



## **EXCLUSIVE! SUBLIME 4.5-ROOM APARTMENT FACING MONTREUX LANDING STAGE**

A 2 pas du lac au centre de Montreux | 1820 Montreux | Reference : 5989219

**CHF 1,645,000.-**

## EXCLUSIVE! SUBLIME 4.5-ROOM APARTMENT FACING MONTREUX LANDING STAGE

CH-1820 Montreux | A 2 pas du lac au centre de Montreux | **CHF 1,645,000.-**



### CHARACTERISTICS

**AxiHome is** pleased to present **EXCLUSIVELY** this sublime **4.5-room apartment of approximately 109 sq.m. weighted**, ideally located in **Montreux** offering an exceptional living environment both through its location and the quality of its interior spaces.

Located in a modern **PPE** built in **2008**, it benefits from impeccable maintenance and optimal comfort.

About **105 m<sup>2</sup>** of living space, intelligently distributed to offer beautiful volumes and fluid circulation between rooms. The vast **44 m<sup>2</sup> kitchen-living room** enjoys remarkable luminosity and extends to a **large 8.9 m<sup>2</sup> east-west facing balcony**, ideal for enjoying gentle evenings by the lake and unobstructed views of Lake Geneva.

A spacious **en suite master bedroom of 19.7 m<sup>2</sup>** offering remarkable comfort and allows you to create a true cocoon of rest. **Two beautiful bedrooms of 12.1 m<sup>2</sup> as well as a shower room, functional and neat, complete the night area.**

Reference: **5989219**

Type: **Apartment**

Availability: **Immediate**

Rooms: **4.5**

Bedrooms: **3**

Bathrooms: **2**

Location floor: **2nd floor**

Living area: **~ 105 m<sup>2</sup>**

Weighted Surface: **~ 109 m<sup>2</sup>**

Year of construction: **2008**



**A immense private cellar provides generous storage, a rare asset in the heart of the city center.**

**Finally, two secure indoor parking spaces within the building perfectly complement this unique property in today's market.**

Don't miss this opportunity to own a property in the heart of Montreux.

**You can contact me at 078 314 22 00, for more information or to arrange a visit**

## **Privileged location:**

In the heart of Montreux, this apartment enjoys an exceptional address on the prestigious Grand Rue. The shores of Lake Geneva are only a few steps away, as is the famous landing stage permitting idyllic strolls and immediate access to Montreux's magnificent quays.

## **Accessibility:**

- Public transport in the immediate vicinity
- Montreux SBB station within walking distance
- Quick access to the A9 motorway

A perfect location for commuting, work, study or regional getaways.

## **Commodities & Urban living:**

You benefit from direct access to all downtown amenities : restaurants, cafés, supermarkets, boutiques, art galleries, essential services, pharmacies and cultural areas are only a few minutes away. A lively and practical everyday environment.

## **Quality of life:**

Montreux is renowned for its exceptional living environment: mild climate, omnipresent nature, breathtaking views of the lake and the Alps, peaceful atmosphere and remarkable quality of life. A place where it's good to live all year

round, whether as a primary residence, pied-à-terre or investment.

## MUNICIPALITY

Montreux is renowned for its exceptional living environment: mild climate, omnipresent nature, views impossible on the lake and the Alps, peaceful atmosphere and remarkable quality of life. A place where life is good all year round, whether as a primary residence, pied-à-terre or investment.

## ACCESS

- Public transport in the immediate vicinity
- Montreux SBB station within walking distance
- Quick access to the A9 motorway

A perfect location for the daily commute, work, study or regional getaways .

## SHOPS/STORES

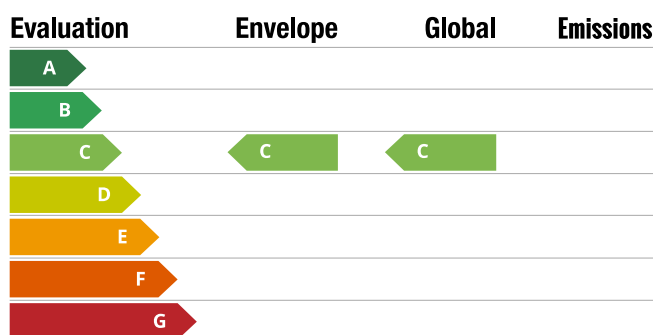
You benefit from direct access to all downtown amenities: restaurants, cafés, supermarkets, boutiques, art galleries, essential services, pharmacies and cultural areas are just minutes away. A lively and practical everyday environment.

