

## **SUPERB PENTHOUSE NEAR THE LAKE AND NESTLÉ**

Appartement 5,5p | 1814 La Tour-de-Peilz | Reference : 5784352

**CHF 1,310,000.-**

## SUPERB PENTHOUSE NEAR THE LAKE AND NESTLÉ

CH-1814 La Tour-de-Peilz | Appartement 5,5p | **CHF 1,310,000.-**



### CONSTRUCTION

- No work planned in PPE
- Apartment renovated in 2023
- Triple glazing on balcony side and double glazing on others

### ANNEXE

- A cellar
- An underground parking space

- The owners rent an outdoor space in the residence for CHF 70/month.-

### OUTSIDE CONVENIENCES

- Large green space for relaxation

### REMARKS

- PPP charges: CHF 850.-/month
- Renovation fund: CHF 167'477.30.- in 2024

### CHARACTERISTICS

Reference: **5784352**

Type: **Apartment**

Availability: **To agree**

Rooms: **5**

Bedrooms: **3**

Bathrooms: **2**

Location floor: **2nd floor**

Flats: **9**

Living area: **132 m<sup>2</sup>**

Useful surface: **135 m<sup>2</sup>**

Year of construction: **1970**

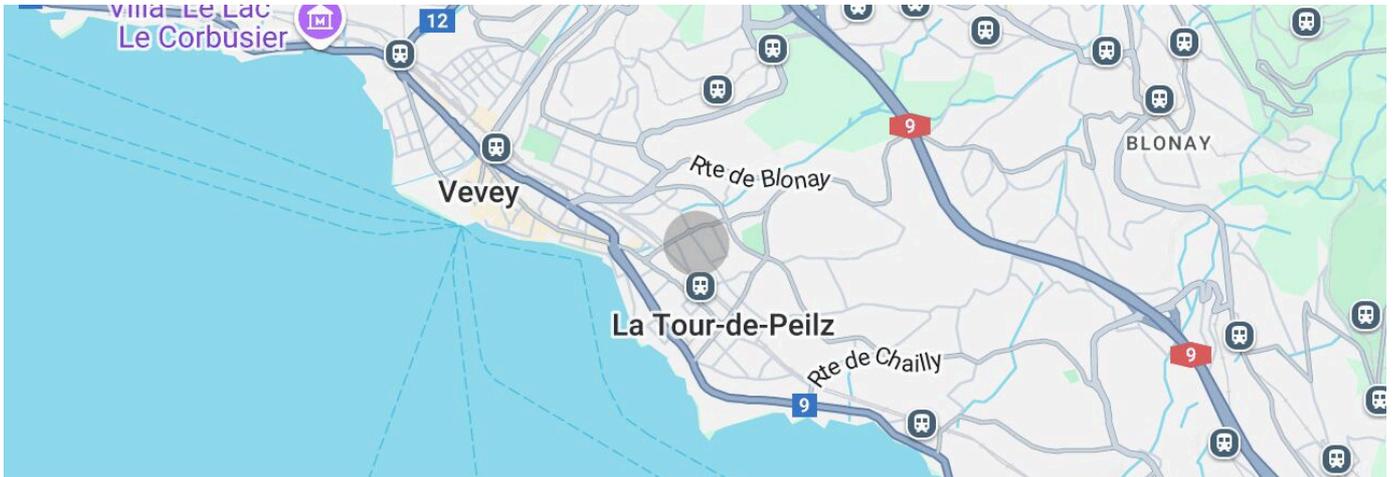
Latest renovations: **2023**



- Gas heating by radiator
- PPE of 9 units
  
- Sale as second home authorized
- Sale to foreign non-residents authorized

## LOCATION

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### SITUATION

Located in the sought-after **quartier of La Tour-de-Peilz**, this apartment enjoys a strategic location, combining comfortable living with great everyday practicality.

Just a few minutes from the freeway, shops, schools as well as public transport, you benefit from quick access to essential infrastructure, while remaining sheltered from urban hustle and bustle. The La Tour-de-Peilz train station provides easy access to the surrounding major cities, making this property perfect for working people and families.

In the immediate vicinity of **Nestlé's headquarters and the shores of Lake Geneva**, you benefit from an environment that is both dynamic and pleasant, between nature and the city. A sought-after living environment in the heart of the Vaud Riviera, where quality of life rhymes with accessibility.

