



NICE NEW APARTMENT WITH A GARDEN

Rue de l'Essert 5, 1266 Duillier

CHF 1'270'000.-



129.9 m²



4.5



1



2



2

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DESCRIPTION

Live in peace and quiet, yet stay close to everything!

This new real estate development, featuring resolutely contemporary architecture, will be located in the heart of **Duillier**, in a privileged residential setting where the village spirit remains very much alive.

Comprising just **6 apartments**, the residence was designed on a human scale, prioritizing tranquility, quality of life, and modern architecture that blends seamlessly into its surroundings.

www.les-espaces-dessert.ch

The units, ranging from **3.5 to 4.5 rooms**, feature bright and thoughtfully designed living spaces. Some feature a **habitable mezzanine**, providing additional space and offering a variety of layout options: an office, a relaxation area, an extra bedroom, or a more intimate living space.

The charm of a village, the convenience of nearby cities!

Living in Duillier means enjoying a peaceful, residential setting without sacrificing proximity to the region's main centers.

Gland and Nyon are within easy reach, as are the shops, schools, services, and infrastructure needed for daily life. The proximity to the highway also makes it easy to reach **Lausanne, Geneva, and the various regions of French-speaking Switzerland**.

A particularly attractive location for those seeking a balance between **village life, tranquility, and mobility**.

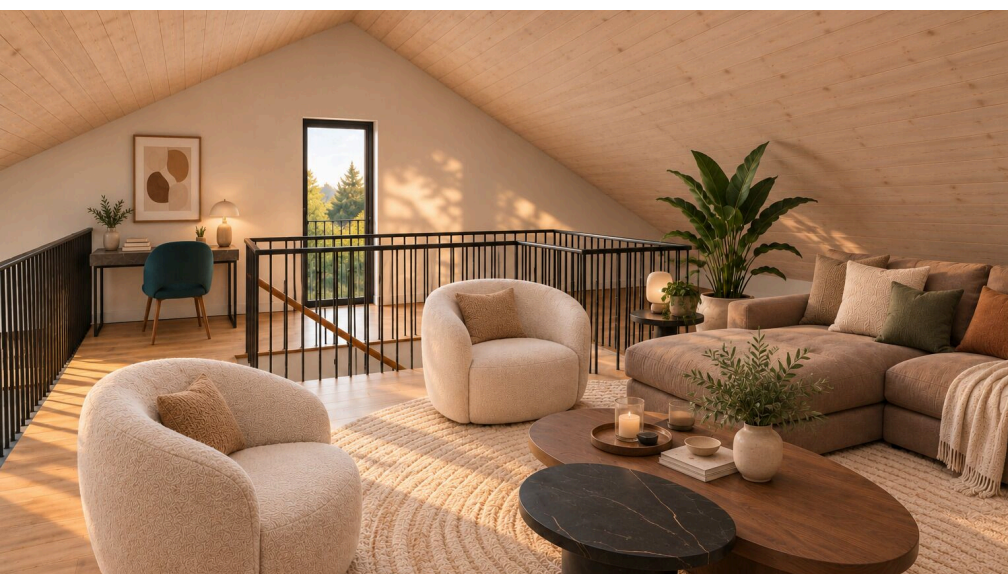
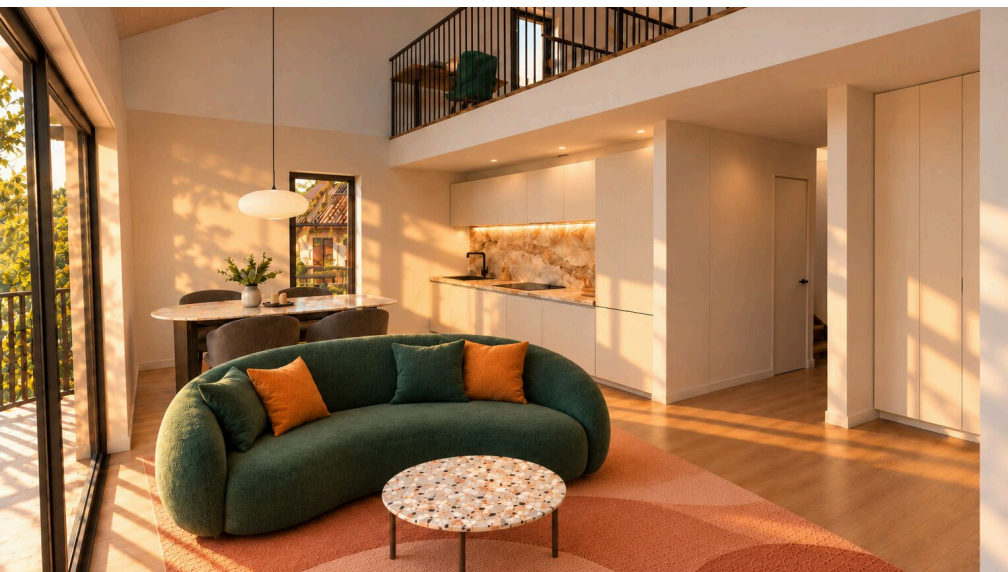
A contemporary and intimate residence!