## REMARKS

**Renovation fund at June 30, 2024: CHF 366,330.-**

## ENERGY EFFICIENCY (CECB)

The energy label is the result of an evaluation of the global energy performance (energy consumption and energy source) and of the performance of the building envelope.

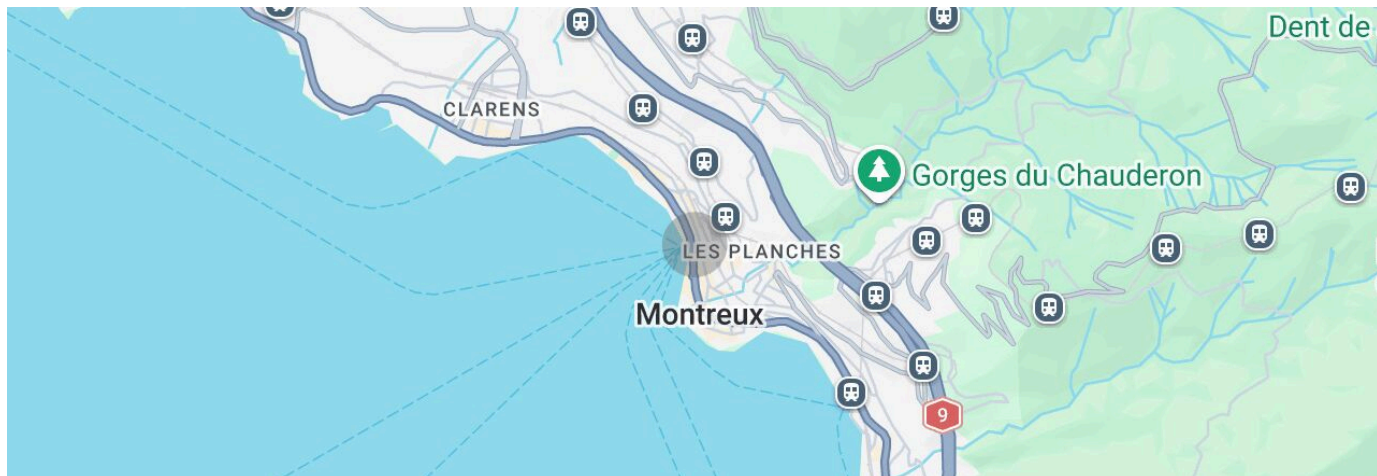


## CONTACT FOR VISITING

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Tel. : 021 943 49 90  
Mobile : 078 314 22 00

## LOCATION

CH-1820 Montreux | A 2 pas du lac au centre de Montreux | **CHF 1,645,000.-**



### SITUATION

In the heart of Montreux, this apartment enjoys an exceptional address on the prestigious Grand Rue. The shores of Lake Geneva are only a few steps away, as is the famous landing stage permitting idyllic strolls and immediate access to Montreux's magnificent quays.

			
Primary school	-	5 min.	1 min.

## CHARACTERISTICS

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### CHARACTERISTICS

Availability	<b>Immediate</b>	Condition of the property	<b>Good</b>
Type	<b>Apartment</b>	Standing	<b>Upmarket</b>
Reference	<b>5989219</b>	Living area	<b>~ 105 m<sup>2</sup></b>
Rooms	<b>4.5</b>	Gross living area	<b>~ 109 m<sup>2</sup></b>
Bedrooms	<b>3</b>	Weighted Surface	<b>~ 109 m<sup>2</sup></b>
Bathrooms	<b>2</b>	Balcony surface	<b>~ 8.9 m<sup>2</sup></b>
Location floor	<b>2nd floor</b>	PPE charges	<b>CHF 930.-/month</b>
Year of construction	<b>2008</b>	Balance renovation fund	<b>CHF 366,330.- at 30.06.2024</b>
Energetic efficiency	<b>C</b>	Interior parking	<b>2 not included   CHF 50,000.-</b>
Building envelope	<b>C</b>		
Balcony	<b>1</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

- City centre
- Park
- Mountains
- Lake
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- International schools
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor
- Medical home

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Waterfront
- Parking
- Public parking
- Garage

## INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Bicycle storage
- Garage
- Cellar
- Bright/sunny

## ORIENTATION

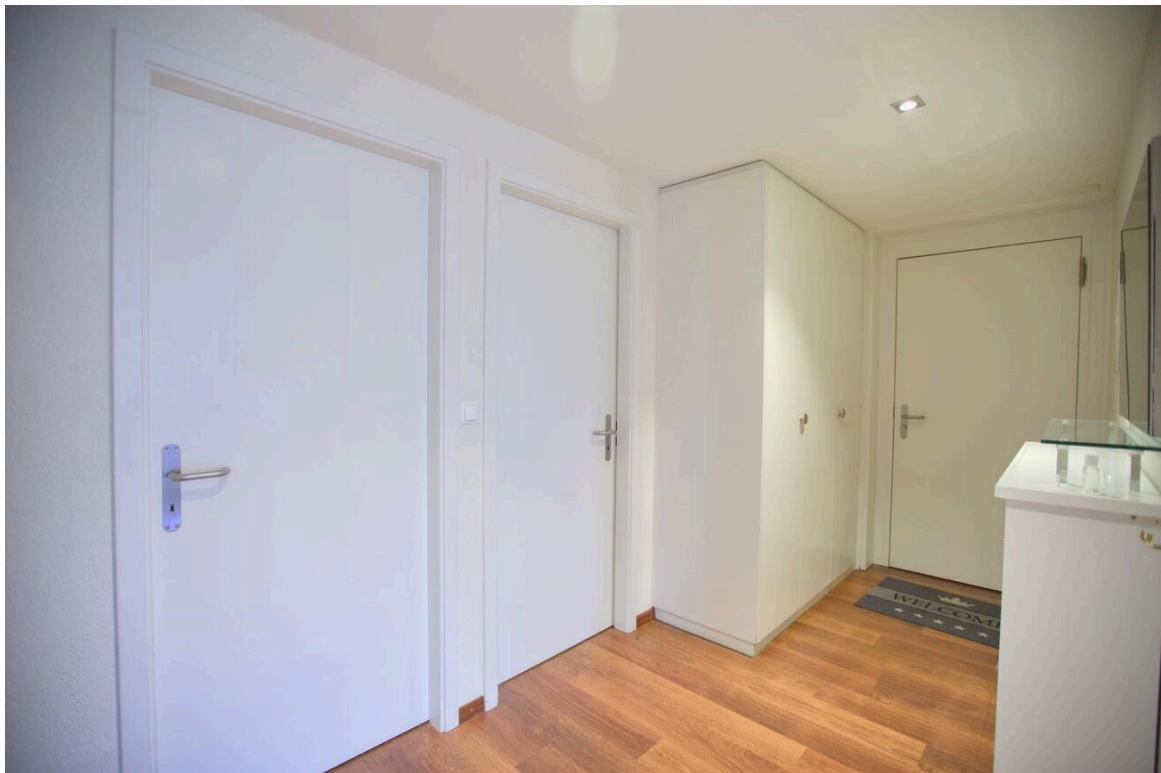
- South

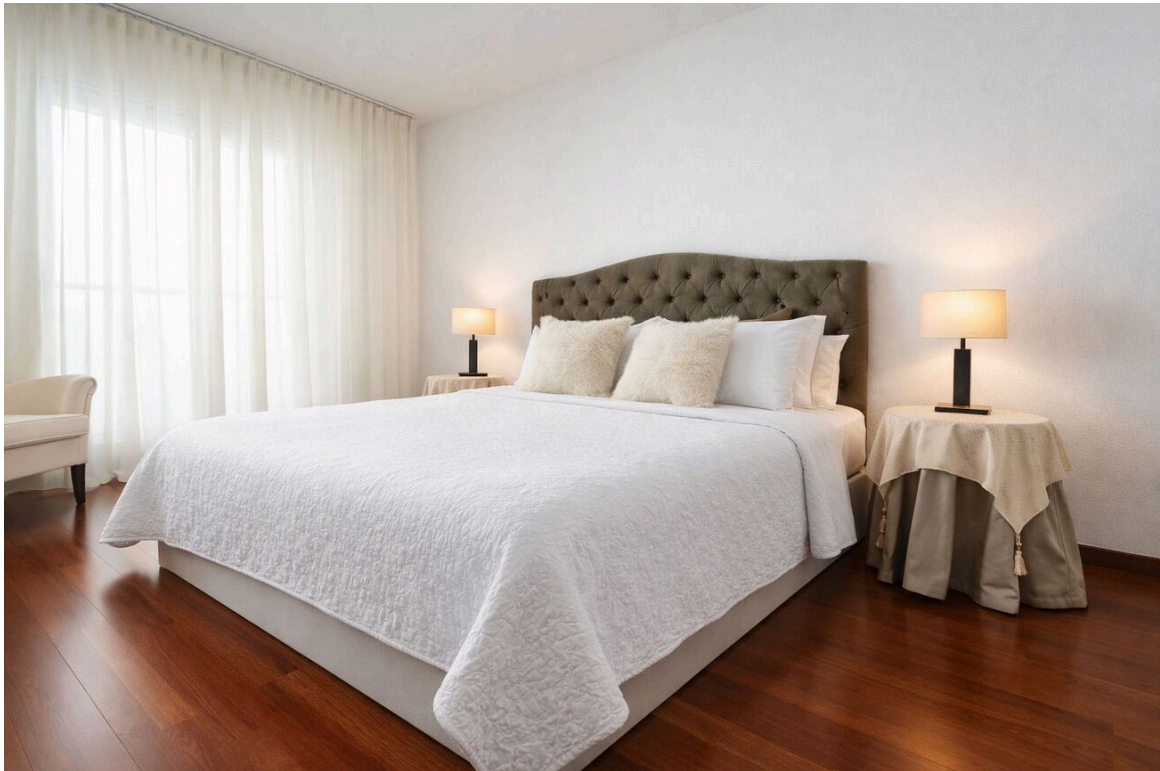
## PICTURE(S)





