

CHOCOLATIER 10

**NOVEMBER
2024**

www.chocolatier10.ch

REAL ESTATE PROJECT





CHOCOLATIER 10, A MULTIPURPOSE BUILDING

The Chocolatier10 building is a multipurpose space located in Echandens, near Lausanne, ideally located near universities and colleges such as UNIL and EPFL. Developed by Ricom Group SA and Roman Holding SA, this project embodies a mix of modernity and functionality, offering solutions adapted to various real estate needs. Whether for residences or professional spaces, Chocolatier10 promises exceptional construction quality in a dynamic and practical setting. For more information, visit www.chocolatier10.ch

PROJECT DESCRIPTION

Discover an exceptional quality of life in the booming craft zone of Echandens, with the "Chocolatier10" project. This modern and versatile building was designed to meet the needs of entrepreneurs, professionals and residents looking for a dynamic and practical living environment.

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The upper floors house contemporary apartments with careful design. The 12 1.5 and 2.5 room apartments, ranging from 40 to 55 m², each have a private balcony and a space for a washing column. These apartments, fully finished with quality materials, offer residents the comfort of a personalized layout according to their preferences. For professionals, the second floor offers 6 spacious offices of 36 to 38 m², each with a balcony and the possibility of adding a water point.

These spaces are delivered raw, offering the freedom to arrange them according to the specific needs of the occupants, with access to the shared toilets on the floor. To enhance the whole, a 91 m² shared roof terrace invites relaxation and socialization, offering an exceptional outdoor space for all occupants of the building. Modern facilities such as an elevator, an intercom, and a security system with surveillance cameras ensure a comfortable and secure living environment. Outdoor parking spaces as well as parking options on a freight elevator are available at an additional cost, facilitating mobility and accessibility.

"Chocolatier10" is much more than just a building; it is an opportunity to live and work in a rapidly developing environment, combining modernity, practice and conviviality. The construction site is underway with delivery scheduled for the end of 2025, for residents and professionals ready to settle into an innovative and functional space. Join a community where quality and comfort meet every day.

ADVANTAGES AND BENEFITS FOR YOUR WELL-BEING

MODERN AND CUSTOMIZABLE COMFORT



Enjoy new and modern apartments, finished with quality materials, and the possibility of choosing the finishes according to your tastes for a truly personalized living space.

PRIVATE AND COMMUNITY OUTDOOR SPACES



Each apartment has a private balcony for relaxing outdoors, while the 91 m² shared roof terrace provides a welcoming space to relax or socialise with neighbours.

DYNAMIC AND PRACTICAL LOCATION



Located in a rapidly developing craft area, "Chocolatier10" combines residential tranquility and proximity to workshops and shops, creating a lively and practical daily living environment.

MODERN AMENITIES AND SECURITY



Elevator, intercom and video surveillance system ensure comfort and security for all residents, facilitating access to the different levels and offering peace of mind on a daily basis.

ADVANTAGES AND BENEFITS FOR YOUR WELL-BEING

ACCESSIBILITY AND EASY MOBILITY



Avec des options de places de parc extérieures le stationnement est simple et pratique, rendant vos déplacements plus faciles et agréables.

WORK AND LIVING SPACE COMBINED



With outdoor parking options, parking is simple and convenient, making your trips easier and more enjoyable.

ENVIRONMENT IN FULL DEVELOPMENT



By choosing "Chocolatier10", you are joining an avant-garde project in a rapidly expanding area, guaranteeing future value for your investment and a constantly improving living environment.

BENEFITS FOR YOUR WELL-BEING

Serenity and well-being on a daily basis: thanks to well-designed spaces and quality equipment, you benefit from a pleasant and uncompromising living environment.

Flexibility and practicality: whether for living, working or both, "Chocolatier10" adapts to your needs with modular and multifunctional spaces.

Dynamic community and synergies:

By residing at "Chocolatier10", you are part of a community of professionals and creatives, conducive to exchanges and opportunities.

