



**newHome**  
SERVICES

DUPLEX/TWO-LEVEL  
**GLAND**





# Description

**Discover a bright, spacious and ideally located apartment in Gland.**

On the top floor of a well-maintained residential building, this beautiful **3.5-room** duplex offers a **living space of 125m<sup>2</sup>**, complemented by an **8m<sup>2</sup> balcony**.

The property benefits from a warm atmosphere and particularly pleasant living spaces. The paintings have just been repainted in November 2025 and the kitchen was also renovated 5 years ago. On the building side, the condominium is healthy and benefits from rigorous management. A substantial renovation fund allows for the serene anticipation of improvements.

## **Layout of the main floor** rooms

- Large living room bathed in light thanks to the large bay windows
- Fireplace
- Direct access to the balcony
- Modern and open kitchen, fully equipped
- Entrance with storage
- Visitor toilet



### Top floor

- Two spacious bedrooms with beautiful volumes, one with dressing room
- Bathroom with bathtub

### Outside

- Balcony of 8 m<sup>2</sup> facing west
- Quiet and residential environment
- Immediate proximity to shops, schools and transport
- Interior parking space: CHF 45,000.- extra
- A cellar

**Ideal location,** Gland is strategically located between Lausanne and Geneva, offering an attractive and dynamic living environment.

Contact us now to learn more and schedule a visit to this property.

# Duplex/two-level

CENTRE, 1196 GLAND

## DISPOSITION

Rooms \_\_\_\_\_ 3.5

Bedrooms \_\_\_\_\_ 2

Location floor \_\_\_\_\_ Attic

## SURFACES

Living area \_\_\_\_\_ 125 m<sup>2</sup>

Balcony surface \_\_\_\_\_ 8 m<sup>2</sup>

## EQUIPMENT

Heating type \_\_\_\_\_ Gas

Heating installation \_\_\_\_\_ Radiator

Parking int. \_\_\_\_\_ 1 (not included)

## CONSTRUCTION

Availability \_\_\_\_\_ Immediate

Year of construction \_\_\_\_\_ 1989

Condition of the property \_\_\_\_\_ Very good

Object Price \_\_\_\_\_ **CHF 1,095,000.-**

PPE charges \_\_\_\_\_ **CHF 616.-/month**

Interior parking \_\_\_\_\_ **CHF 45,000.-**

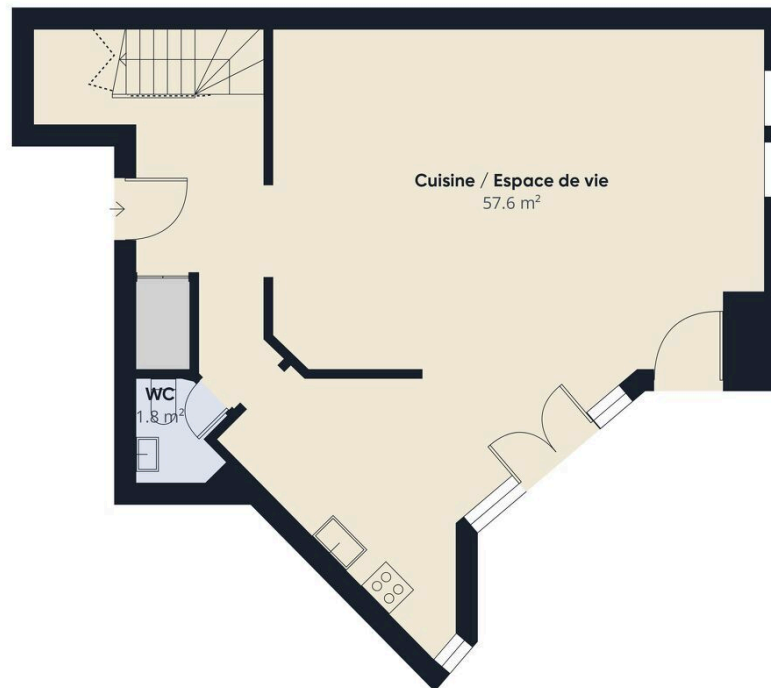
Parking place(s) \_\_\_\_\_ **Yes, obligatory**



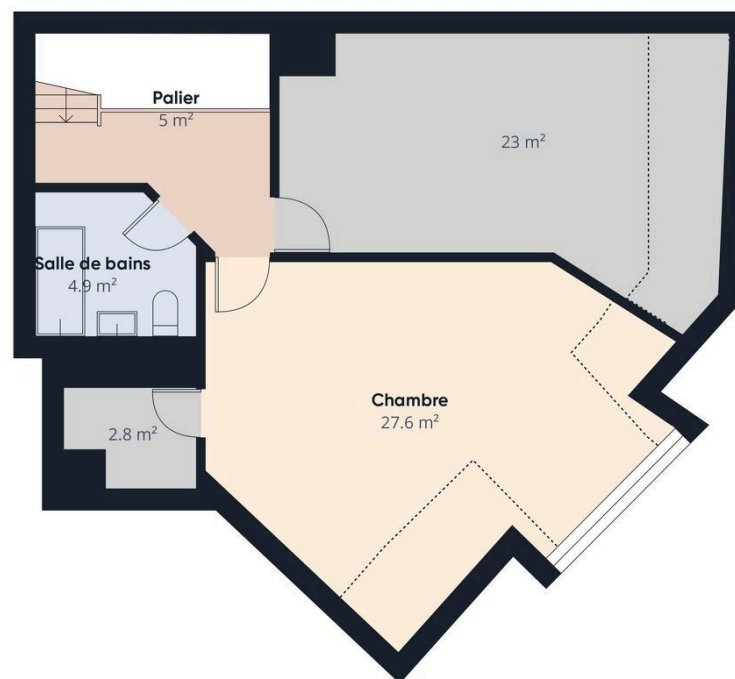








Niveau 0



Niveau 1



Our team is happy to be at your disposal to answer any questions, provide information, or schedule a visit.



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