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GRANDVAUX



5.5-room duplex under construction
with garden and view of Lake Geneva

CHF 4'535'000.00

N° AP0143



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DESCRIPTION

In autumn 2025, this magnificent duplex could become your new acquisition.

In a building with just three apartments, this exceptional property, located on the garden level and second floor, boasts top-of-the-range finishes and breathtaking views of Lake Geneva and the Alps.

With its ideal south-west orientation and a floor area of approx. 260 m², it offers optimum light all day long.

The layout of this property is as follows:

On the garden level, a spacious living/dining room with open kitchen, totaling over 55 m², gives access to a 75 m² terrace and a flat garden planted with trees. A bedroom, shower room and laundry room complete the layout.

On the first level, the 38 m² master suite includes a dressing room and en-suite bathroom. Two further bedrooms of around 18 m² each, plus two shower rooms, are located on this floor.

Two of the bedrooms on this floor have access to a 45 m² balcony.

A private elevator serves all floors, as does the basement where there are two cellars and a shared bike room.

Two indoor parking spaces are available in addition, at chf: 45,000.- each, as well as two outdoor parking spaces, at chf 25,000.- each.

CHARACTERISTICS

Reference : AP0143

Number of rooms : 5.5

Number of bedrooms : 4

Location floor : 1st floor

Living area : ~ 215 m²

PPE surface : ~ 260 m²

Garden surface : ~ 854 m²

Cellar surface : ~ 11 m²

Year of construction : 2024

Heating system : Heat pump

Domestic water heating system :

Heat pump

Availability : Fall 2026

Customized finishes are available to suit the needs and lifestyle of the purchaser.

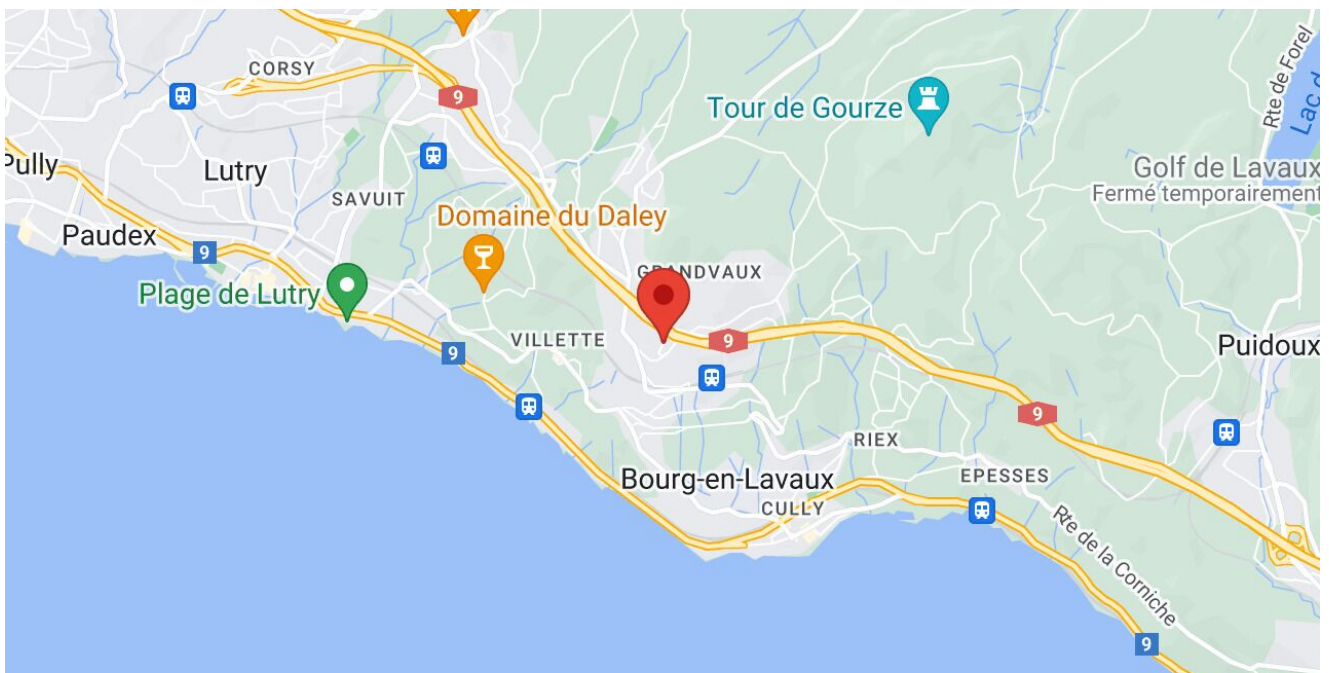
Don't miss this opportunity to acquire this exceptional property.

A detailed description of the construction, plans and a schedule for the sale of this property off-plan are available on request

CLAUSE DE NON-RESPONSABILITÉ

Ce document ne constitue pas un engagement contractuel. Les informations mentionnées sont données sous réserve de modifications, d'erreurs ou d'omissions. Reproduction interdite.

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LOCATION

- Chemin de Jolimont 17 - 1091 Grandvaux
- Public transport: "Genevrey" bus stop 7 minutes' walk for route 381 (Palézieux-Gare - Cully-Gare). Grandvaux train station 15 minutes' walk away.
- Shops and amenities: Several local shops within 5 minutes' drive. The centers of Lutry and Cully can be reached in 10 minutes by car. The "Lutry/Belmont" freeway

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entrance/exit is a 7-minute drive away.

- Lausanne is 15 minutes away by car and Vevey 20 minutes.
- Schools: Bourg-en-Lavaux has 3 primary schools on its territory. The Scolaire Centre-Lavaux association brings together the communes of Chexbres, Puidoux, Rivaz, St-Saphorin and Bourg-en-Lavaux, and manages the organization of transport, the link between school and extracurricular activities for primary and secondary school pupils.
- Tax rate: 62.5
- Property tax: 1.50
- Local authority website: www.b-e-l.ch

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