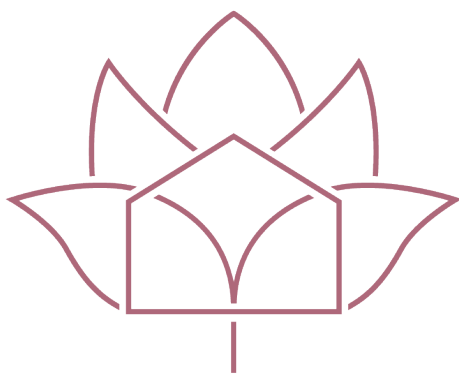




VILLAS MAGNOLIA

LE MONT-SUR-LAUSANNE



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The Commune

Located just outside Lausanne, Le Mont-sur-Lausanne offers an exceptional living environment, harmoniously combining tranquility, nature, and proximity to the city.

This popular residential town charms visitors with its lush green surroundings, peaceful atmosphere, and ideal location on the hills above Lausanne.

While enjoying a preserved natural setting, its residents benefit from quick access to infrastructure, shops, schools, and amenities of the Lausanne metropolitan area.

A prime location to fully enjoy an exceptional quality of life, combining serenity with proximity to the city.



Luxury Development



Close to amenities



Located in a residential neighborhood



The Project

This exclusive residential project in Mont-sur-Lausanne consists of two contemporary 7.5-room twin villas, designed to offer a harmonious balance between elegance, comfort, and functionality.

With 213 m² of living space and 39 m² of terrace per villa, the spacious and bright areas have been carefully designed to meet the demands of modern family life.

The clean-lined architecture, generous windows, and seamless flow between indoor and outdoor spaces create a warm and contemporary living environment.

The selection of high-quality materials and finishes lends elegance and timeless appeal to each villa.

Designed to meet today's standards for comfort and energy efficiency, the villas feature photovoltaic solar panels that harness solar energy.

The terraces are also equipped with electric awnings, offering additional comfort and ideal protection on sunny days.

Each property features a private garden—approximately 230 m² for Villa A and 370 m² for Villa B—offering beautiful outdoor spaces perfect for relaxation and family time.

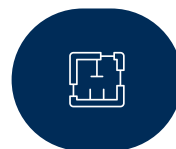
Located in a quiet, leafy residential neighborhood, yet close to Lausanne and its amenities, this project offers an exceptional quality of life in a modern, comfortable, and sophisticated setting.



A quiet, green setting



Idyllic setting



General Spaces and Volumes



Situation

Discover an exclusive project featuring two 7.5-room twin villas in Mont-sur-Lausanne, set in a quiet, lush, and prestigious residential neighborhood.

With 283 m² of usable space per villa, including 213 m² of living space, these properties offer generous, bright spaces designed for optimal comfort.