INVEST IN CHOCOLATIER 10



AN EXCEPTIONAL RETURN ON-INVESTMENT POTENTIAL

Investing in a property in the Chocolatier10 real estate project in Échandens means seizing a unique opportunity to maximize your return on investment. Located in a booming region, this luxury project benefits from an ideal location near Lausanne, modern infrastructure, and an exceptional living environment that attracts both families and professionals. With a constantly increasing rental demand and promising real estate valuation, the Chocolatier10 properties offer not only attractive rental profitability but also significant long-term capital gains potential. Don't miss this chance to grow your assets in a project that combines charm, modernity, and financial security. Investing in Chocolatier10 means investing in a prosperous future.

BALANCE AND URBAN DEVELOPMENT



ÉCHANDENS IS A COMMUNITY WHICH HAS BEEN ABLE TO PRESERVE A BALANCE BETWEEN ITS URBAN DEVELOPMENT AND THE CONSERVATION OF ITS NATURAL ENVIRONMENT.

Local infrastructure is well developed to meet the needs of residents while maintaining a pleasant and welcoming living environment.

Community life in Échandens is dynamic and supported by strong involvement of residents. The commune is known for its community spirit and its many activities that bring residents together.

EXCELLENT INFRASTRUCTURES

EXCELLENT INFRASTRUCTURE

Echandens, a charming commune in the canton of Vaud, offers a variety of infrastructures that enrich the lives of its inhabitants. For education, Echandens has local primary schools and students can continue their schooling in secondary schools in neighboring communes. In terms of transport, the commune benefits from a well-developed road network and bus lines providing easy connections to Lausanne and Morges.

Sports and leisure enthusiasts will be delighted by the sports center, with football pitches, tennis courts and running tracks, as well as in the numerous parks and green spaces. Residents can also count on grocery stores, small shops and several restaurants and cafés for their daily needs and moments of relaxation.

Cultural and community life is also dynamic, thanks to a well-stocked library and many local associations active in various fields. The parish church, in addition to its spiritual role, is a remarkable historical building.

The University of Lausanne and the EPFL are only 10 minutes away by car.



These varied and well-developed infrastructures make Échandens a town where life is good, combining modern comfort and traditional charm.

NEAR

1 **Public transport :
Denges-Echandens CFF station** 

2 **Denges shopping Center :
located a few minutes drive west
of Echandens** 

3 **Primary school : chemin des
Cèdres 3, 1026 Echandens** 

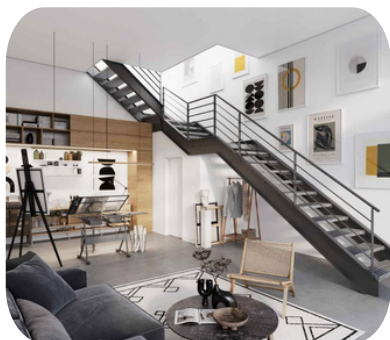
4 **EPFL and UNIL :
the famous institutions are close** 

5 **Sports and leisure facilities :
Denges Sports Center** 

6 **Health establishment : Denges
pharmacy and Ecublens medical
center** 

USEFUL LINKS: COMMUNE OF ECHANDENS, [HTTPS://ECHANDENS.CH](https://echandens.ch)

PRICE OF GOODS



WORKSHOPS/SHOP



13 workshops/shops in simplex or duplex from 47 m² to 100 m², all equipped with motorized sequential door (4/3.7 m.) or display window (4.2/3 m.), several light points and sockets and a toilet/sink. Delivery is planned gross with heating.

From CHF 324,000.



APPARTEMENT DE 1.5 ET 2 PIECES



12 apartments of 1.5 and 2 rooms (40 to 55 m²) with a balcony, fully finished with connection for a washing column in each accommodation. Choice of finishes at the discretion of the tenant.

From CHF 420,000.



OFFICES



6 offices of 36 to 38 m² + a balcony, delivered unfurnished, central heating, possibility of installing a water point, shared toilets on the floor.

From CHF 185,000.

CONTACT US

FOR MORE INFORMATIONS

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