				
Public transports	87 m	2 min.	2 min.	1 min.
Primary school	2.22 km	43 min.	23 min.	7 min.
Stores	215 m	3 min.	3 min.	1 min.
Restaurants	161 m	3 min.	3 min.	1 min.

## CHARACTERISTICS

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### CHARACTERISTICS

Availability	<b>To agree</b>	Heating type	<b>Gas</b>
Type	<b>Apartment</b>	Heating installation	<b>Radiator</b>
Reference	<b>5784352</b>	Domestic water heating system	<b>Gas</b>
Rooms	<b>5</b>	Condition of the property	<b>Very good</b>
Bedrooms	<b>3</b>	Standing	<b>Standard</b>
Bathrooms	<b>2</b>	Living area	<b>132 m<sup>2</sup></b>
Location floor	<b>2nd floor</b>	Useful surface	<b>135 m<sup>2</sup></b>
Year of construction	<b>1970</b>	Balcony surface	<b>6 m<sup>2</sup></b>
Latest renovations	<b>2023</b>	PPE charges	<b>CHF 850.-/month</b>
Flats	<b>9</b>	Interior parking	<b>1 not included   CHF 40,000.-</b>
Total number of floors	<b>2</b>		

### CONVENIENCES

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Garage

#### EQUIPMENT

- Shower

## INTERIOR VIEW











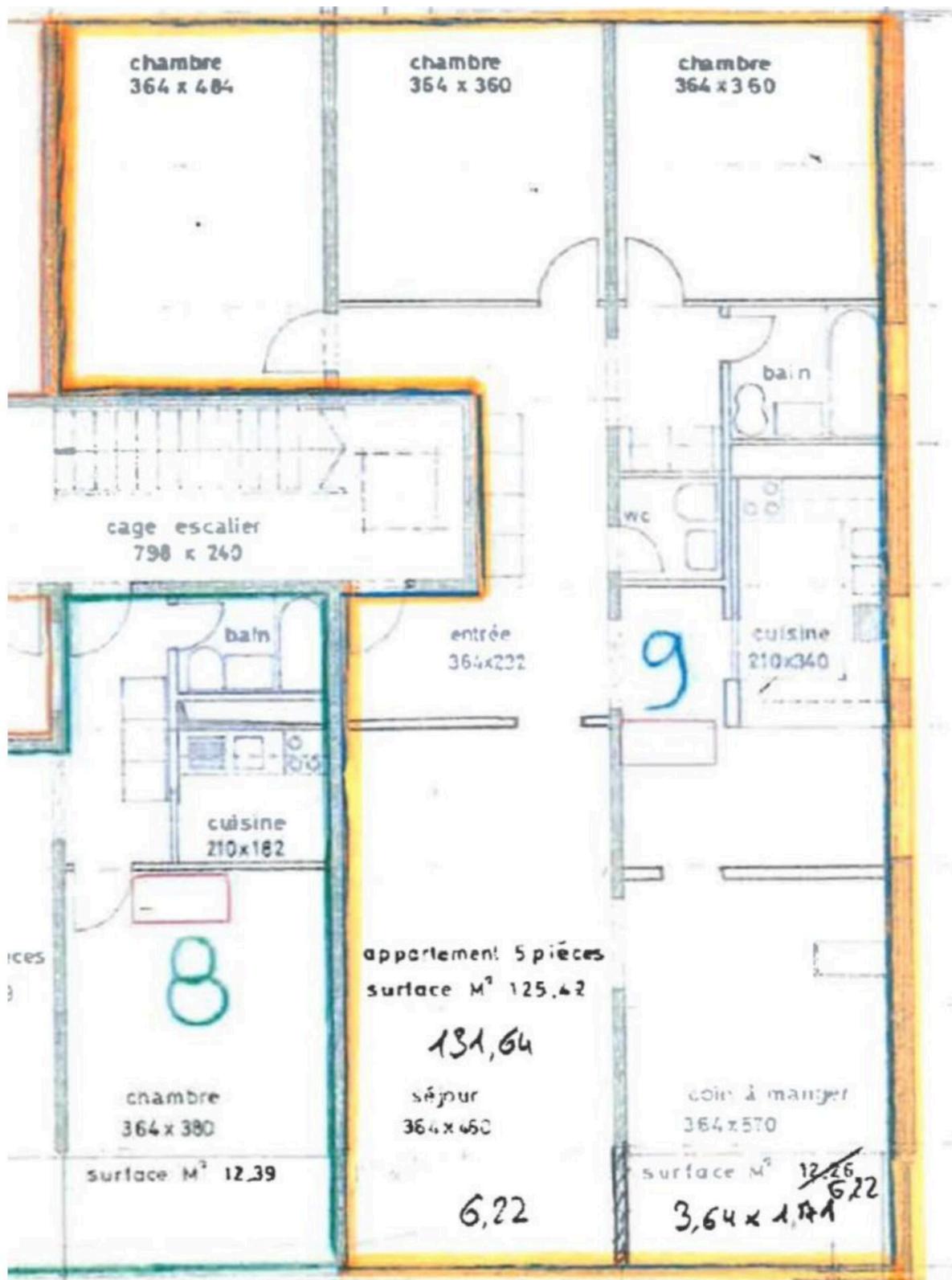
## PICTURE(S)