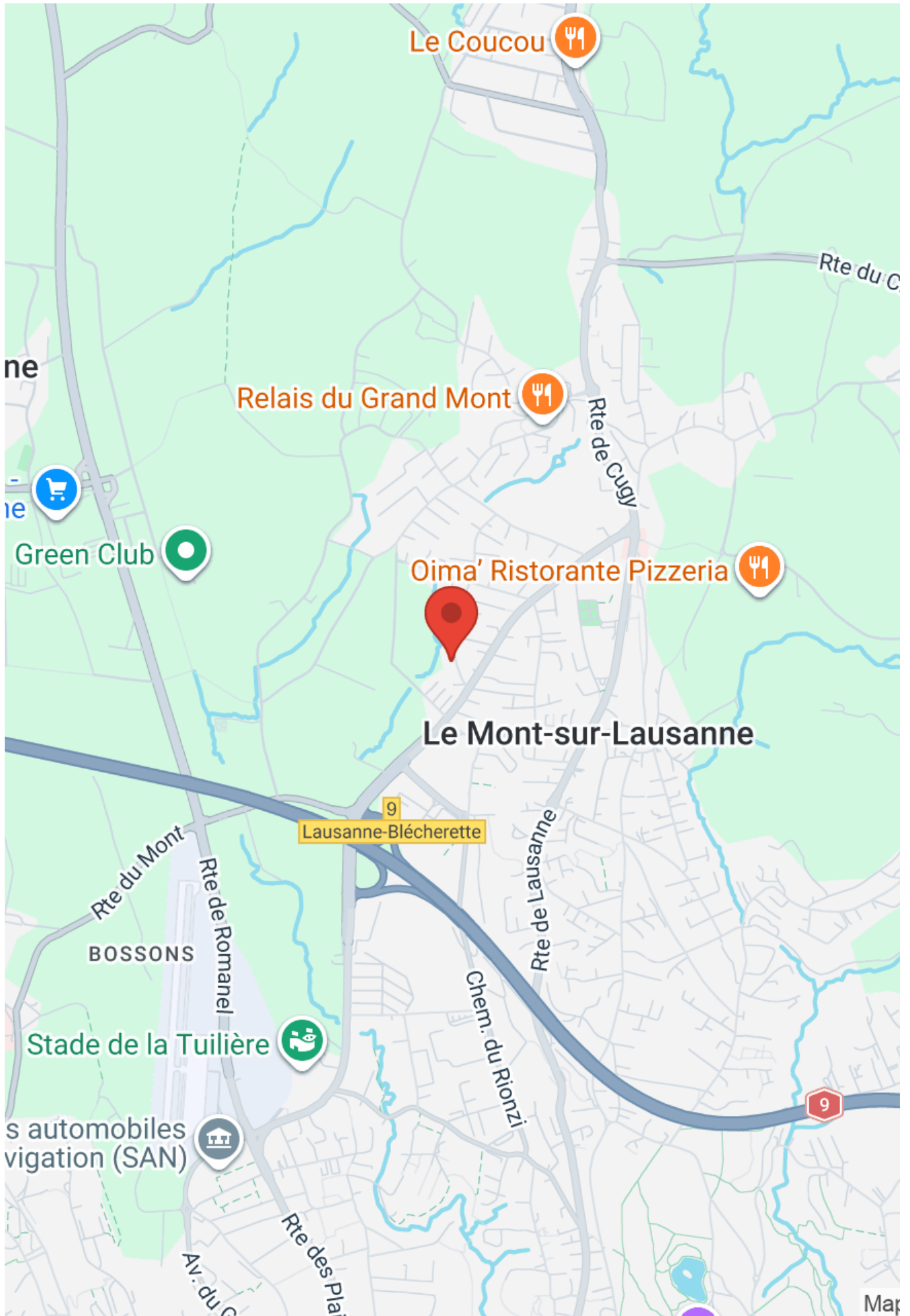
Their contemporary architecture, with clean lines, blends seamlessly with high-quality materials and finishes, creating an elegant, modern, and timeless interior.

Each villa also features a private garden, offering a pleasant outdoor space while preserving the privacy of its residents.

Ideally located near Lausanne, these villas combine modernity, comfort, quality, and nature in a particularly sought-after living environment.

An exclusive project designed for those who wish to combine contemporary elegance with quality of life.

				
Bank	925 m	14 min	14 min	3 min
Hospital	2.2 km	-	-	5 min
Nursery school	985 m	14 min	14 min	2 min
Post	915 m	14 min	14 min	3 min
Primary school	1.0 km	15 min	15 min	3 min
Public transport	975 m	13 min	13 min	2 min
Secondary school	1.5 km	20 min	20 min	4 min



Construction

The construction of these two villas was designed with one essential requirement in mind: to deliver a high-quality, sustainable project perfectly suited to today's needs.

Every stage of the project receives special attention, from the architectural design to the selection of materials and finishes.

The villas combine contemporary architecture, generous spaces, and carefully selected features.

High-quality materials, large windows that let in natural light, and the design of both interior and exterior spaces all contribute to creating comfortable, elegant, and timeless homes.

Special attention is also paid to the quality of craftsmanship and attention to detail, ensuring that the villas are built to last and provide exceptional everyday comfort.

The project thus prioritizes harmonious, functional construction that blends seamlessly with the residential environment of Mont-sur-Lausanne.



