

# GRANDVAUX



Apartment under construction with lake-view  
garden

**CHF 2'515'000.-**

Price of parking place(s) in addition



4.5



3



126 m<sup>2</sup>

n° ref. **042735**



**Switzerland | Sotheby's International Realty**  
Avenue Mon-Repos 22, 1005 Lausanne

**Léa Ventura**

+41 79 758 88 77 - Fax +41 21 781 01 00

lea.ventura@swsir.ch



## SITUATION AND DESCRIPTION

Located in an exclusive setting in the Lavaux, this magnificent first floor apartment with 126 m<sup>2</sup> of living space under construction offers you a peaceful living environment in nature.

Located in a small three-unit building overlooking the lake and the city of Lausanne. It's also close to all amenities, just a few minutes' walk from schools and the Grandvaux train station.

The exterior features a large private garden and a 55 m<sup>2</sup> terrace.

Finishings are of the highest standard and can be adapted to suit your tastes.

>Please note!

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## **SURFACES**

Living area	126 m <sup>2</sup>
Weighted Surface	144 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of terraces	55
Location floor	Garden floor

## **DISTANCES**

Public transports	150 m
Primary school	5478 m
Stores	930 m
Restaurants	215 m





## CONSTRUCTION

Ventilated ceramic facade

Wooden framework with slate roof

Double-flow ventilation

Geothermal heating

Photovoltaic solar panels

Budgets (factory prices): kitchen / 50,000 CHF, wall cabinets / 35,000

CHF, sanitaryware / 45,000 CHF (Milldue brand for furniture and Gessi

brand for fittings), tiling / 150.-/m2 (Serenissima brand), parquet flooring / 300.-/m2 (Bauwerk brand)

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## INFORMATION

Year of construction	2024
Heating installation	Floor
Domestic water heating system	Geothermal sonde
Heating system	Geothermal sonde

## PROXIMITY

- Villa area
- Green
- Lake
- Vineyard
- Residential area
- Restaurant(s)

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Garage

## INSIDE CONVENIENCES

- Garage
- Open kitchen
- Triple glazing

## EQUIPMENT

- Private laundry

## FLOOR

- At your discretion

## ORIENTATION

- South
- East

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Lake
- Garden
- Alps

## FINANCIAL DATA

Price	CHF 2'515'000.-
Price park. int. ②	CHF 90'000.-
Price park.ext ①	CHF 25'000.-
<b>Total price</b>	<b>CHF 2'630'000.-</b>
Availability	Immediate

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