## EXTERIOR VIEW

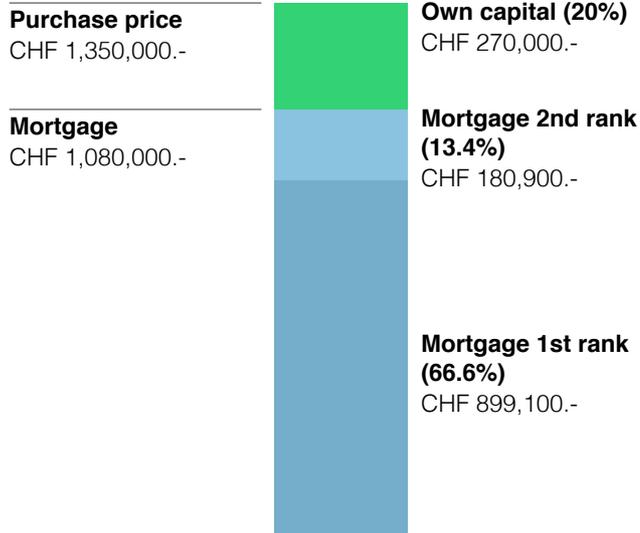


## PLAN

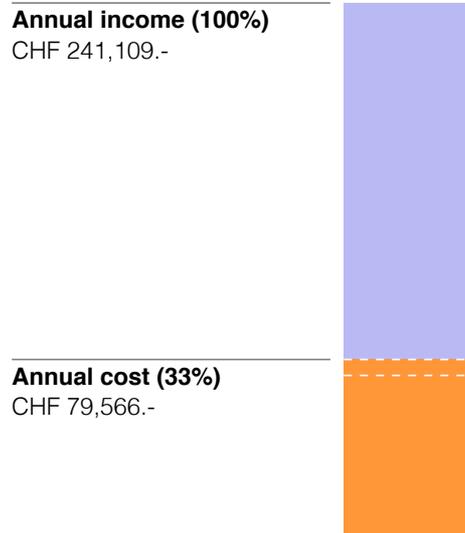


## FINANCIAL SIMULATION

### FINANCING



### FINANCIAL CAPACITY



### PRICE

Price of object		CHF	1,310,000.-
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Parking price		CHF	40,000.-
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Total purchase price		CHF	1,350,000.-
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Acquisition costs	2 %	CHF	27,000.-
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Transfer costs	1.50 %	CHF	20,250.-
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Expenses of creation of mortgage file	1.20 %	CHF	12,960.-
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Total acquisition		CHF	1,410,210.-

### ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 22,478.-
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Mortgage interest 2nd rank	2.50 %	CHF 4,523.-
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<b>Mortgage interest</b>		<b>CHF 27,001.-</b>
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Amortization mortgage 2 <sup>nd</sup> rank	6.67 %	CHF 12,066.-
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<b>Total mortgage amortization</b>		<b>CHF 12,066.-</b>
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Running/maintenance costs	1 %	CHF 13,500.-
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<b>Total charges</b>		<b>CHF 13,500.-</b>
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<b>Total per year</b>		<b>CHF 52,567.-</b>
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<b>Total per month</b>		<b>CHF 4,381.-</b>