High-quality materials



Solar panels



Modern and Contemporary Architecture



Galerie









Technical data

Proximity

- School secondary
- Creche
- School Primary

Exterior

- Balcony
- Terrace
- Garden

Interior

- Open Kitchen
- Hobbyroom
- Triple Glazing
- Bath
- Cellar
- Natural light

Equipment

- Shower
- Kitchen
- Interphone
- Kitchen Furnished
- Kitchen Island
- Washhouses Simple

Ground

- Parquet Floor
- Tiles

Contact



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LE MONT-SUR-LAUSANNE

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Villas Magnolia

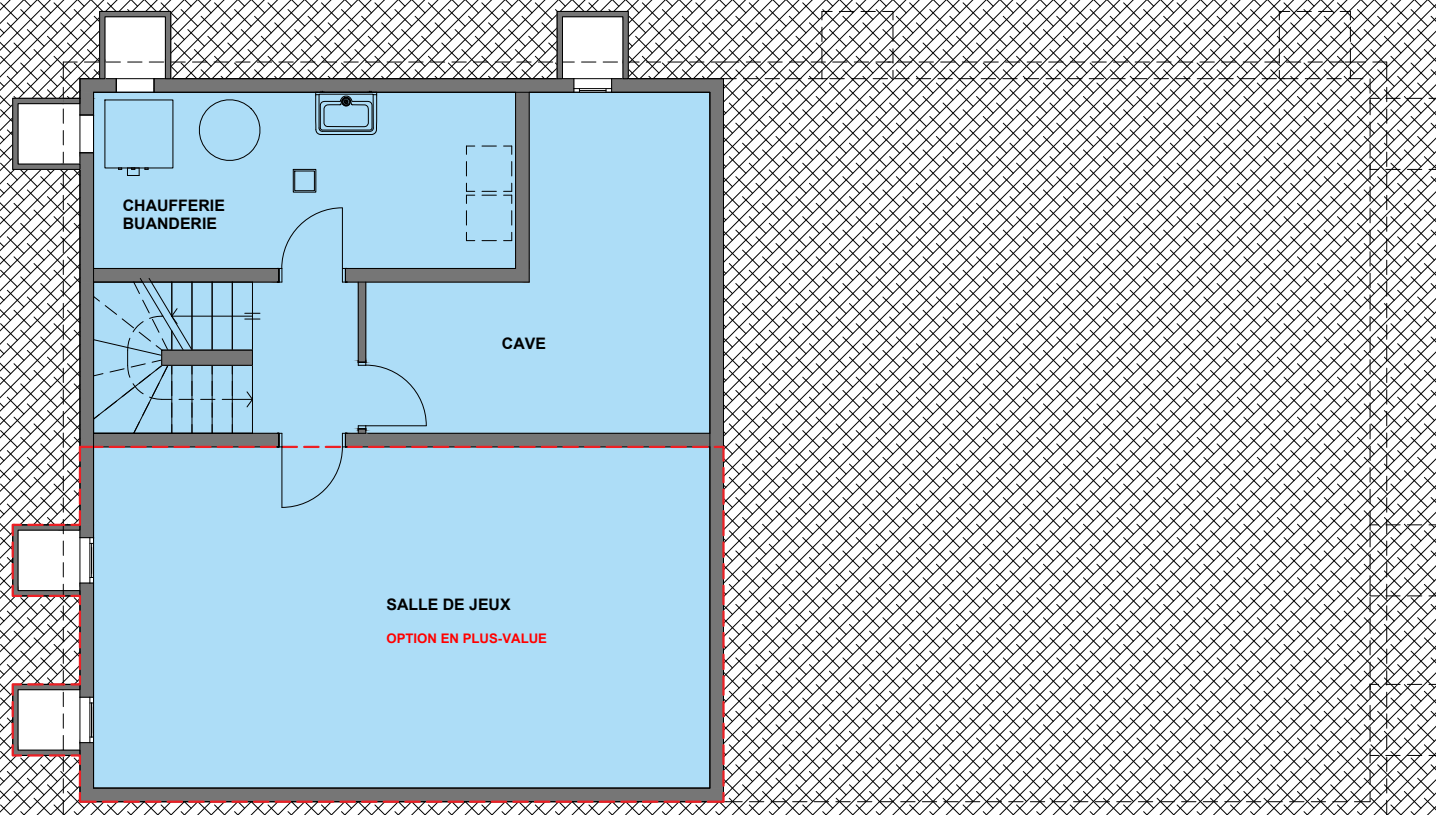
Le Mont-sur-Lausanne

Réf. Internet	Lot	Nbre de pièces	Orientation	Surface habitables	Surface utile	Surface balcon	Terrasse	Jardin	Surface totale	Prix de vente
049530	1	7 1/2 pces	S	213 m ²	283 m ²	11.67 m ²	39 m ²	230 m ²	231.8 m ²	CHF 2'250'000
049531	2	7 1/2 pces	S/O	213 m ²	283 m ²	11.67 m ²	39 m ²	370 m ²	231.8 m ²	CHF 2'290'000

* **Les surfaces de vente** sont calculées selon la méthode USPI, soit :

- les m² habitables sont calculés à l'intérieur des murs extérieurs
- les balcons pour 1/2 et les terrasses pour 1/3

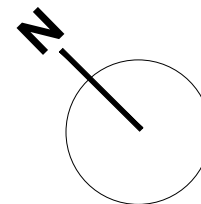
Ce descriptif n'est pas contractuel. Les informations sont indicatives. Ce dossier ne peut être transmis à des tiers sans autorisation.