With only six units, this new development stands out for its intimate atmosphere. Its contemporary architecture, floor plans, and unit types have been designed to offer comfortable apartments, suitable for both couples and families.



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3.5- to 4.5-room apartments

Liveable mezzanines

Modern architecture

Residential neighborhood

Only 6 units

Construction is scheduled to begin in early 2027, with an estimated completion date between summer and fall 2028.

Parking spaces are available in the residence's underground parking garage at a price of **CHF 35,000.- per space**.

A new address in Duillier where you can enjoy the tranquility of a Vaud village while remaining connected to the region's major hubs.

CHARACTERISTICS

Reference: AtticaDuillerappart5

Batch: 5

Number of rooms: 4.5

Number of bedrooms: 2

Number of bathrooms: 2

Location floor: 2nd floor

Living area: 129.9 m²

Cellar surface: 4.4 m²

Weighted Surface: 134.1 m²

Year of construction: 2027

Heating system: Heat pump, Solar

Availability: To be discussed

CONTACT FOR VISITING

Owner

Mr. Robin TARDIN

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Comment : Robin Tardin

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r.tardin@archespaces.ch

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DISTANCES

Train station	1.8 km
Public transports	140 m
Highway	2.6 km
Kindergarden	1.3 km
Primary school	320 m
Secondary school	3.3 km
Shops	2 km
Post	2.5 km
Bank	2.3 km
Restaurants	1.5 km

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CHARACTERISTICS

Reference	AtticaDuillerappart5
Location floor	2nd floor
Number of rooms	4.5
Number of bedrooms	2
Number of bathrooms	2
Living area	129.9 m²
Weighted Surface	134.1 m²
Balcony Surface	8.4 m²
Cellar surface	4.4 m²
Year of construction	2027
Heating system	Heat pump, Solar
Heating installation	Floor
Availability	To be discussed
Batch	5
Parking places	Yes, obligatory

CONVENIENCES

Neighbourhood

- Village
- Residential area
- Bus stop

Outside conveniences

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Visitor parking space (s)

Inside conveniences

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Open kitchen
- Built-in closet
- Connected thermostat
- Bright/sunny

Equipment

- Fitted kitchen
- Private laundry
- Connections for washing tower
- Shower
- Bath

