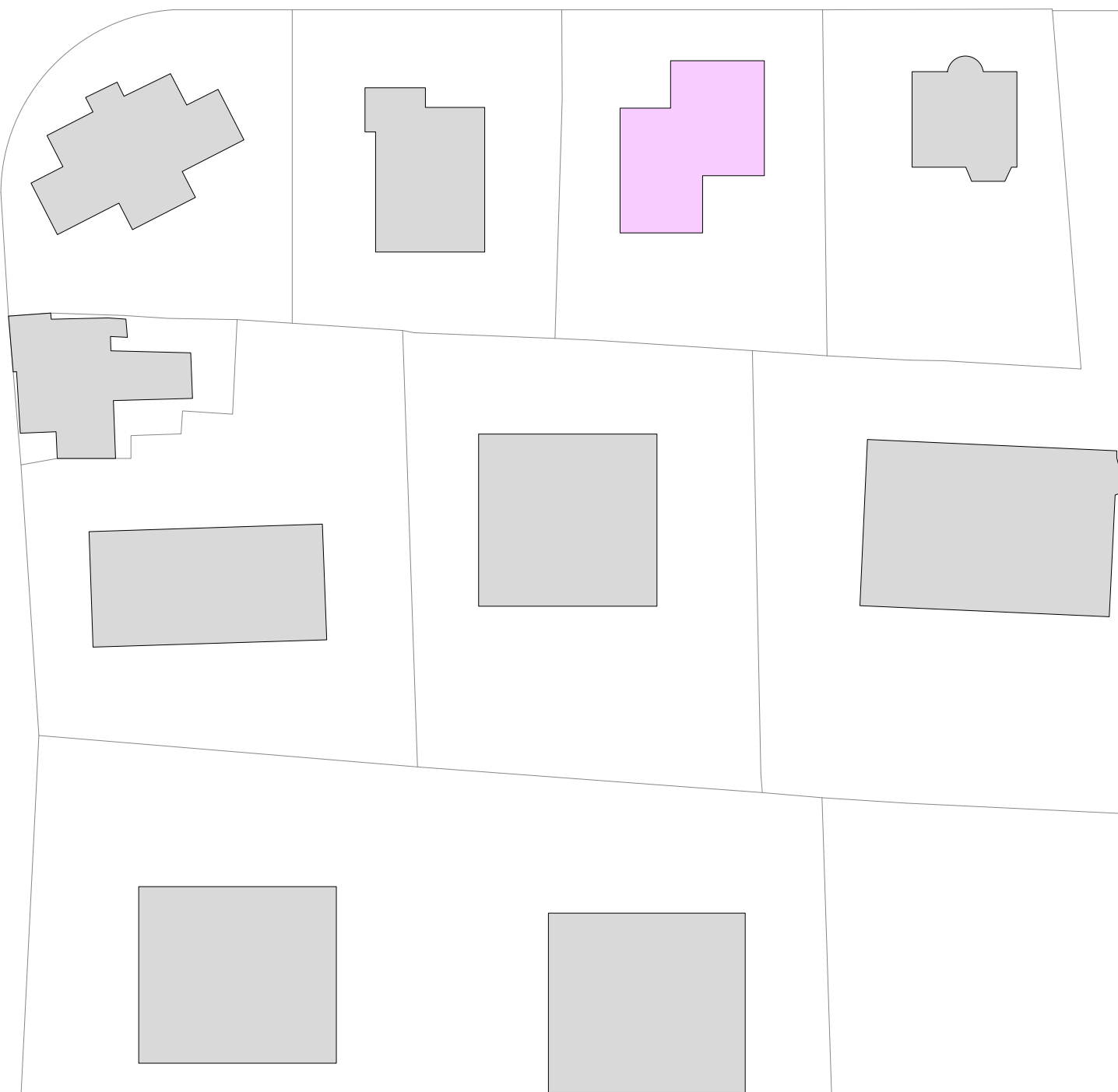
Parking places:

An indoor parking space is available for each lot at a cost of CHF 40,000 in addition to the sale price

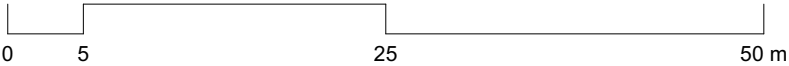
Annexes:

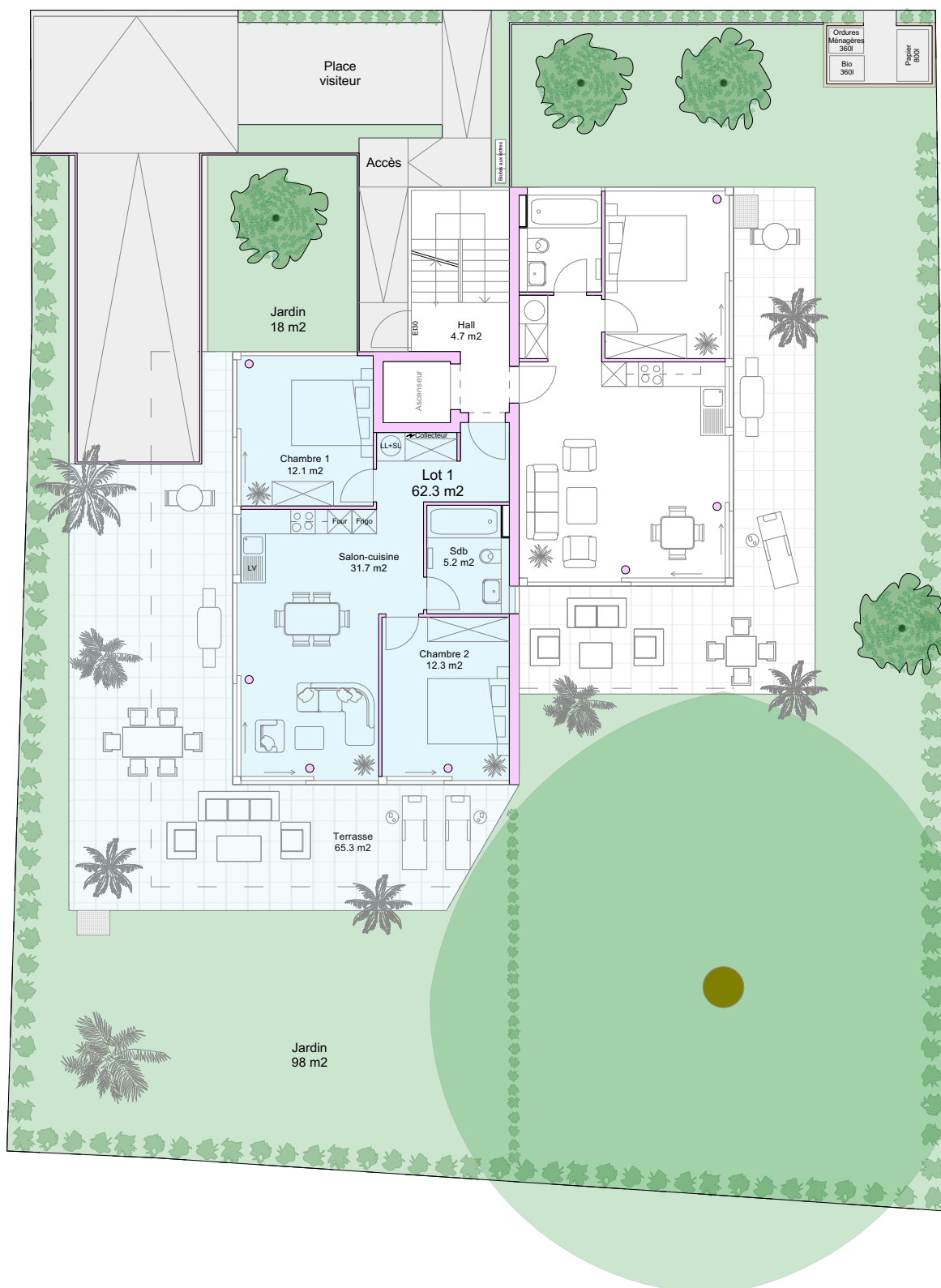
There is a variant that combines lots 1 and 2

Route de Vevey



Les plans et images sont non contractuels; Les dimensions sont estimatives et peuvent légèrement changer.