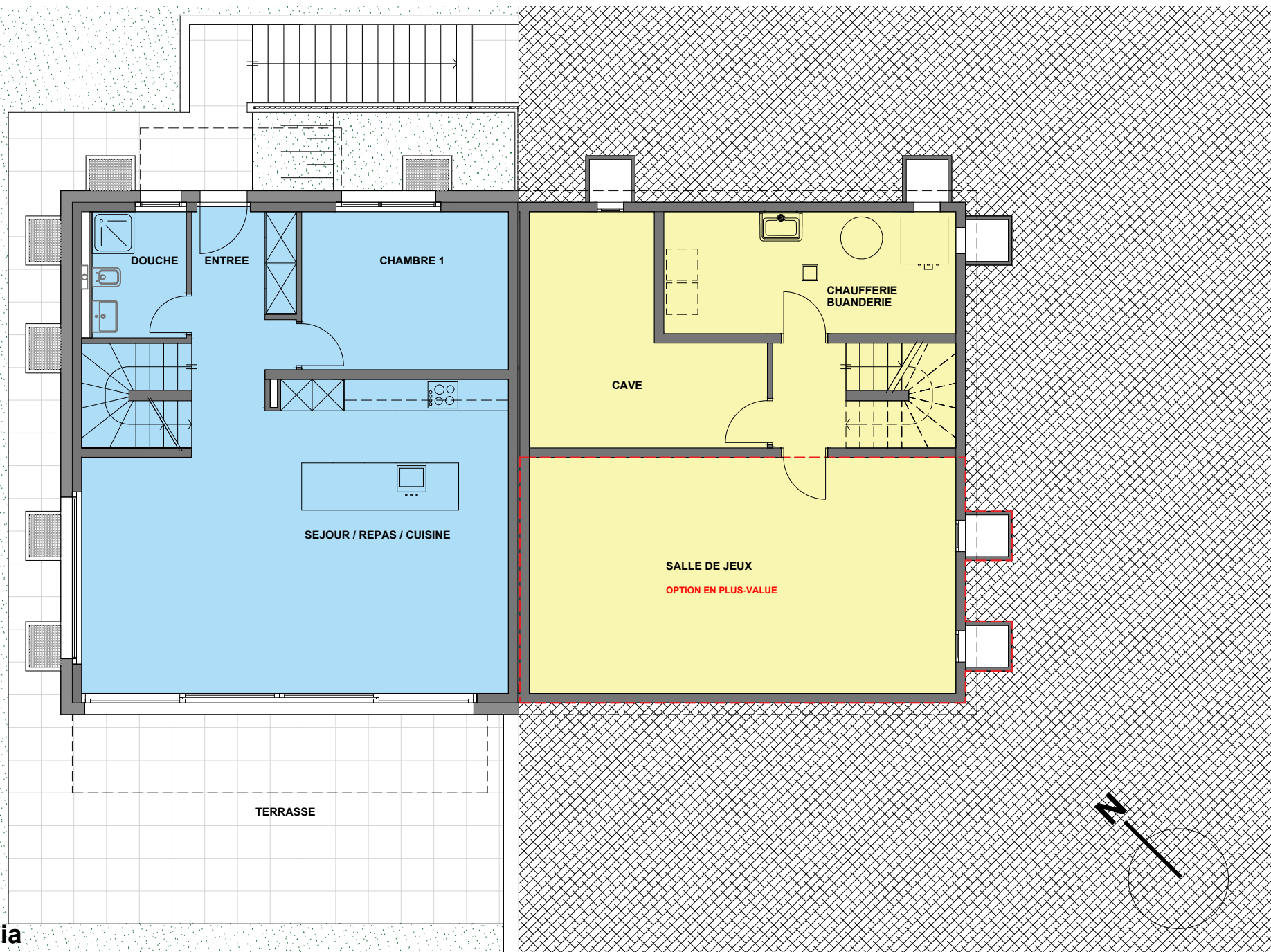
-  Lot 1
-  Lot 2

Résidence Magnolia
Parcelle 3633 de la commune du Mont-sur-Lausanne
Plan de PPE
Sous-sol lot 2

2 mai 2023



Echelle 1/100
0 1 2 3 4 5 m.

