

ON THE OUTSKIRTS OF MONTREUX— SPACIOUS HOMES WITH VIEWS OF LAKE GENEVA

Montreux _ Veytaux | 1820 Montreux | Reference : 6353503

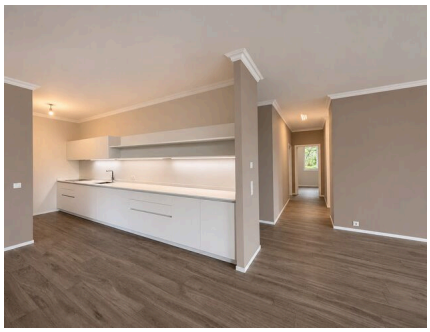
CHF 1,500,000.-

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CH-1820 Montreux | Montreux _ Veytaux | **CHF 1,500,000.-**







On the outskirts of Montreux – Exceptional properties with views of Lake Geneva

SALE PERMITTED TO FOREIGNERS

In the heart of the Swiss Riviera, just steps from Lake Geneva and its magnificent flower-lined promenades, this remarkable 4.5-room apartment occupies the first floor of an elegant contemporary residence comprising only six apartments.

With a living area of 165 m², this property—in near-new condition—stands out for its spacious layout, remarkable ceiling height, and the quality of the materials used. Delicate moldings add a touch of timeless elegance to its contemporary architecture.

Direct access via a private elevator immediately highlights the exclusive and intimate character of the space upon arrival.

Elegant reception areas

The spacious living room, bathed in natural light, features a generous open kitchen with clean lines, combining aesthetics and functionality. The seamless flow of the spaces offers an ideal setting for hosting guests in a warm and welcoming atmosphere.

CHARACTERISTICS

Reference: **6353503**

Type: **Condominium apartment**

Availability: **To agree**

Rooms: **4**

Bedrooms: **3**

Bathrooms: **3**

Location floor: **1st floor**

Flats: **6**

Living area: **~ 165 m²**

Weighted Surface: **~ 176 m²**

Heating type: **Gas**

Domestic water heating system: **Gas**

Extending from the living room, a covered balcony of over 22 m² offers a partial view of Lake Geneva and the mountains. Its generous size allows for a true dining area as well as an outdoor lounge, inviting you to savor the Riviera's laid-back lifestyle.

A sleeping area designed for comfort and privacy

The sleeping area features three bedrooms, including two remarkable suites with partial views of Lake Geneva. Their particularly spacious layouts, ample built-in storage, and private bathrooms offer exceptional comfort for everyday living.

A third bedroom with storage space can also serve as an office or a guest room, depending on the needs of its future owners.

A separate laundry room within the apartment itself, as well as a guest restroom, harmoniously complete the layout.

High-quality features

The care taken with the finishes, the quality of the finishes, the numerous custom features, the radiant floor heating, and the building's energy efficiency all reflect a special focus on comfort.

This property perfectly combines architectural elegance, spacious living areas, and residential privacy in a privileged setting just outside Montreux.

A beautiful address for a discerning clientele seeking a refined lifestyle on the Swiss Riviera.

Contact us at 078 314 22 00 for more information or to schedule a tour.

