



BEAUTIFUL PENTHOUSE WITH TERRACE FACING THE LAKE

Attique neuf | 1820 Montreux | Reference : 1395683

CHF 2,180,000.-

BEAUTIFUL PENTHOUSE WITH TERRACE FACING THE LAKE

CH-1820 Montreux | Attique neuf | **CHF 2,180,000.-**



This 4.5-room penthouse is ideally located in the heart of Montreux, a stone's throw from shops, the train station and the lakeside promenade.

Erected on the 5th and top floor and distributed over a living area of approx. 126.5m², this apartment enjoys magnificent views of the lake and surrounding mountains. It has a vast 33m² terrace and a 9m² balcony.

This apartment was built in 2009 and is in perfect condition. In fact, it has never been lived in.

Here's its layout:

- Entrance hall
- Air-conditioned living/dining room with possibility of installing a fireplace and access to the terrace
- Fitted, enclosed kitchen with access to the balcony
- Air-conditioned bedroom with adjoining en-suite shower room and access to the terrace
- Bedroom with en-suite shower room
- Bedroom with en-suite bathroom and access to the balcony
- Visitors' WC with washing column

A cellar as well as a storeroom for storing bottles of wine complete this property.

CHARACTERISTICS

Reference: **1395683**

Type: **Apartment**

Availability: **To agree**

Rooms: **4.5**

Bedrooms: **3**

Bathrooms: **4**

Location floor: **5th floor**

Living area: **~ 127 m²**

Useful surface: **~ 143 m²**

Year of construction: **2009**

Heating type: **Gas**

Domestic water heating system: **Gas**



2 indoor parking spaces at CHF 35'000.- each, are in addition to the sale price.

Sale to foreigners or as a second home is permitted.

Don't miss this unique opportunity to acquire this superb attic in Montreux. Contact us today to schedule a visit

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.

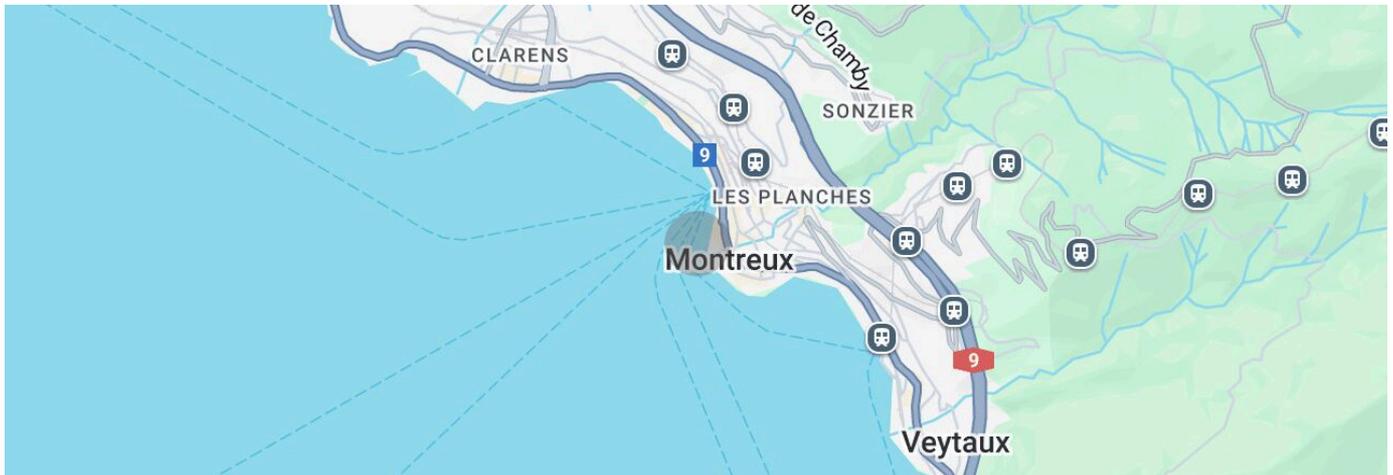
Evaluation	Envelope	Global	Emissions
A			
B			
C	C	C	
D			
E			
F			
G			

CONTACT FOR VISITING

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LOCATION

CH-1820 Montreux | Attique neuf | **CHF 2,180,000.-**



SITUATION

Located in the heart of Montreux, a stone's throw from the shops, train station and lakeside promenade.

				
Public transports	23 m	-	-	-
Primary school	260 m	5 min.	5 min.	2 min.
Stores	82 m	3 min.	3 min.	1 min.
Restaurants	4 m	-	-	-

CHARACTERISTICS

CH-1820 Montreux | Attique neuf | **CHF 2,180,000.-**

CHARACTERISTICS

Availability	To agree	Heating type	Gas
Type	Apartment	Heating installation	Floor
Reference	1395683	Domestic water heating system	Gas
Rooms	4.5	Condition of the property	Very good
Bedrooms	3	Standing	Upmarket
Bathrooms	4	Living area	~ 127 m²
Location floor	5th floor	Useful surface	~ 143 m²
Year of construction	2009	PPE charges	CHF 449.-/month
Energetic efficiency	C	Interior parking	2 CHF 70,000.-
Building envelope	C		