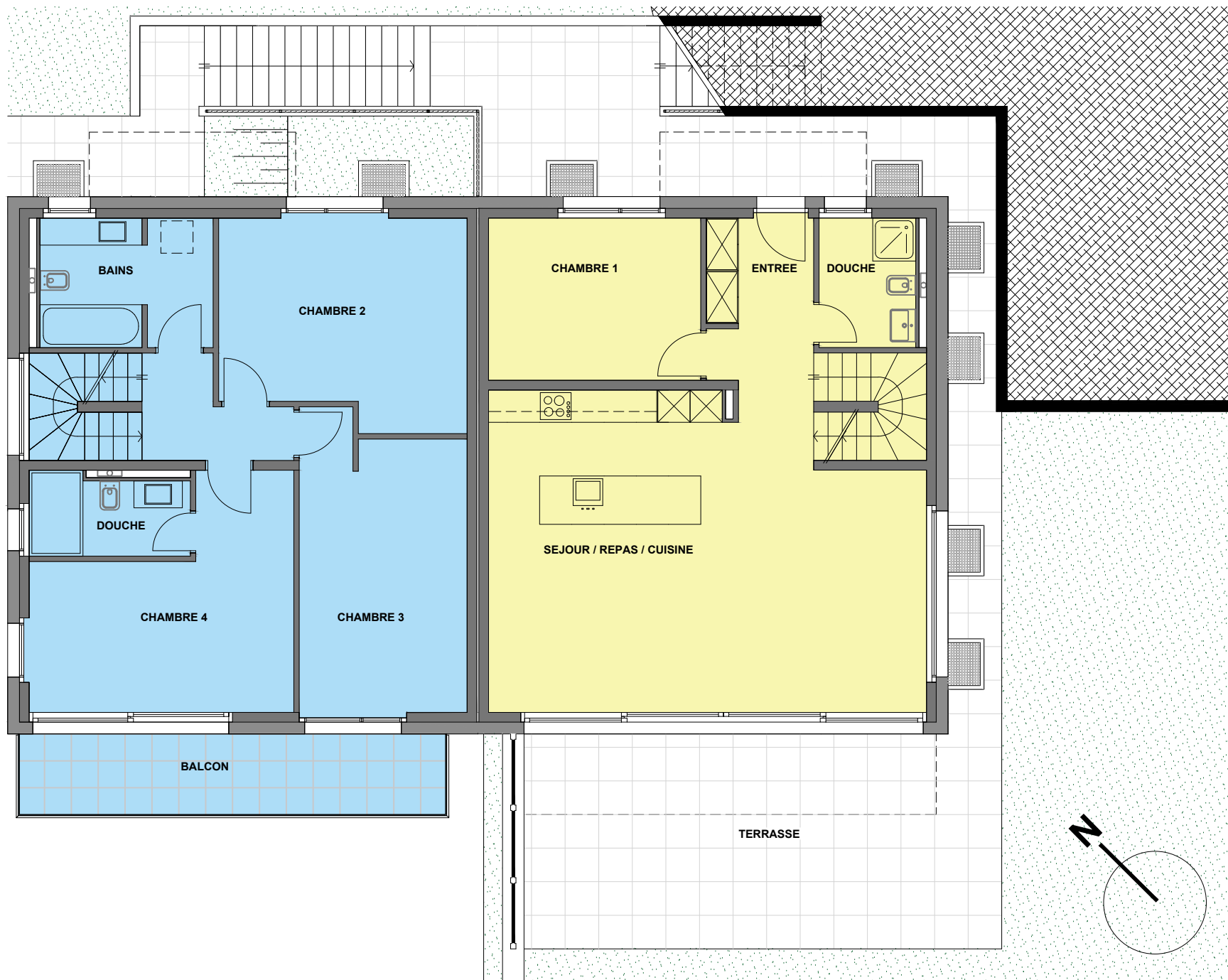


Lot 1
Lot 2

Résidence Magnolia
Parcelle 3633 de la commune du Mont-sur-Lausanne
Plan de PPE
Sous-sol lot 1 / Rez-de-chaussée lot 2

2 mai 2023

Echelle 1/100
0 1 2 3 4 5 m.