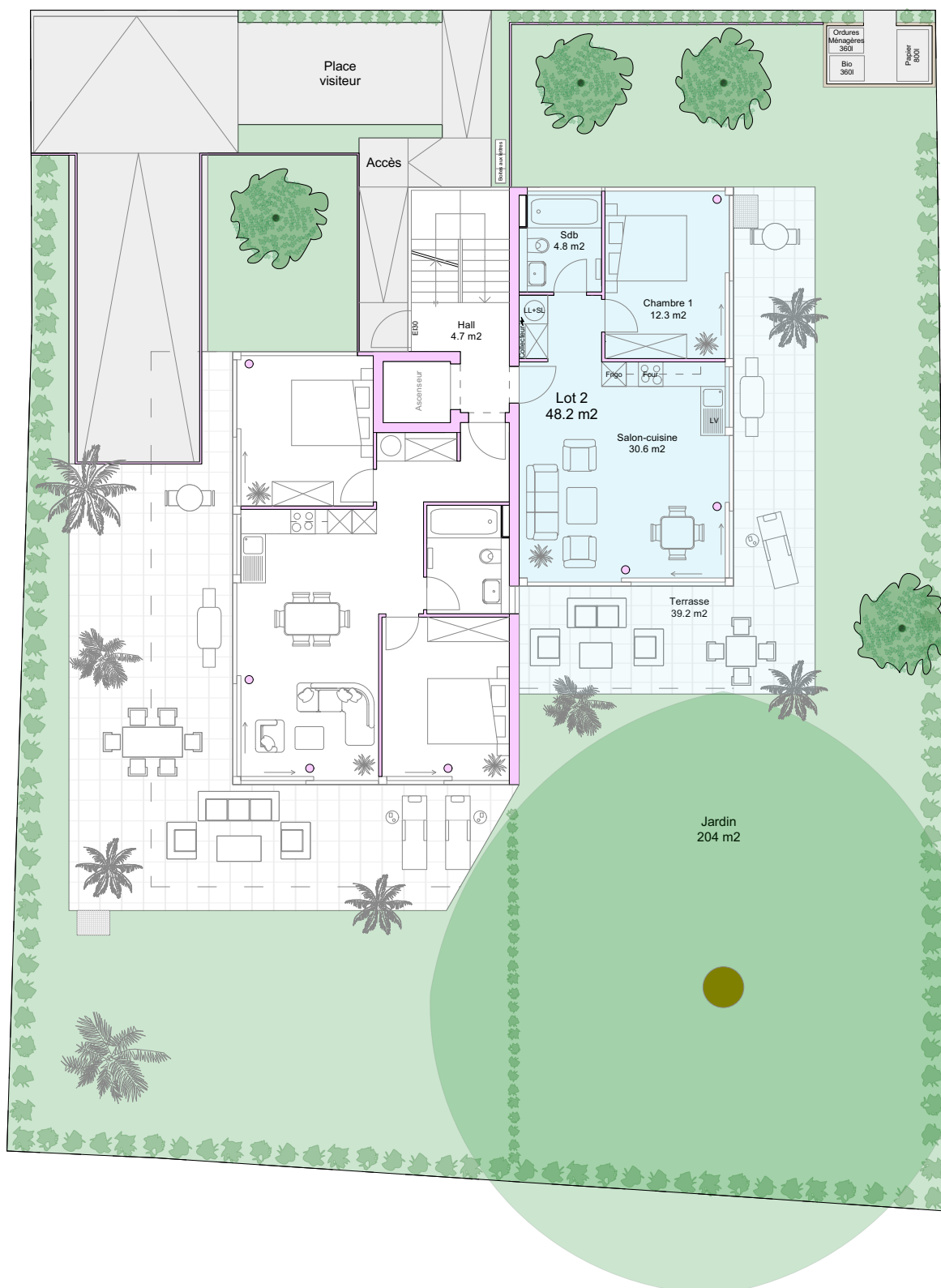




Les plans et images sont non contractuels; Les dimensions sont estimatives et peuvent légèrement changer.