REMARKS

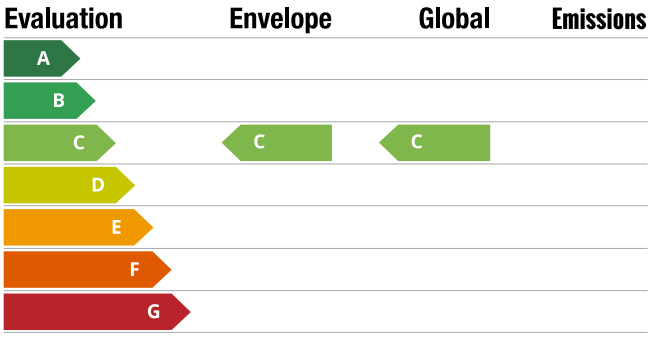
Highlights of this property

- Prime location just outside Montreux
- New, intimate condominium with only six apartments
- 165 m² of living space
- In impeccable condition, nearly new
- Remarkable spaciousness and high ceilings
- Elegant moldings and refined finishes
- High-quality materials
- Abundant natural light
- Two spacious suites with views of Lake Geneva
- Ample built-in storage
- 22.45 m² covered balcony
- Views of Lake Geneva and the mountains
- Private elevator with direct access
- Underfloor heating
- Good energy efficiency rating (CECB)
- Close to the lake, flower-lined waterfront, and amenities
- Cultural life and internationally renowned events

- Sale permitted to foreign buyers

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.

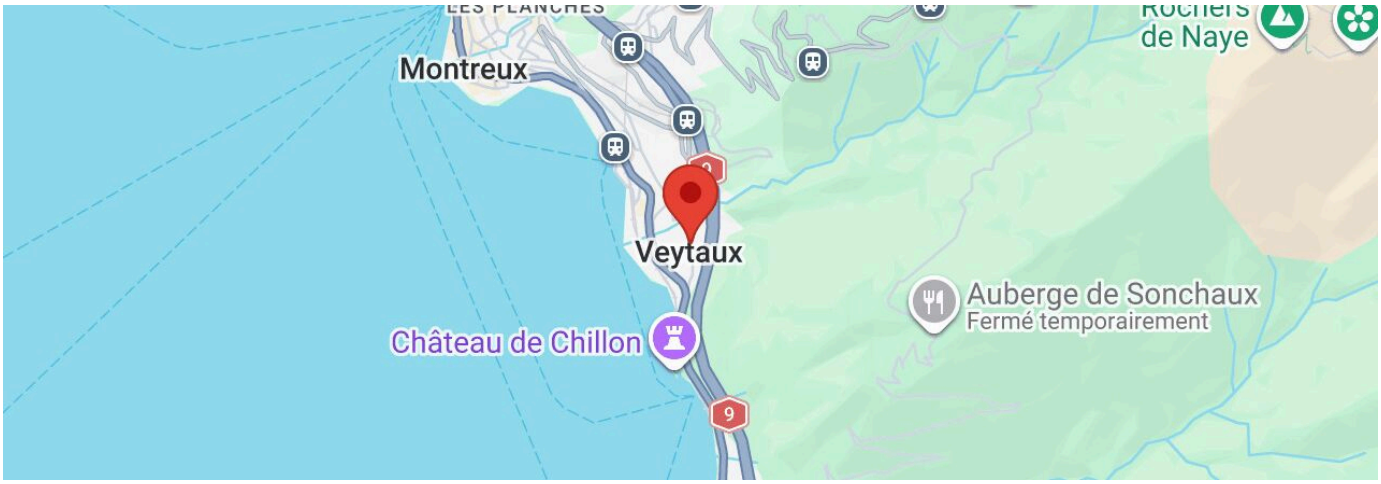


CONTACT FOR VISITING

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LOCATION

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SITUATION

Just outside Montreux, in the heart of the Vaud Riviera, this apartment enjoys a prime location, just a short walk from Lake Geneva and the beautiful flower-lined quays, perfect for strolls to the famous Château de Chillon.

A bus stop right next to the residence provides easy access to downtown Montreux—with its shops, restaurants, and train station—as well as to Vevey, Villeneuve, and Rennaz, where you'll find numerous retail and healthcare facilities.

Nestled between the lake and the mountains, this location offers a particularly pleasant living environment, combining the relaxed lifestyle of the Swiss Riviera with proximity to amenities and excellent accessibility.

MUNICIPALITY

Known as the "Pearl of Lake Geneva", Montreux enjoys international renown thanks to its exceptional natural setting, its **microclimate** —which is particularly mild—and its lifestyle nestled between the lake and the mountains.

A city of culture and events, Montreux hosts prestigious events throughout the year, such as the famous Montreux Jazz Festival, the Montreux Comedy Festival, the Septembre Musical, and its must-see Christmas market. The Montreux Music & Convention Centre (2m2c) also contributes to its international reputation.

