

# LA CONVERSION



Modern luxury apartment in the heights of  
Lutry

**CHF 1'890'000.-**

Price of parking place(s) in addition



4.5



3



~116 m<sup>2</sup>

n° ref. **036838D**



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

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



## SITUATION AND DESCRIPTION

Very well located building in the heights of Lutry, under the freeway, close to schools, public transport, in a quiet and residential area.

Enjoys a magnificent view of the lake and mountains.

4.5-room apartment with in a modern, high-standard building, built in 2020 and signed Rossi.

The apartment, located on the first floor is distributed as follows:

- Entrance with storage cupboards
- Guest toilet
- Kitchen open onto the living/dining room with access to the 24m<sup>2</sup> balcony/terrace
- Laundry area
- 2 bedrooms with built-in wardrobes and a shared bathroom

- 1 master bedroom with en suite bathroom and built-in wardrobes
- 1 large cellar
- 1 indoor parking space in addition at CHF 40'000.-

Apartment currently rented for CHF 3,980/month, including charges. Lease expires June 2026.

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

## **SURFACES**

Living area	~ 116 m <sup>2</sup>
Weighted Surface	~ 128 m <sup>2</sup>
Balcony Surface	~ 24 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	3
Location floor	Upper ground floor
Costs	CHF 6'300.-/year

## **DISTANCES**

Station	850 m
Public transports	100 m
Freeway	200 m
Stores	800 m
Restaurants	150 m

**INFORMATION**

Number of floors above ground	3
Year of construction	2020
Number of flats	6

**PROXIMITY**

- Shops/Stores
- Railway station
- Bus stop
- Highway entrance/exit
- Preschool
- Secondary school

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory

**EQUIPMENT**

- Fitted kitchen
- Washing machine
- Dryer
- Shower
- Bath
- Interphone

- Code door
- Videophone

**FLOOR**

- Parquet floor

**CONDITION**

- As new

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Clear
- Rural
- Lake
- Alps

**STYLE**

- Modern

**MISCELLANEOUS**

- With part-time caretaker job

**FINANCIAL DATA**

Price	CHF 1'890'000.-
Price park. int. ①	CHF 40'000.-
Total price	<b>CHF 1'930'000.-</b>
Availability	30.06.2026

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