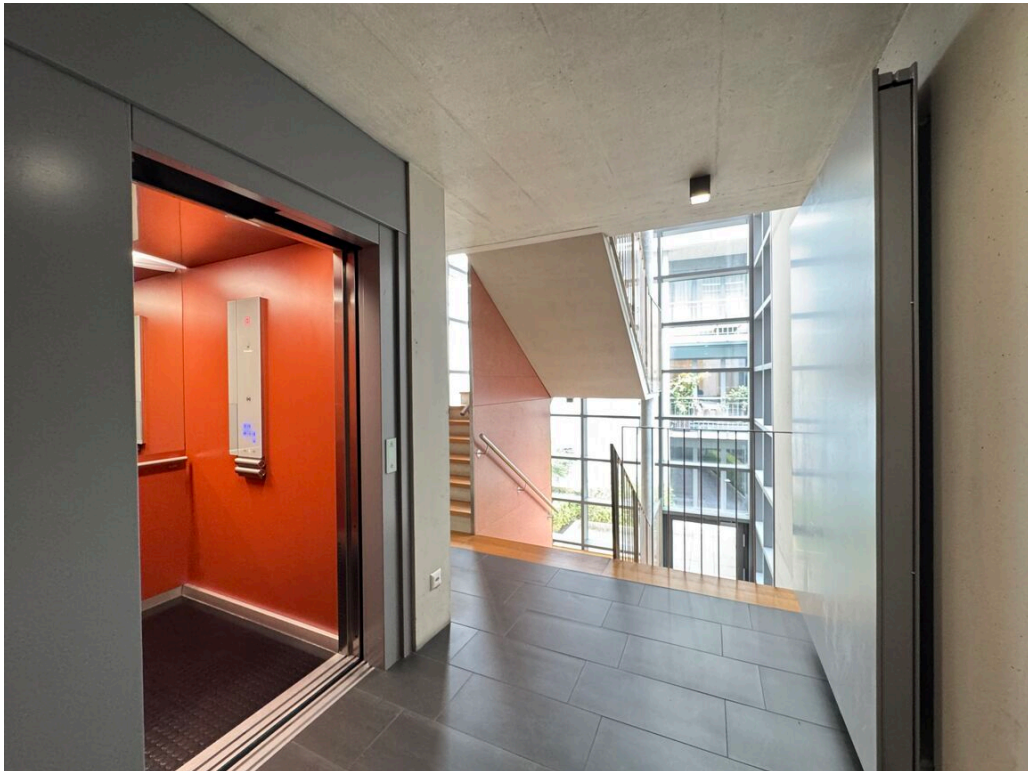


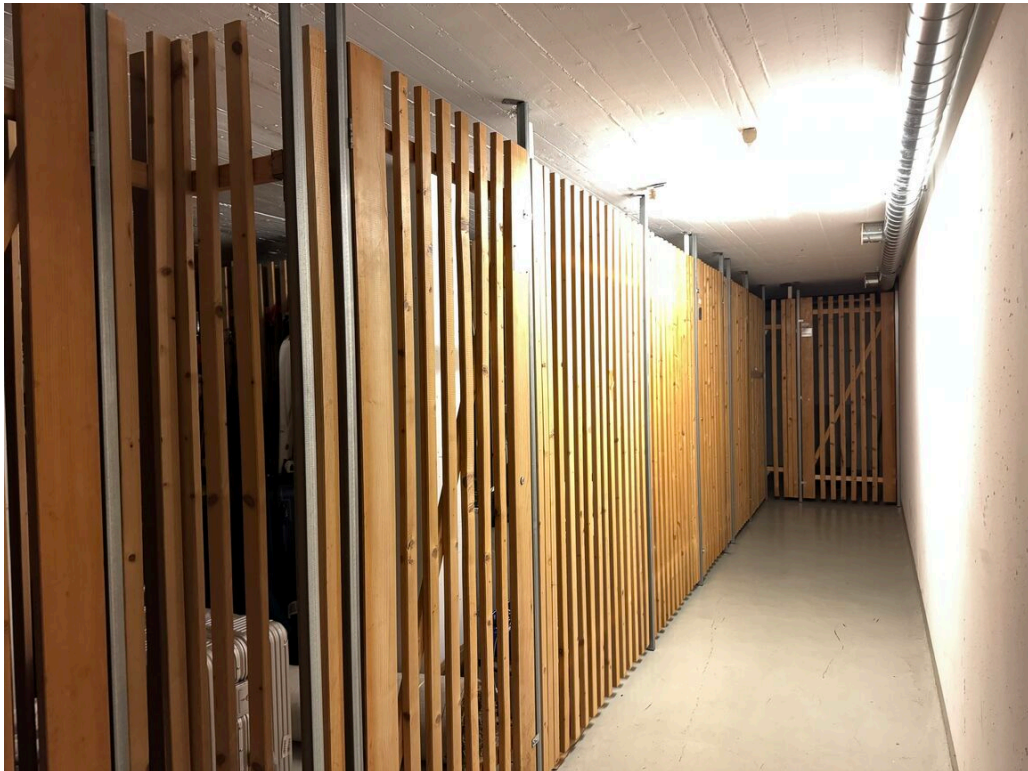




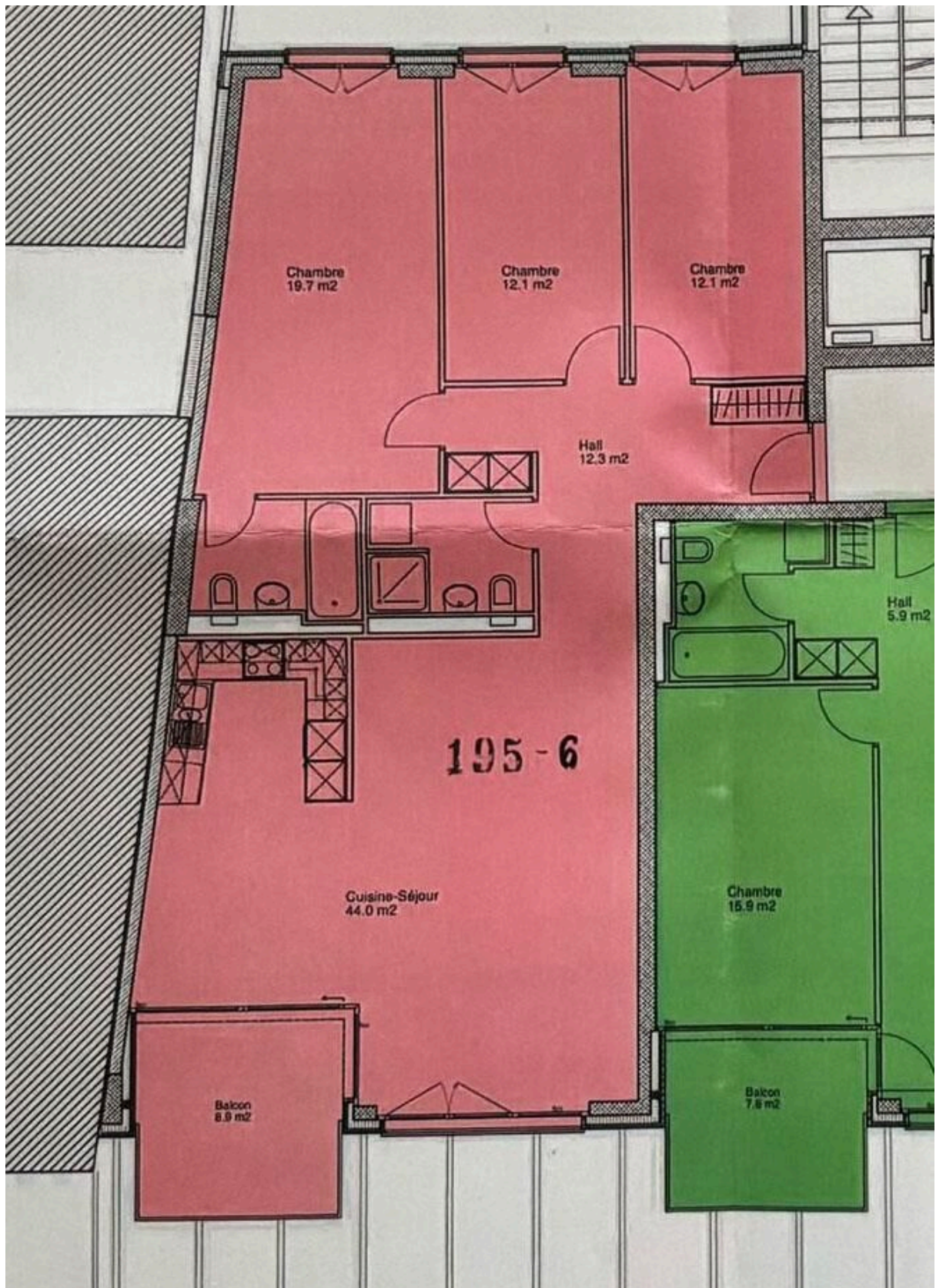






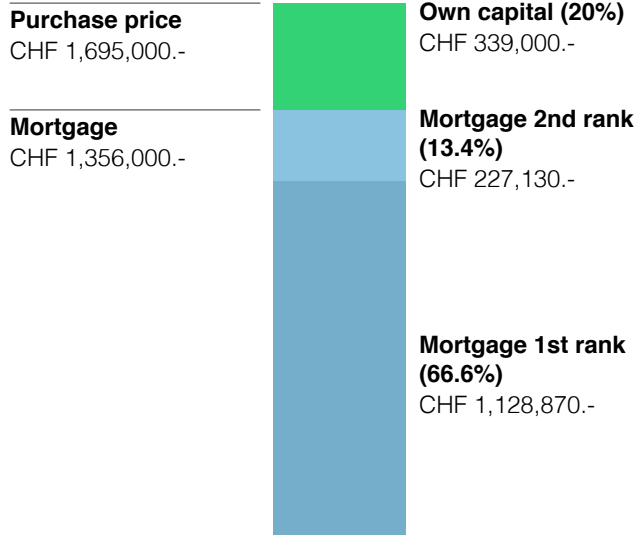


## PLAN

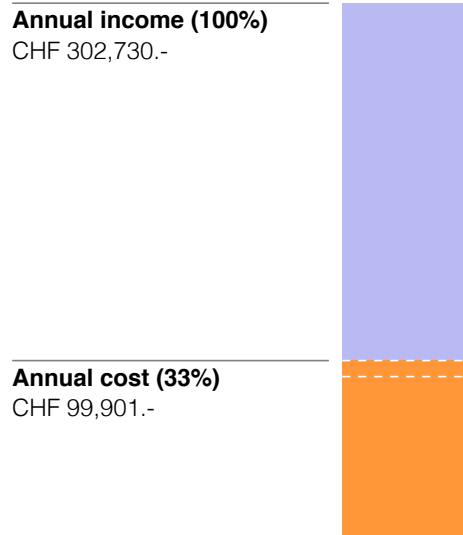


## FINANCIAL SIMULATION

### FINANCING



### FINANCIAL CAPACITY



### PRICE

Price of object		CHF 1,645,000.-
Parking price		CHF 50,000.-
Total purchase price		CHF 1,695,000.-
Acquisition costs	2 %	CHF 33,900.-
Transfer costs	1.50 %	CHF 25,425.-
Expenses of creation of mortgage file	1.20 %	CHF 16,272.-
Total acquisition		CHF 1,770,597.-

### ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 28,222.-
Mortgage interest 2nd rank	2.50 %	CHF 5,678.-
<b>Mortgage interest</b>		<b>CHF 33,900.-</b>
Amortization mortgage 2 <sup>nd</sup> rank	6.67 %	CHF 15,150.-
<b>Total mortgage amortization</b>		<b>CHF 15,150.-</b>
Running/maintenance costs	1 %	CHF 16,950.-
<b>Total charges</b>		<b>CHF 16,950.-</b>
<b>Total per year</b>		<b>CHF 66,000.-</b>
<b>Total per month</b>		<b>CHF 5,500.-</b>