Its magnificent flower-lined quays, historic luxury hotels, gourmet restaurants, boutiques, and proximity to the famous Château de Chillon as well as the terraced vineyards of Lavaux—a UNESCO World Heritage Site—all contribute to its charm and appeal.

Montreux also offers an ideal living environment for sports and nature enthusiasts: water sports on Lake Geneva, mountain hikes, golf courses in the region, and proximity to the ski resorts of the Vaud and Valais Alps, notably Villars-

sur-Ollon, Leysin, and the Portes du Soleil.

The presence of private and international schools, high-quality medical facilities, and an excellent transportation network is an additional asset for Swiss and international clients.

Its prime location provides easy access to Lausanne, Geneva, and its international airport, as well as neighboring France.
Montreux thus embodies a sought-after lifestyle, combining prestige, cultural richness, international openness, and quality of life in all seasons.

ACCESS

Easily accessible via the cantonal road running along Lake Geneva, the residence also benefits from its proximity to the Montreux and Villeneuve (A9) highway interchanges, providing quick access to the main highways of French-speaking Switzerland.
Approximate distances:

- Montreux: 2 km
- Villeneuve: 3 km
- Vevey: 9 km
- Lausanne: 35 km
- Sion: 65 km
- Geneva International Airport: 95 km

This accessibility is a real asset, whether as a primary or secondary residence.

			
Public transports	-	5 min.	2 min.
Primary school	-	15 min.	4 min.
Stores	-	5 min.	2 min.
Restaurants	-	5 min.	2 min.

CHARACTERISTICS

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CHARACTERISTICS

Availability	**To agree**	Building envelope	**C**
Type	**Condominium apartment**	Flats	**6**
Reference	**6353503**	Balcony	**1**
Second home	**Authorized**	Total number of floors	**4**
Sale to persons abroad authorized	**Yes**	Heating type	**Gas**
Rooms	**4**	Heating installation	**Floor**
Bedrooms	**3**	Domestic water heating system	**Gas**
Bathrooms	**3**	Condition of the property	**Very good**
Number of toilets	**1**	Standing	**Upmarket**
Location floor	**1st floor**	Living area	**~ 165 m²**
Energetic efficiency	**C**	Weighted Surface	**~ 176 m²**
		Balcony surface	**~ 22 m²**

CONVENIENCES

NEIGHBOURHOOD

- Mountains
- Lake

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Guests lavatory
- Built-in closet
- Connected thermostat
- Bright/sunny
- With character

EQUIPMENT

- Washing machine
- Bath

FLOOR

- Parquet floor

PICTURE(S)























Immeuble

EXTERIOR VIEW



Entrée de l'immeuble et accès au garage

PLAN



FINANCIAL SIMULATION

FINANCING

Purchase price
CHF 1,500,000.-

Mortgage
CHF 1,200,000.-



Own capital (20%)
CHF 300,000.-

Mortgage 2nd rank (13.4%)
CHF 201,000.-

Mortgage 1st rank (66.6%)
CHF 999,000.-

FINANCIAL CAPACITY

Annual income (100%)
CHF 267,900.-

Annual cost (33%)
CHF 88,407.-



PRICE

Price of object		CHF 1,500,000.-
Acquisition costs	2 %	CHF 30,000.-
Transfer costs	1.50 %	CHF 22,500.-
Expenses of creation of mortgage file	1.20 %	CHF 14,400.-
Total acquisition		CHF 1,566,900.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 24,975.-
Mortgage interest 2nd rank	2.50 %	CHF 5,025.-
Mortgage interest		**CHF 30,000.-**
Amortization mortgage 2nd rank	6.67 %	CHF 13,407.-
Total mortgage amortization		**CHF 13,407.-**
Running/maintenance costs	1 %	CHF 15,000.-
Total charges		**CHF 15,000.-**
Total per year		**CHF 58,407.-**
Total per month		**CHF 4,867.-**