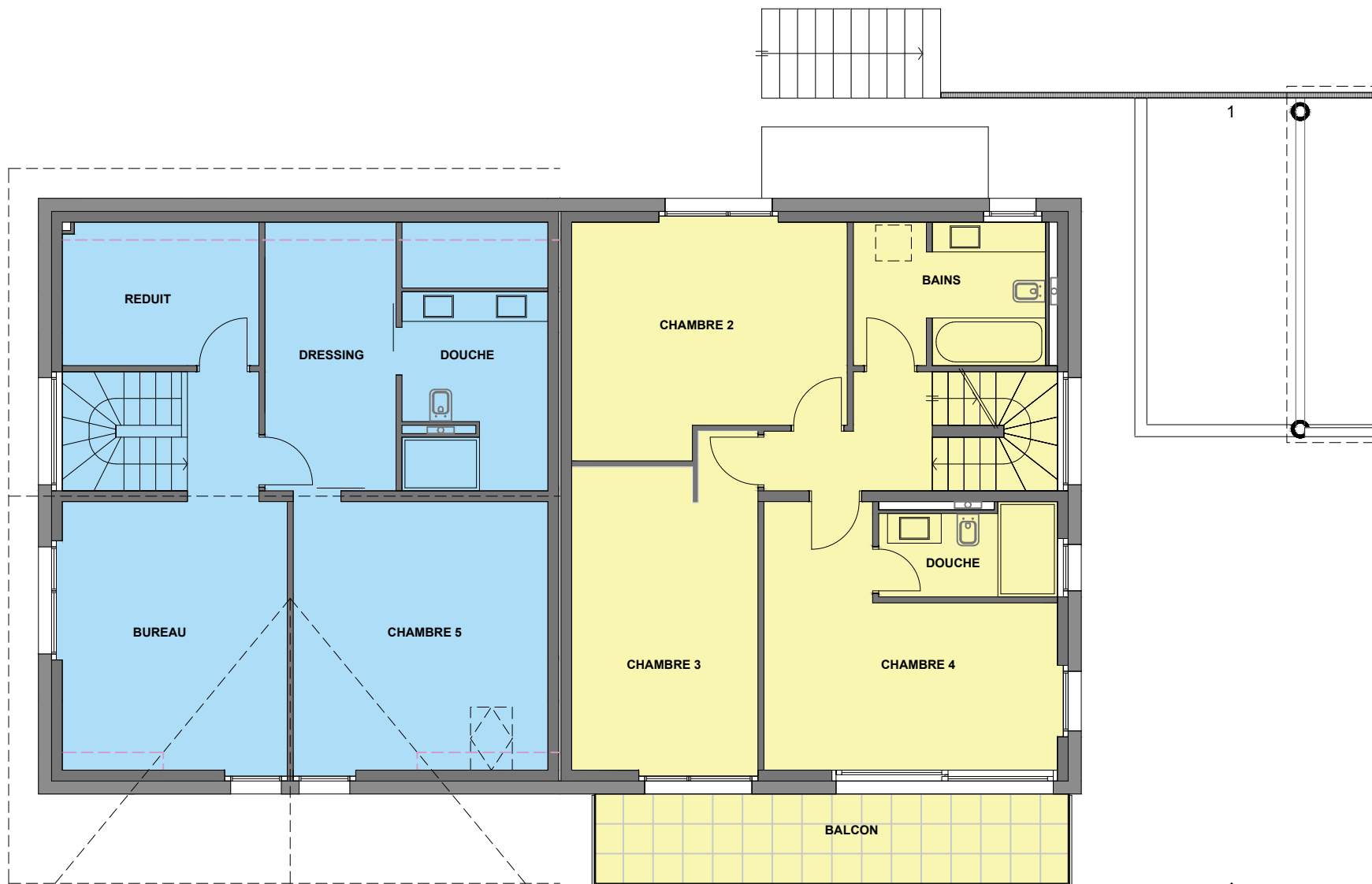


Lot 1
Lot 2

Résidence Magnolia
Parcelle 3633 de la commune du Mont-sur-Lausanne
Plan de PPE
Rez-de-chaussée lot 1 / Etage lot 2

2 mai 2023

Echelle 1/100
0 1 2 3 4 5 m.

