

FOR SALE : CONDOMINIUM APARTMENT

Grand rue | 1820 Montreux | Reference : 6336901

CHF 1,250,000.-

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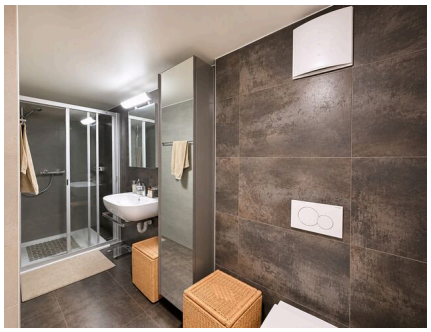
FOR SALE : CONDOMINIUM APARTMENT

CH-1820 Montreux | Grand rue | **CHF 1,250,000.-**





Contemporary elegance and generous spaces

Located in a **building constructed in 2006**, this superb **4.5-room** apartment with approximately **134 m² of living space** captivates with its spacious layout, meticulous finishes, and high-end materials.

Originally designed as a 3.5-room apartment, it was completely redesigned and converted into a 4.5-room apartment during its **complete renovation in 2021**.

Now in perfect condition, it offers a warm, modern, and exceptionally functional living environment.

A bright and inviting living space

The spacious living area, bathed in natural light thanks to its large floor-to-ceiling windows, harmoniously combines a living room and a dining room. Its elegant light-wood parquet flooring adds warmth and character to the entire space.

The fully equipped open kitchen charms with its clean lines, built-in appliances, and generous central island—ideal for social gatherings.

Large French doors extend this space onto a **13 m² covered balcony facing**

CHARACTERISTICS

Reference: **6336901**

Type: **Condominium apartment**

Availability: **To agree**

Rooms: **4.5**

Bedrooms: **3**

Bathrooms: **2**

Location floor: **3rd floor**

Living area: **~ 134 m²**

Weighted Surface: **~ 140 m²**

Year of construction: **2006**

Latest renovations: **2021**

Heating installation: **Floor**

southwest, offering a pleasant spot to relax.

Comfortable and versatile private spaces

The apartment features two spacious bedrooms as well as a third separate room, currently set up as an office. This room benefits from indirect natural light through a glass opening into the adjacent bedroom, though it does not have an exterior window.

A bathroom with a bathtub and a shower room adjacent to the office complete the layout.

High-quality features

The **underfloor heating**, built-in fixtures, and storage solutions all contribute to the daily comfort of this property, which also boasts **good energy efficiency with a CECB rating of C/C**.

An indoor parking space completes the package for CHF 50,000.- in addition

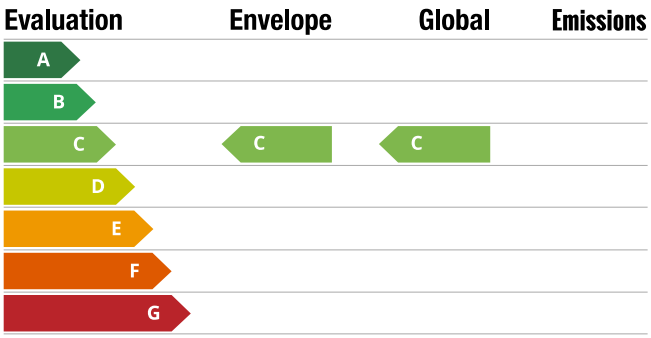
Second home permitted. Purchase available to foreign buyers, subject to applicable legal authorizations.

A move-in-ready apartment

With its meticulous finishes, excellent condition, and functional layout, this apartment offers all the qualities sought after for a **primary residence or a luxury pied-à-terre.**

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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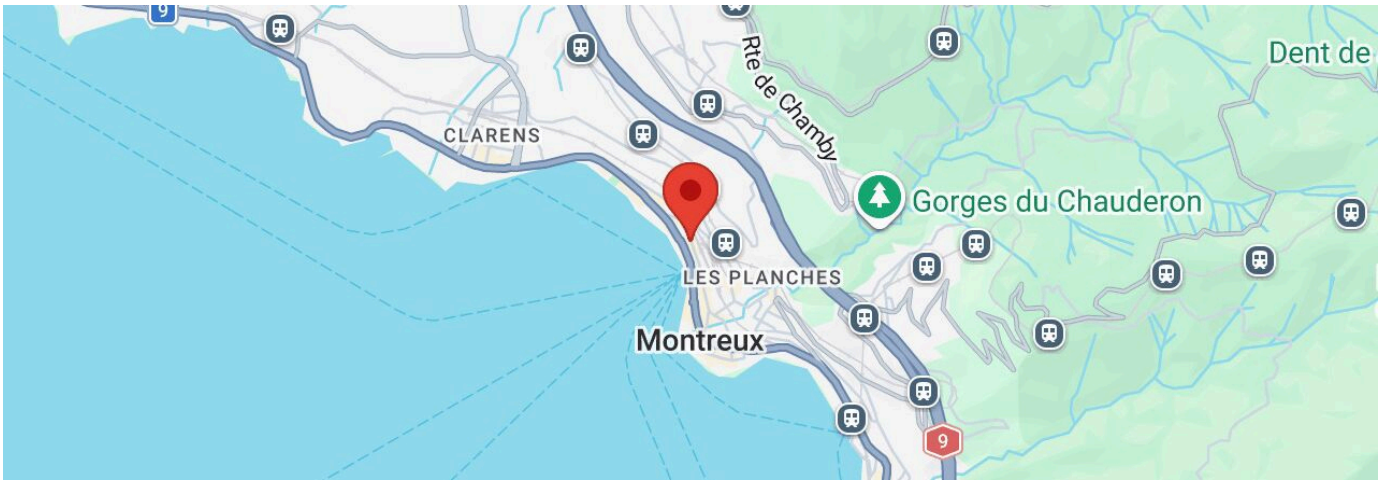
LOCATION

CH-1820 Montreux | Grand rue | **CHF 1,250,000.-**



SITUATION

A prime location in the heart of Montreux

Ideally located on the Grand-Rue, in the heart of Montreux and just a stone's throw from the shores of Lake Geneva, this apartment boasts a sought-after address in the center of one of the most iconic destinations on the Vaud Riviera.

