

# ECHALLENS



For sale: New apartment

**CHF 920'000.-**

Price of parking place(s) in addition



4.5



3



~84.6 m<sup>2</sup>

n° ref. **046308**



**Switzerland | Sotheby's International Realty**  
Ruelle du Midi 2, 1040 Echallens

**Thibault Groux**  
+41 79 897 72 47  
thibault.groux@swsir.ch

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

At the heart of a pleasant neighborhood in Echallens, this 4.5-room apartment is part of the Ô Tilleul residential project, a development designed to offer comfort, functionality and quality of life.

This property offers a 93.9 m<sup>2</sup> weighted floor area and features a fluid interior organization.

The main living space features a bright living room with open kitchen and dining area, fostering a warm and friendly atmosphere.

This space naturally extends to a 10 m<sup>2</sup> balcony, ideal for enjoying a private outdoor area in any season.

The night area comprises three bedrooms, including a master suite benefiting from its own shower room.

The other two bedrooms harmoniously complete the apartment and allow flexible use while retaining excellent comfort.

A cellar completes this property and offers appreciable additional storage space.

With its meticulous design and integration into the Ô Tilleul project, this apartment represents an ideal opportunity for a principal residence or quality investment in Echallens.

One parking space CHF 40'000.- extra.

Construction started!

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)

**SURFACES**

|                  |                       |
|------------------|-----------------------|
| Living area      | ~ 84.6 m <sup>2</sup> |
| Weighted Surface | ~ 93.9 m <sup>2</sup> |
| Balcony Surface  | ~ 10 m <sup>2</sup>   |
| Cellar surface   | ~ 7.9 m <sup>2</sup>  |

**CARACTERISTICS**

|                     |           |
|---------------------|-----------|
| Number of rooms     | 4.5       |
| Number of bedrooms  | 3         |
| Number of bathrooms | 2         |
| Location floor      | 2nd floor |

**DISTANCES**

|                   |        |
|-------------------|--------|
| Station           | 490 m  |
| Public transports | 235 m  |
| Nursery school    | 325 m  |
| Primary school    | 715 m  |
| Secondary school  | 890 m  |
| Post office       | 420 m  |
| Bank              | 260 m  |
| Hospital          | 9080 m |

**INFORMATION**

|                      |                  |
|----------------------|------------------|
| Year of construction | 2026             |
| Heating installation | Floor            |
| Heating system       | Heat pump, Solar |

**PROXIMITY**

- City centre
- Village
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Sports centre
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Greenery
- Garage
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Lift/elevator
- Underground car park
- Visitor parking space(s)
- Open kitchen
- Cellar
- Garret

**EQUIPMENT**

- Washing machine
- Dryer
- Connections for washing tower
- Bath
- Shower
- Photovoltaic panels

**FLOOR**

- At your discretion

**CONDITION**

- New
- under construction

**ORIENTATION**

- South
- West

**EXPOSURE**

- Favourable
- All day

**FINANCIAL DATA**

|                           |                      |
|---------------------------|----------------------|
| <b>Price</b>              | CHF 920'000.-        |
| <b>Price park. int. ①</b> | CHF 40'000.-         |
| <b>Total price</b>        | <b>CHF 960'000.-</b> |
| <b>Availability</b>       | Fall 2027            |

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