Floor

- At your discretion

Orientation

- South
- West

Exposure

- Optimal

View

- Clear

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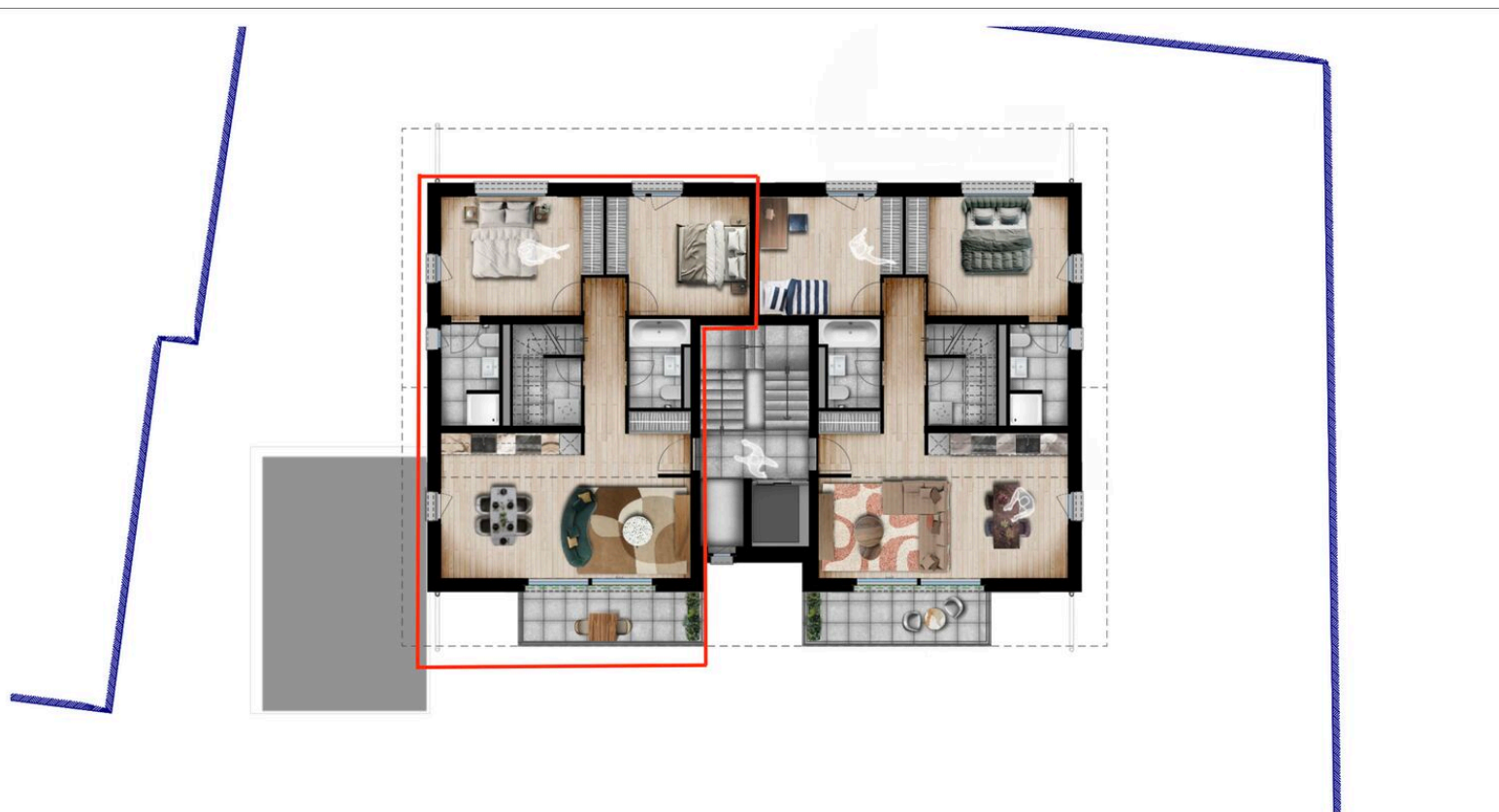