CONVENIENCES

NEIGHBOURHOOD

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

OUTSIDE CONVENIENCES

- Balcony/ies
- Parking

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park

- Eat-in-kitchen
- Guests lavatory

- Air conditioning
- Double glazing

- Bright/sunny
- With front and rear view

EQUIPMENT

- Furnished kitchen
- Washing machine
- Dryer
- Private laundry

- Shower
- Bath
- Optic fiber

- Videophone
- Armoured door
- Electric garage door

FLOOR

- Tiles

- Parquet floor

- Carpet

CONDITION

- As new

ORIENTATION

- South

VIEW

- Nice view

- Lake

STYLE

- Modern

EXTERIOR VIEW



INTERIOR VIEW













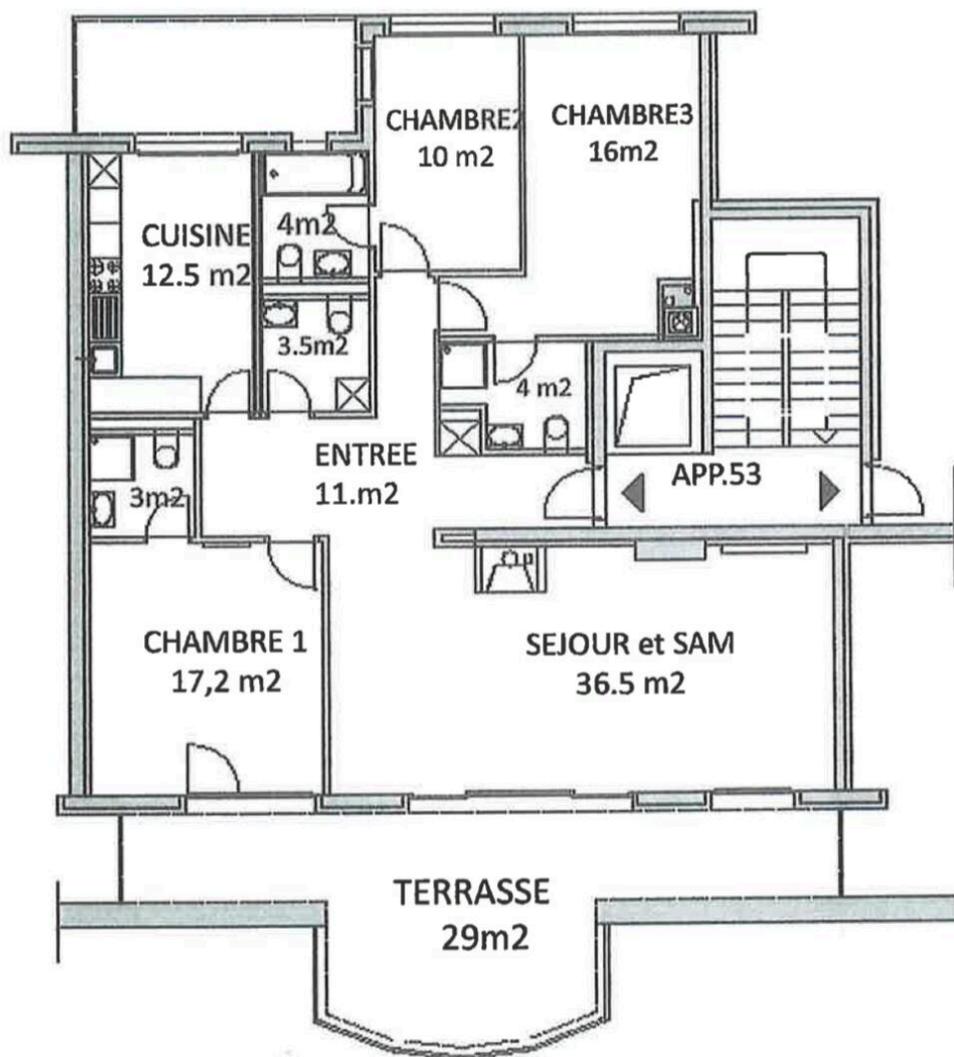
PLAN



MONTREUX

LAYOUT apart. 53

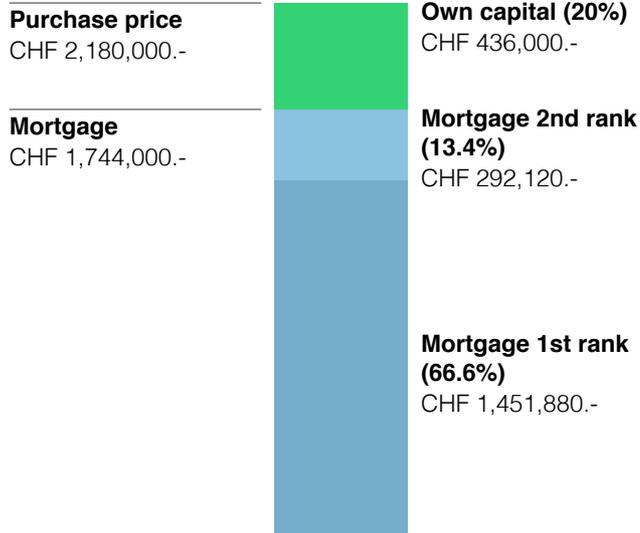
Grand Rue 8
1820 Montreux



5Pces PPE
5th. Floor
Surf. 127m²
Surf. Terrasse & Balcon 38m²

FINANCIAL SIMULATION

FINANCING



FINANCIAL CAPACITY



PRICE

Price of object		CHF 2,180,000.-
Acquisition costs	2 %	CHF 43,600.-
Transfer costs	1.50 %	CHF 32,700.-
Expenses of creation of mortgage file	1.20 %	CHF 20,928.-
Total acquisition		CHF 2,277,228.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 36,297.-
Mortgage interest 2nd rank	2.50 %	CHF 7,303.-
Mortgage interest		CHF 43,600.-
Amortization mortgage 2 nd rank	6.67 %	CHF 19,484.-
Total mortgage amortization		CHF 19,484.-
Running/maintenance costs	1 %	CHF 21,800.-
Total charges		CHF 21,800.-
Total per year		CHF 84,884.-
Total per month		CHF 7,074.-