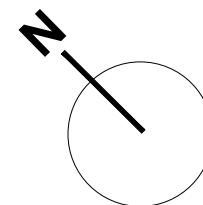
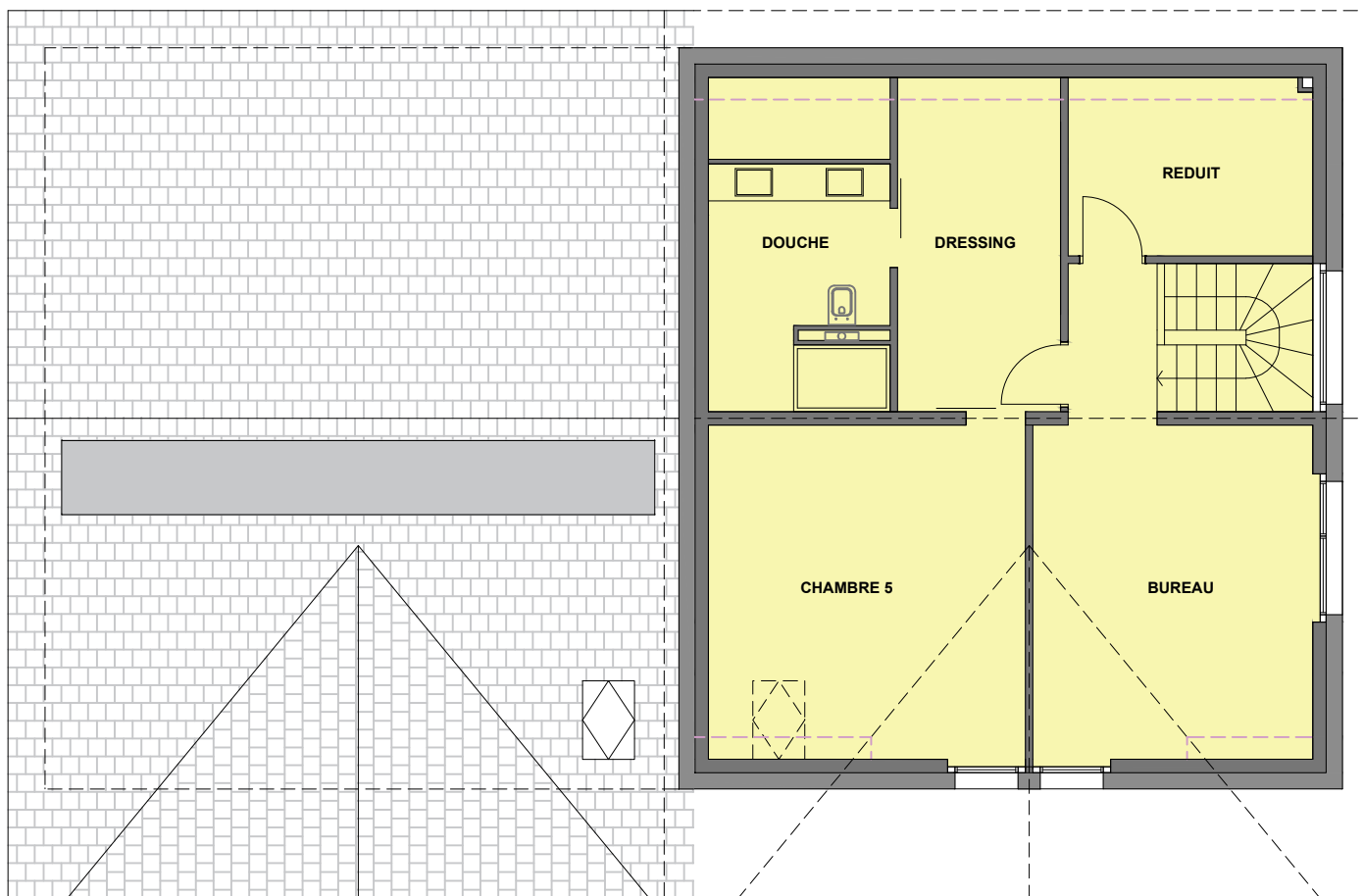


Lot 1
Lot 2

Résidence Magnolia
Parcelle 3633 de la commune du Mont-sur-Lausanne
Plan de PPE
Etage lot 1 / Combles lot 2

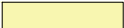
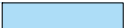
2 mai 2023