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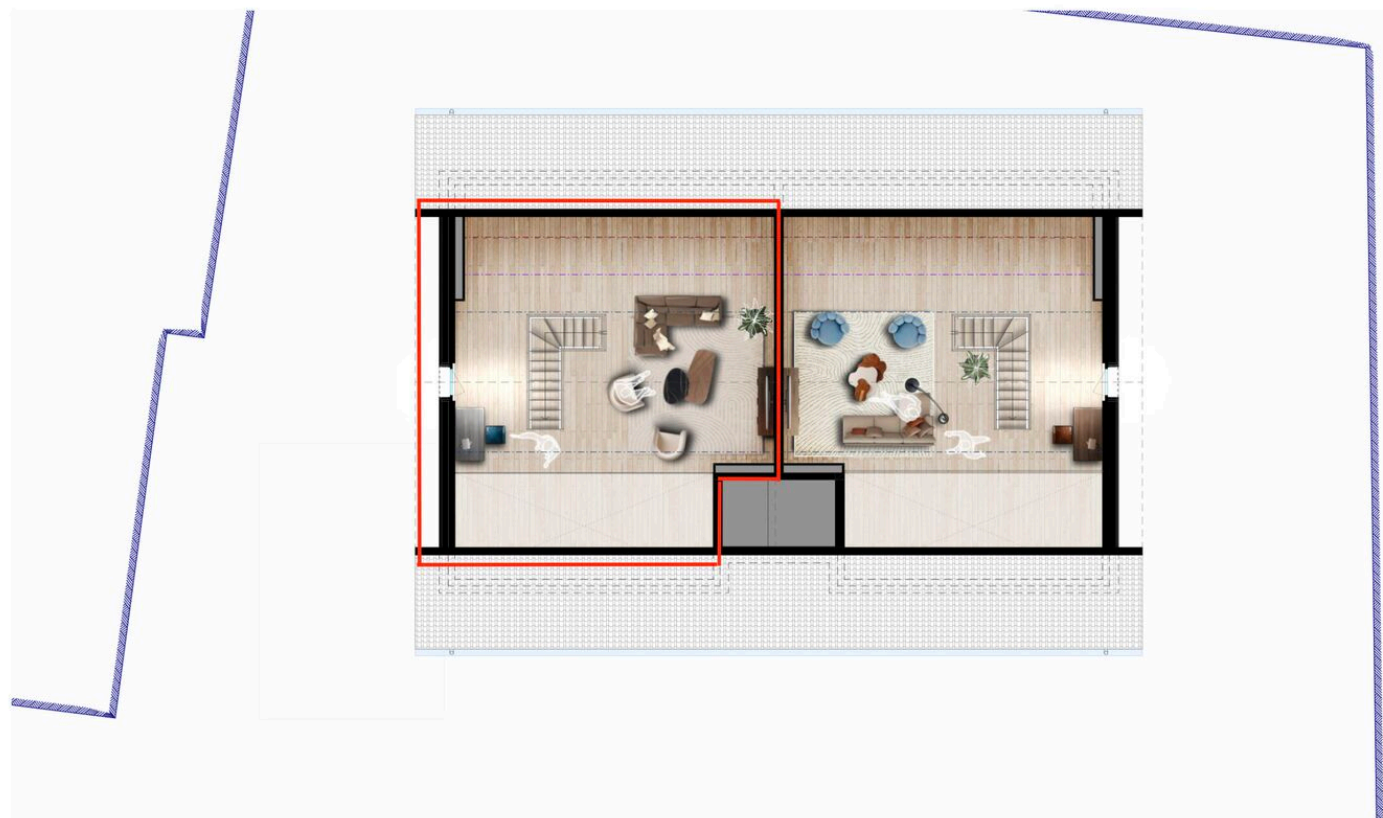
chemin du ravin 12 bis 1012 lausanne tél 021 728 73 88 info@archespaces.ch - www.archespaces.ch

Commune de Duillier 1266 - Parcelle n°656 Rue de l'Essert		2e étage	
Construction d'un immeuble d'habitation de 6 logements avec un parking souterrain et abattage de 4 arbres		REF Altimétrique : NIV. ±0.00 = 454.50 Alt.	
PLAN DE VENTE		Date : 03.08.2026	Echelle(s) : 1:0.63, 1:1
Plan conçu et élaboré par Archespaces Sarl - Reproduction interdite (LCD art. 5b & 23)		Dessin : M.F.	Format : A3 - Paysage
		Modif. :	

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Commune de Duillier 1266 - Parcelle n°656 Rue de l'Essert		Combles	
Construction d'un immeuble d'habitation de 6 logements avec un parking souterrain et abattage de 4 arbres		REF Altimétrique : NIV. ±0.00 = 454.50 Alt.	
PLAN DE VENTE		Date : 03.08.2026	Echelle(s) : 1:0.63, 1:0.55
Plan conçu et élaboré par Archespaces Sarl - Reproduction interdite (LCD art. 5b & 23)		Dessin : M.F.	Format : A3 - Paysage
		Modif. :	

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