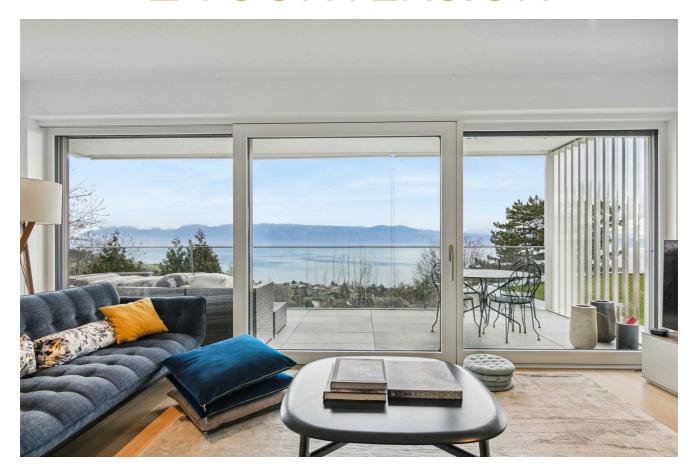
LA CONVERSION



Modern luxury apartment in the heights of Lutry

CHF 1'890'000.-

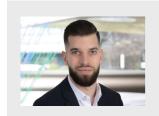
Price of parking place(s) in addition







~116 m² n° ref. **036838D**



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

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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 $24 m^2\ \text{balcony/terrace}$
- Laundry area
- 2 bedrooms with built-in wardrobes and a shared bathroom

- -1 master bedroom with en suite bathroom and builtin 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.

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SURFACES

Living area	~ 116 m²
Weighted Surface	~ 128 m²
Balcony Surface	~ 24 m²

CARACTERISTICS

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 Year of construction Number of flats

2020

3

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.-CHF 1'930'000.-**Total price Availability**

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30.06.2026

