Echelle 1/100
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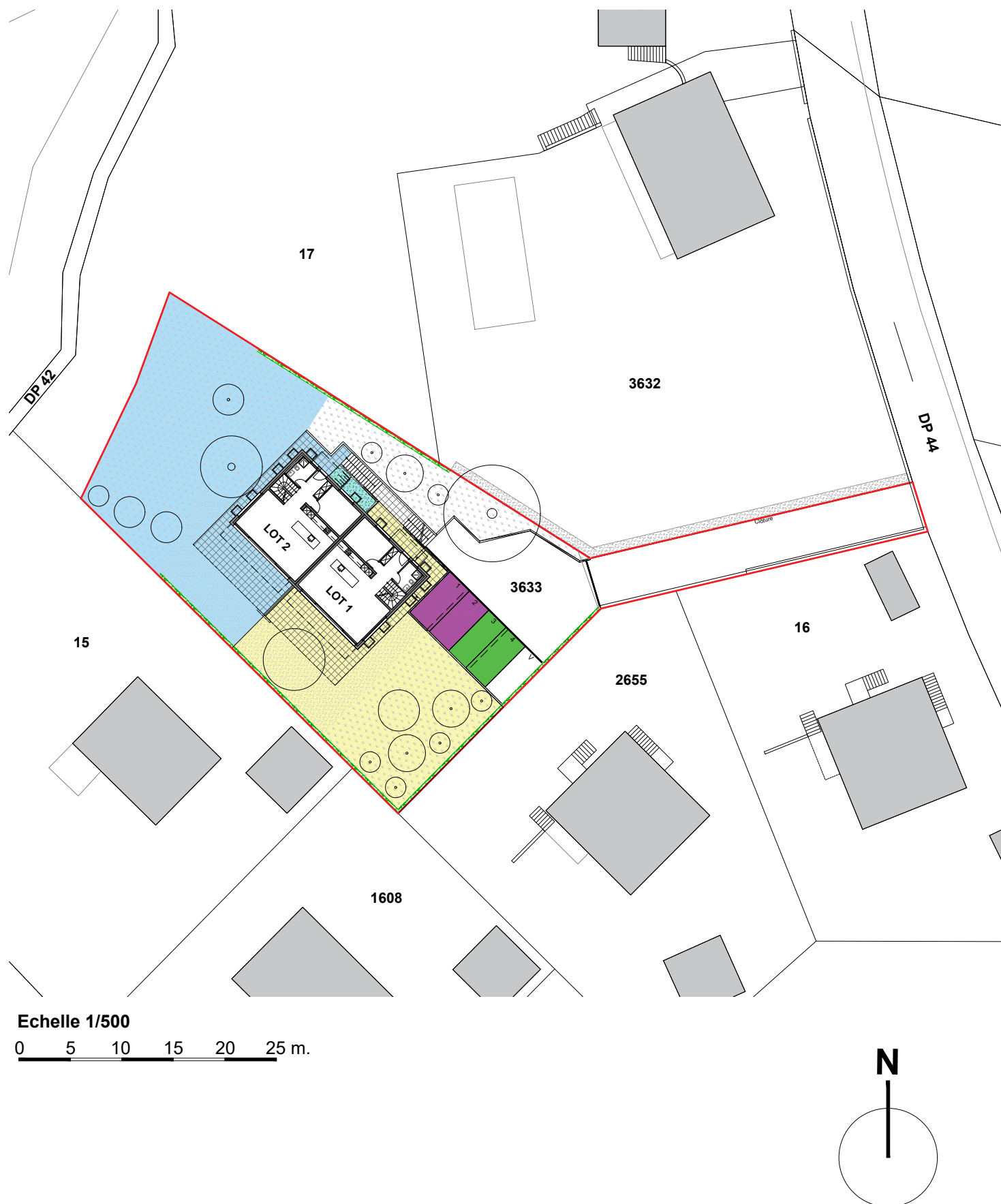
Echelle 1/100

0 1 2 3 4 5 m.

 Lot 1
 Lot 2

Résidence Magnolia
Parcelle 3633 de la commune du Mont-sur-Lausanne
Plan de PPE
Combles lot 1

2 mai 2023



Résidence Magnolia
Parcelle 3633 de la commune du Mont-sur-Lausanne
Plan de PPE
Servitudes d'usage de terrasses et de jardins
Servitudes d'usage de places de parc

2 mai 2023