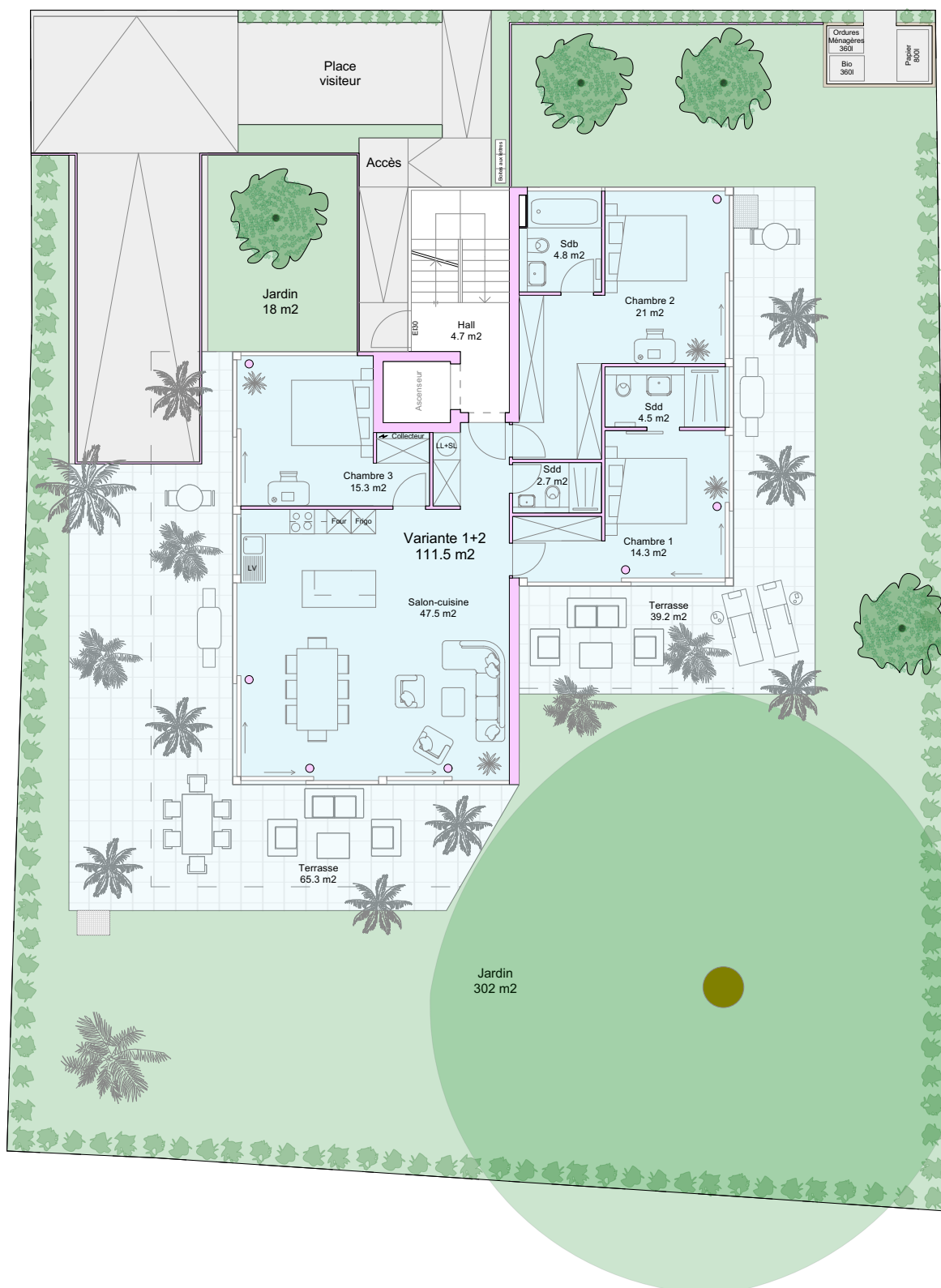






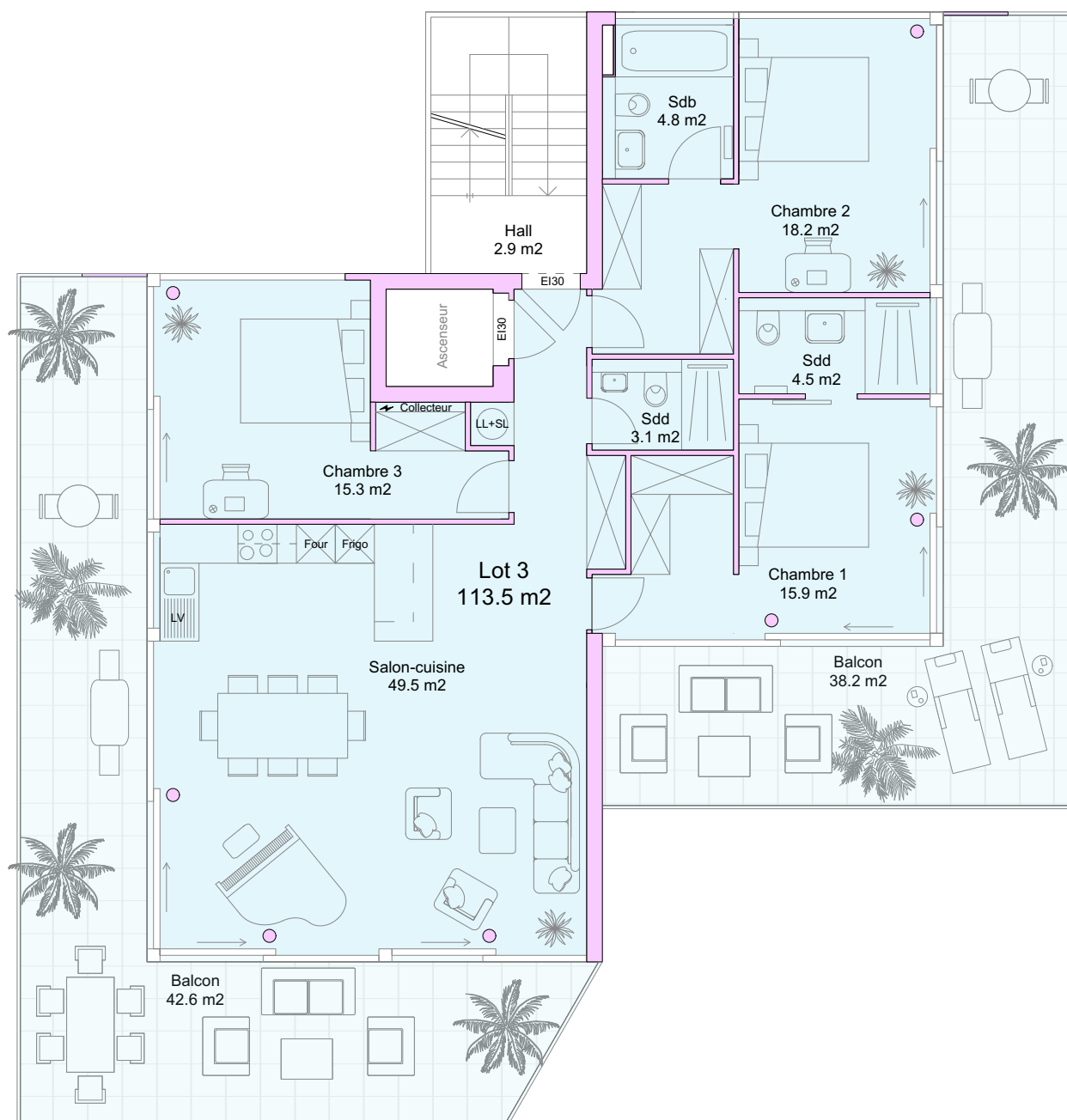
Les plans et images sont non contractuels; Les dimensions sont estimatives et peuvent légèrement changer.