Just a few steps away, the magnificent flower-lined promenades invite you to take a stroll in an exceptional setting, nestled between the lake and the mountains. Shops, restaurants, cafés, retail stores, and public transportation are also right nearby, allowing you to fully enjoy the city and its many amenities on foot.

Renowned for its pleasant climate, elegance, and international appeal, Montreux charms visitors with its unique lifestyle, punctuated in particular by its world-renowned cultural events, including the famous Montreux Jazz Festival.

A prime location, combining urban vibrancy, a relaxed lifestyle, and proximity to the lake—ideal for both a primary residence and a pied-à-terre on the Swiss Riviera.

MUNICIPALITY

Montreux: A Way of Life Between the Lake and the Mountains

Nestled between the waters of Lake Geneva and the majestic peaks of the Alps, Montreux is one of the most iconic destinations on the Swiss Riviera. Renowned for its particularly mild climate, its flower-lined quays, and its cosmopolitan atmosphere, the city has been attracting an international clientele in search of elegance, culture, and quality of life for over a century.

A city of music and cultural gatherings, Montreux's reputation extends far beyond Switzerland's borders thanks to its famous Montreux Jazz Festival and its recently renovated convention and performance center, the **2m2c – Montreux Music & Convention Center**, which was recently renovated. This iconic venue hosts concerts, cultural events, and international gatherings throughout the year.

Montreux also boasts a remarkable historical and artistic heritage. Just a few minutes away stands the majestic **Chillon Castle**, one of Switzerland's most famous landmarks. Over the years, the Riviera has welcomed illustrious figures, including Empress Elisabeth of Austria, known as Sissi, as well as Freddie Mercury, the legendary lead singer of Queen, who made Montreux one of his favorite places.

The region also boasts a first-rate international educational system, notably featuring **St. George's International School in Clarens, Haut-Lac International Bilingual School in Saint-Légier**, as well as several other renowned private schools.

With excellent access via the rail network and the A9 highway, Montreux offers easy access to Lausanne, Geneva, and its international airport. Its proximity to renowned Alpine resorts, such as Villars-sur-Ollon, Les Diablerets, Verbier, and Les Portes du Soleil, also offers exceptional access to the joys of the mountains year-round.

Combining heritage, culture, nature, and a global outlook, **Montreux elegantly blends the charm of a small, intimate town with the advantages of an international destination**, offering an exceptional quality of life in the heart of French-speaking Switzerland.

			
Public transports	-	1 min.	-
Primary school	-	7 min.	1 min.
Stores	-	1 min.	-

CHARACTERISTICS

CH-1820 Montreux | Grand rue | **CHF 1,250,000.-**

CHARACTERISTICS

Availability	**To agree**	Building envelope	**C**
Type	**Condominium apartment**	Balcony	**1**
Reference	**6336901**	Heating installation	**Floor**
Rooms	**4.5**	Condition of the property	**Very good**
Bedrooms	**3**	Standing	**Upmarket**
Bathrooms	**2**	Living area	**~ 134 m²**
Location floor	**3rd floor**	Weighted Surface	**~ 140 m²**
Year of construction	**2006**	Balcony surface	**~ 13 m²**
Latest renovations	**2021**	PPE charges	**CHF 570.-/month incl. renovation fund**
Energetic efficiency	**C**	Interior parking	**1 I CHF 50,000.-**

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Mountains
- Lake
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Museum
- Theatre
- Concert hall
- Religious monuments

INSIDE CONVENIENCES

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

ORIENTATION

- South
- West

INTERIOR VIEW





FINANCIAL SIMULATION

FINANCING

Purchase price
CHF 1,250,000.-

Mortgage
CHF 1,000,000.-



Own capital (20%)
CHF 250,000.-

Mortgage 2nd rank (13.4%)
CHF 167,500.-

Mortgage 1st rank (66.6%)
CHF 832,500.-

FINANCIAL CAPACITY

Annual income (100%)
CHF 223,248.-

Annual cost (33%)
CHF 73,672.-



PRICE

Price of object		CHF 1,250,000.-
Acquisition costs	2 %	CHF 25,000.-
Transfer costs	1.50 %	CHF 18,750.-
Expenses of creation of mortgage file	1.20 %	CHF 12,000.-
Total acquisition		CHF 1,305,750.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 20,813.-
Mortgage interest 2nd rank	2.50 %	CHF 4,188.-
Mortgage interest		**CHF 25,001.-**
Amortization mortgage 2nd rank	6.67 %	CHF 11,172.-
Total mortgage amortization		**CHF 11,172.-**
Running/maintenance costs	1 %	CHF 12,500.-
Total charges		**CHF 12,500.-**
Total per year		**CHF 48,673.-**
Total per month		**CHF 4,056.-**