

GRANDVAUX



Apartment under construction with lake-view
garden

CHF 2'515'000.-

Price of parking place(s) in addition



4.5



3



126 m²

n° ref. **042735**



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SITUATION AND DESCRIPTION

Located in an exclusive setting in the Lavaux, this magnificent first floor apartment with 126 m² 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 m² terrace.

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

>Please note!

SURFACES

Living area	126 m ²
Weighted Surface	144 m ²

CARACTERISTICS

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)

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

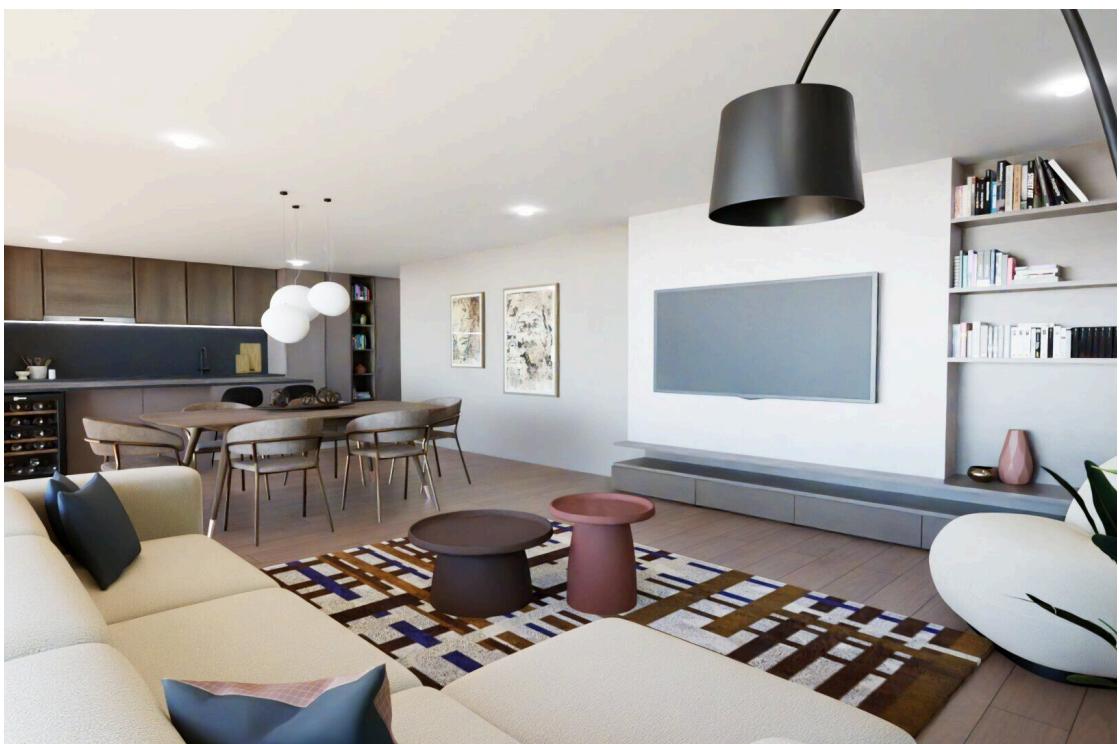
- Nice view
- Clear
- Lake
- Garden
- Alps

FINANCIAL DATA

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

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