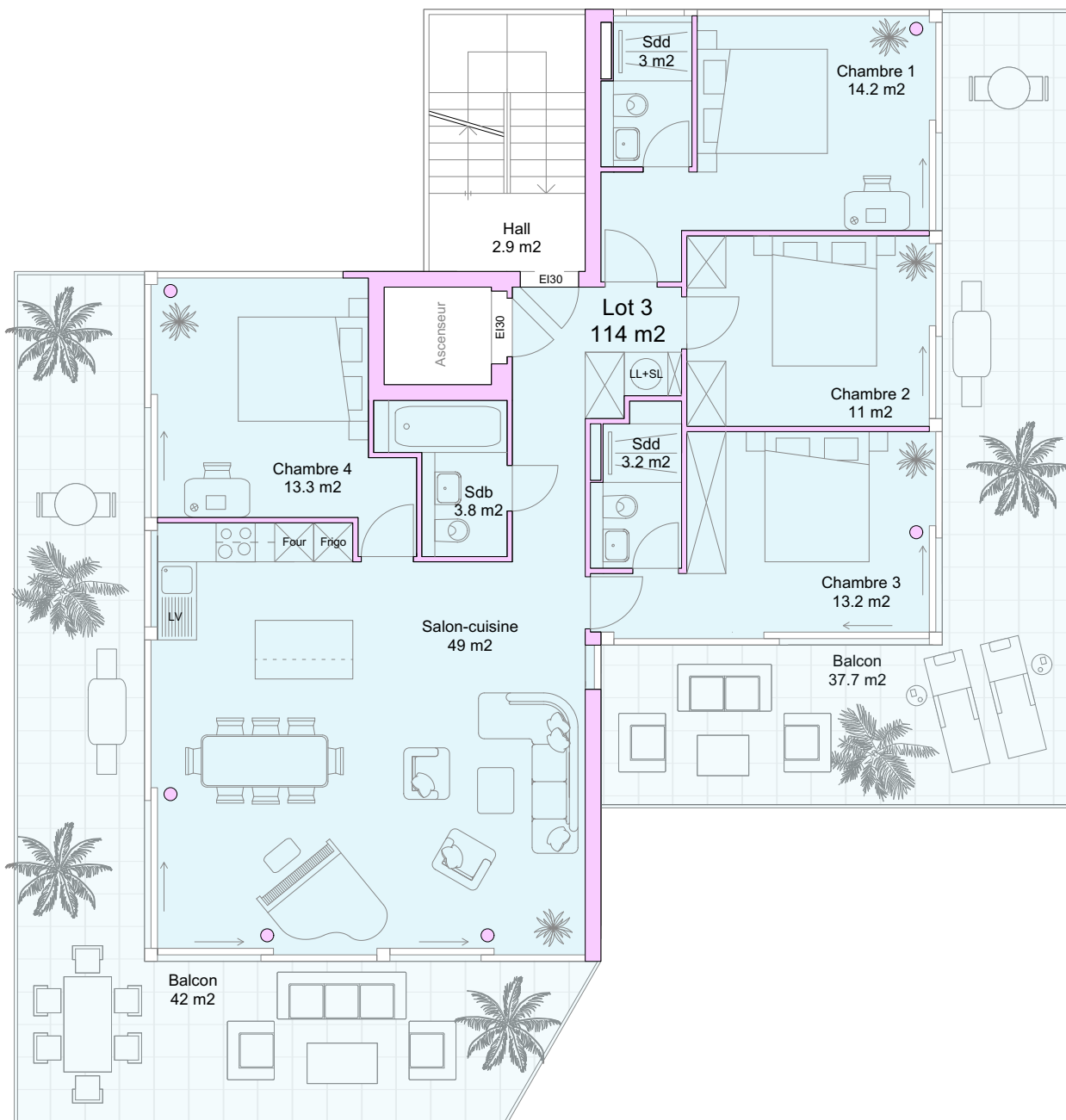
Les plans et images sont non contractuels; Les dimensions sont estimatives et peuvent légèrement changer.





Les plans et images sont non contractuels; Les dimensions sont estimatives et peuvent légèrement changer.

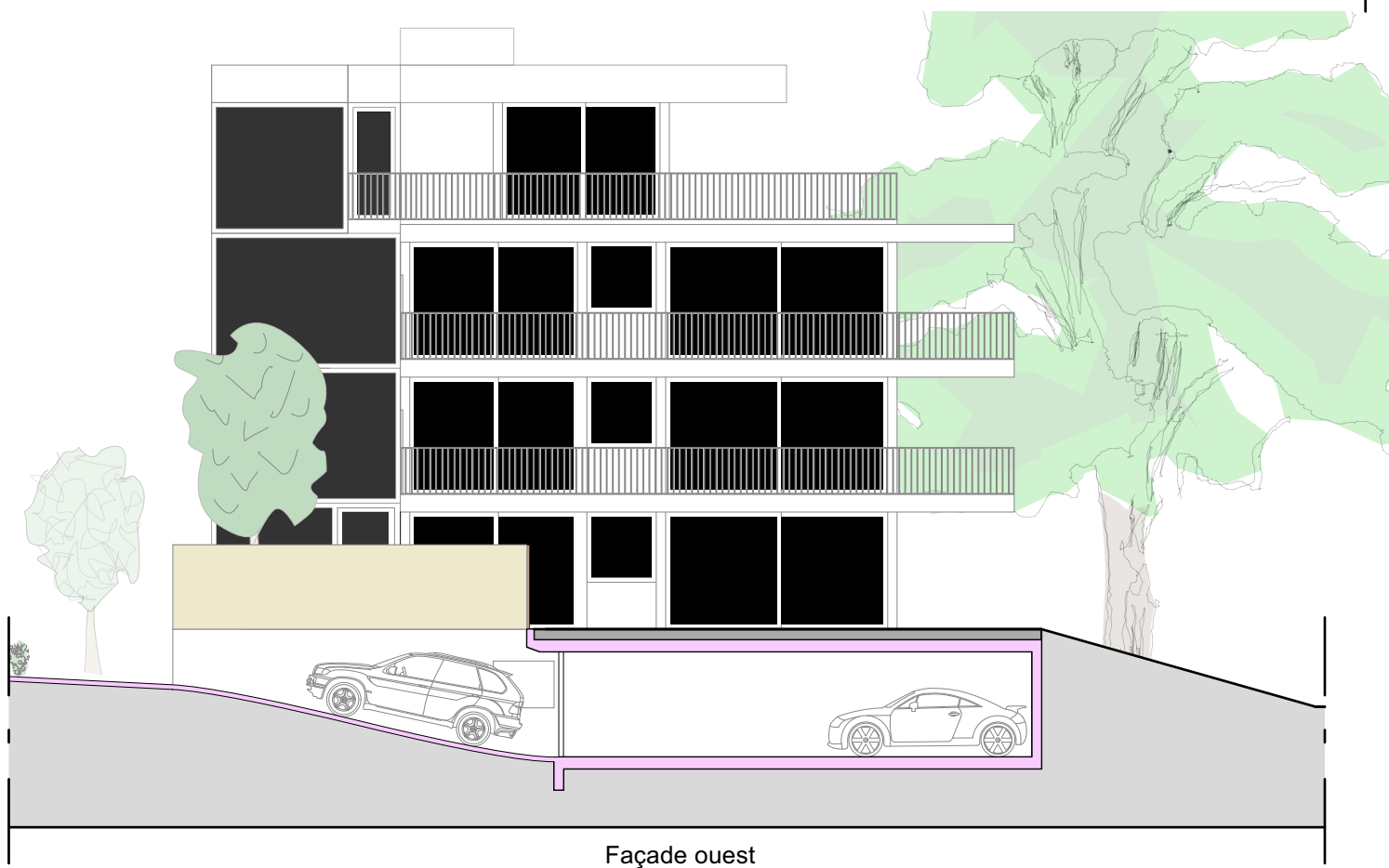




Les plans et images sont non contractuels; Les dimensions sont estimatives et peuvent légèrement changer.

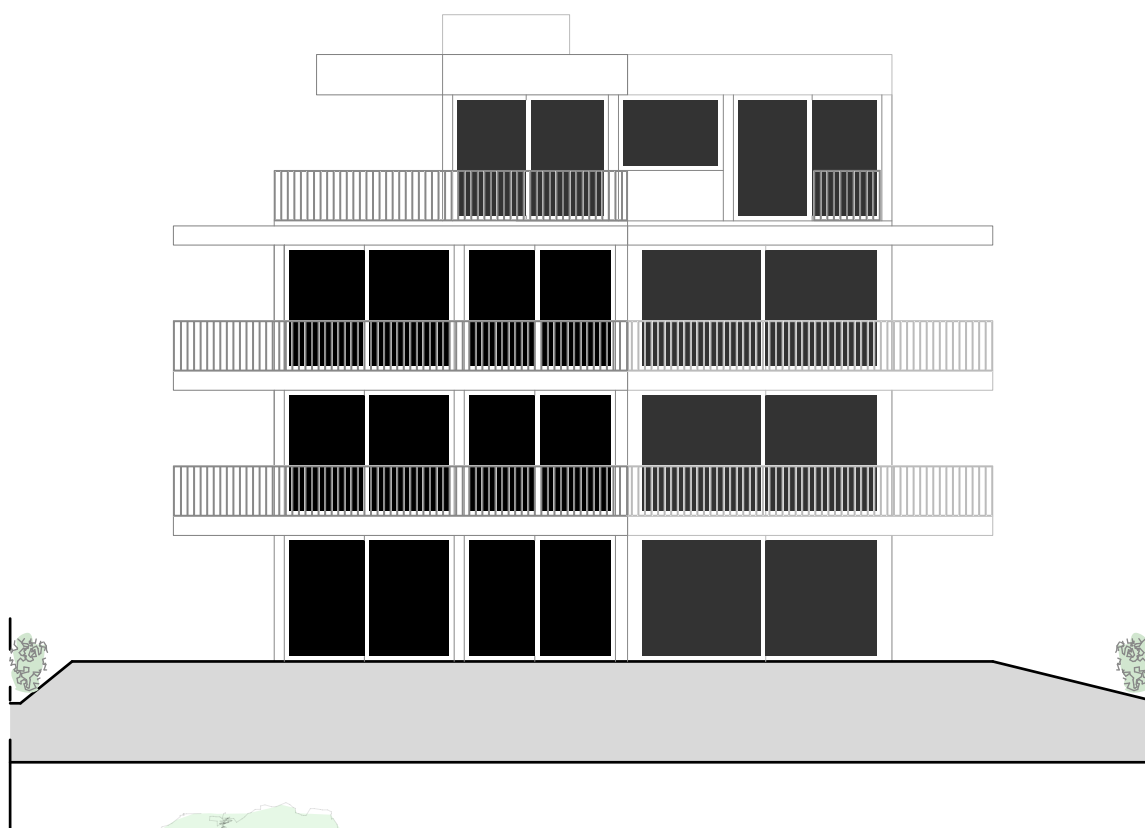




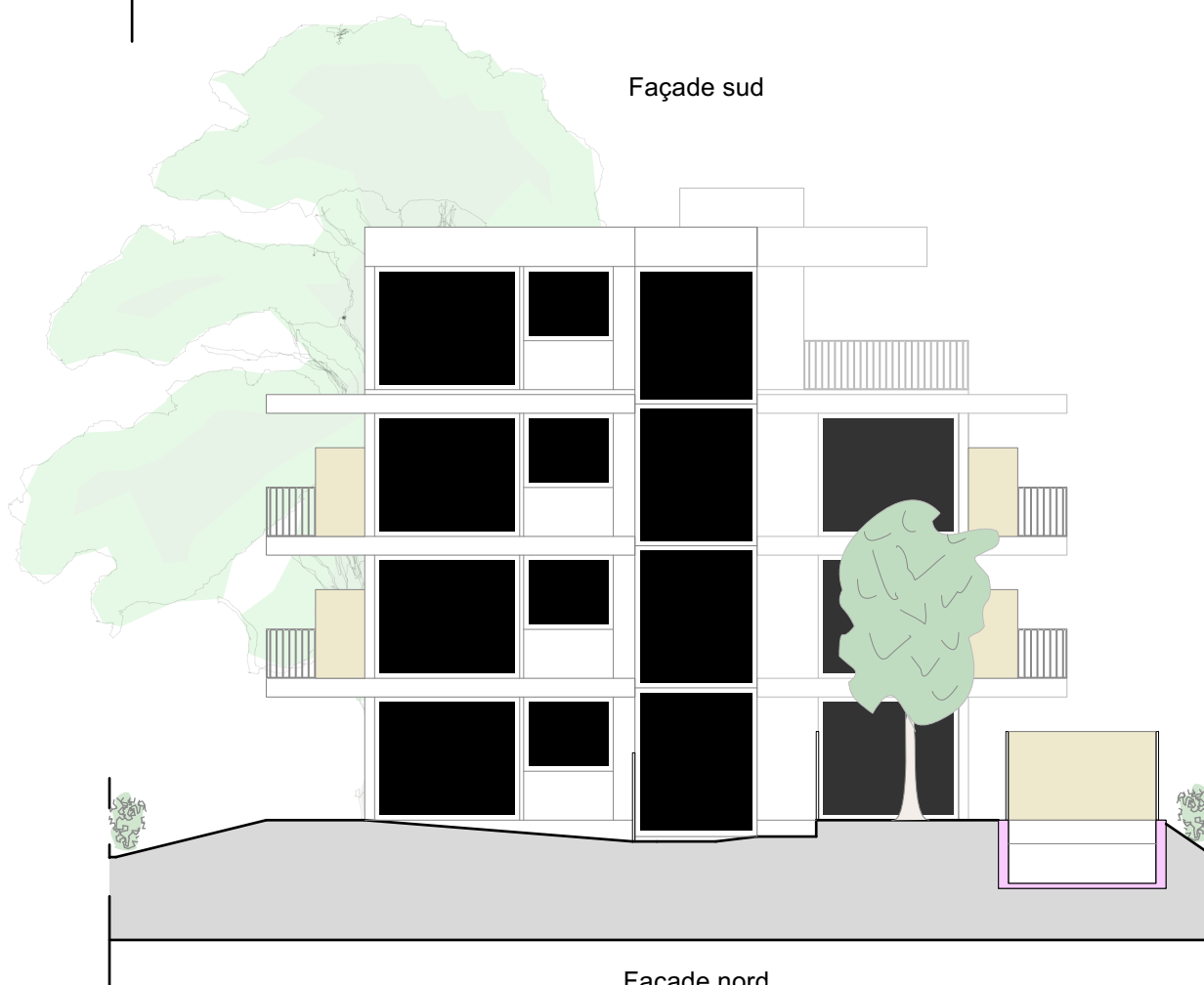


Les plans et images sont non contractuels; Les dimensions sont estimatives et peuvent légèrement changer.





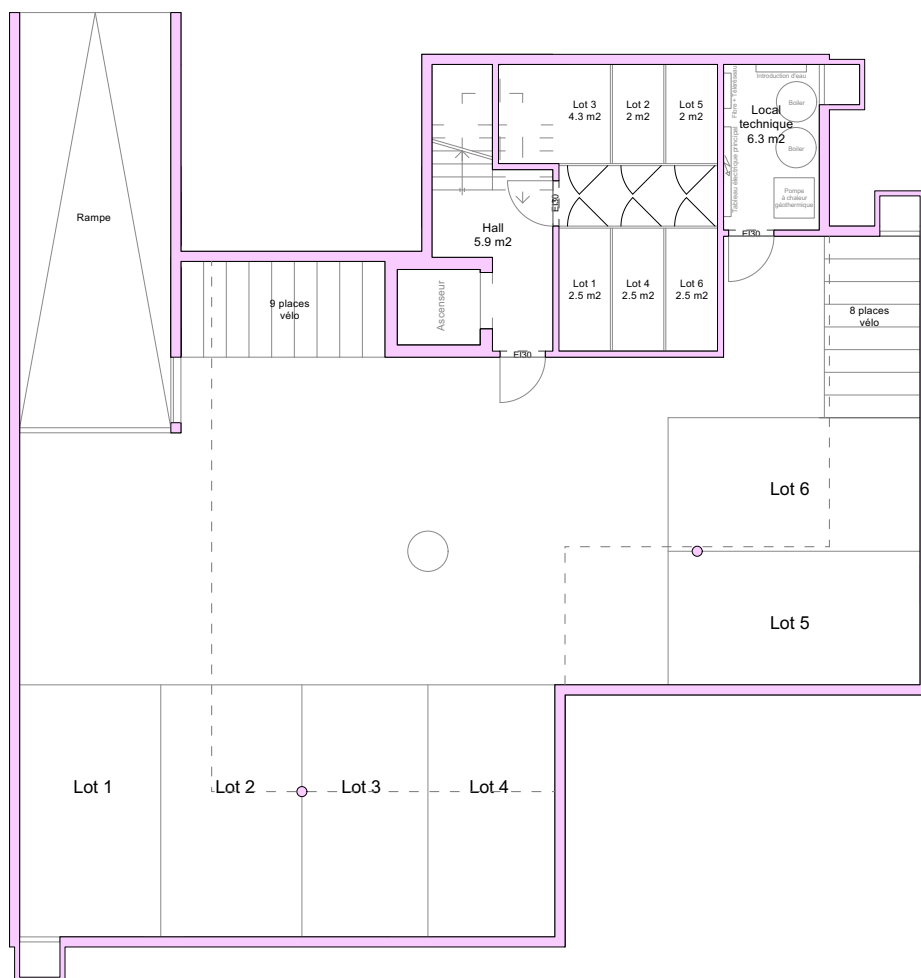
Façade sud



Façade nord

Les plans et images sont non contractuels; Les dimensions sont estimatives et peuvent légèrement changer.





Les plans et images sont non contractuels; Les dimensions sont estimatives et peuvent légèrement changer.

