

# Chalet Ski Heaven, Veysonnaz, Switzerland



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# Ski Heaven

Chalet Ski Heaven is a high quality chalet of 14 apartments which will share a deluxe spa with sauna and a Jacuzzi. Under construction now Chalet Ski Heaven is a traditional style chalet of luxury apartments on a sunny West facing plot on the main street of Veysonnaz within easy walking distance of the ski lift.

## Essential Facts

- New 2, 3 and 4 bedroom apartments
- 250m from the ski lift
- In main street near shops and restaurants
- Access to the entire Verbier ski area
- Stunning panoramic views
- High quality traditional construction
- Spa with sauna and Jacuzzi
- Under construction now, delivery December 2012
- 9 of 14 apartments available for foreigners
- Almost 50% SOLD



1 hr and 45 minute from Geneva



## Resort information

Veysonnaz is a traditional village at 1350m complete with church, charming restaurants and old chalets. Above the old village at 1400m is the ski resort of Veysonnaz with shops, hotels, restaurants and bars. A new high speed lift takes you into the huge Verbier ski area, which has over 410km of prepared pistes and is the largest and one of the most challenging ski areas in Switzerland.

Veysonnaz "Station" is an excellent family resort which enjoys the afternoon sun and has beautiful views over the Rhone valley. The resort has all the basic necessities including a butcher, baker, half a dozen bars and cafes, four restaurants, a disco and a wellness centre with swimming pool and spa. It is only ten minutes by car to Nendaz or fifteen minutes to Sion which has a beautiful pedestrianised medieval centre.

## Getting there

Access is extremely easy making this a good weekend destination. Veysonnaz is just 1 hour 45 minutes from Geneva and it is motorway all the way until the last 15 minutes' drive up from Sion. There are also flights from the UK directly to Sion airport in the winter making this the fastest transfer time in the Alps.



# Chalet Ski Paradise, built by the same developer



## Property

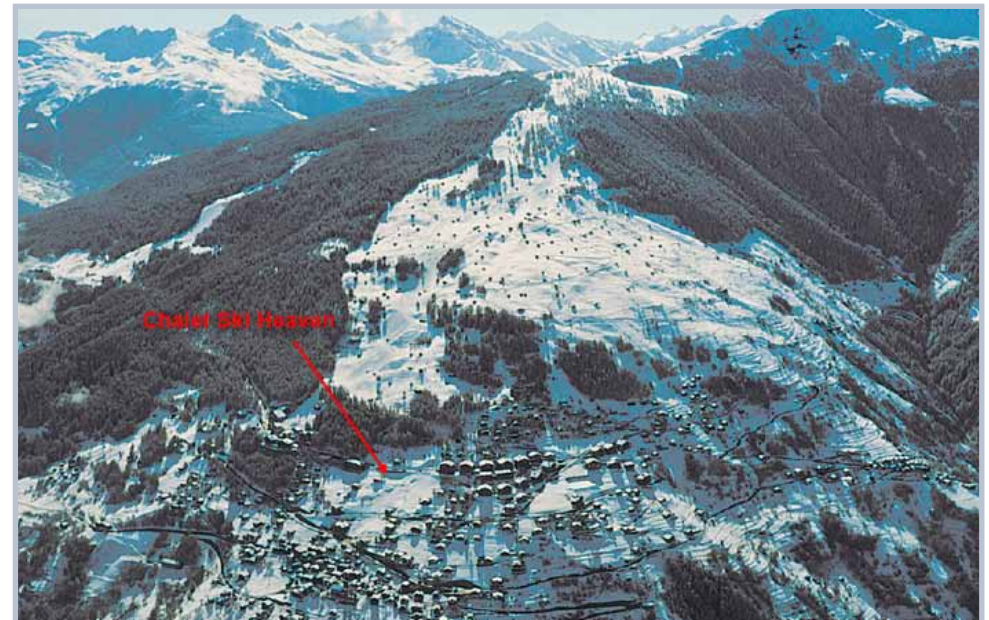
Chalet Ski Heaven is a high quality chalet of 14 apartments which will share a deluxe spa with sauna and a Jacuzzi. Construction started in autumn 2011, with delivery December 2012 and is being built by Alp Village in a similar style as the Ski Paradise in Veysonnaz shown to the left.

The apartments are on a sunny West facing plot on the main street of Veysonnaz near the restaurants, shops and bars and within easy walking distance of the ski lift at the foot of the slopes. The Ski Heaven has huge terraces with glass balconies to catch the afternoon sun and to appreciate the stunning view. The site is steep so all the apartments will have good views.

The Chalet Ski Heaven is convenient for the boulangerie opposite, the butcher, supermarket and ski rental shop. You have everything on your doorstep and the ski lift is only a 250m stroll from your front door. You can also take the ski bus or leave your skis and boots in the lockers at the ski lift if you prefer.

## Location

This is a traditional village at 1350m complete with church, charming restaurants and old chalets and with beautiful views over the Rhone valley. Above the old village at 1400m is the ski resort of Veysonnaz with a new high speed lift which takes you directly into the huge Verbier ski area, which has over 400km of prepared pistes and is the largest and one of the most challenging ski areas in Switzerland.



Modern or traditional style – you choose



## High specification

The Ski Heaven will have fabulous facilities; the entrance on the sixth floor gives access to the main street of Veysonnaz and there is a boulangerie almost opposite. At the entrance level is a ski room and sitting area. Each apartment has a separate lockable ski locker. and also on the second floor each has a private cellar which is very useful for storing your personal possessions if you are renting your apartment.

There is a laundry room with a washing machine and drier. Garage spaces are under the chalet and a lift gives access to all floors. These high tech apartments are wired for satellite tv and there is also a wireless internet facility for the entire chalet. Every apartment has a chimney and there is a choice of wood burning stoves or fireplaces included in the price.

The furniture shown on the plans is not included but a full interior design and furniture service can be arranged. If you do not have time to do this yourself you can brief a specialist company which will fully equip your apartment even with cutlery and linen so everything you need is there when you arrive.

## Wine cellar and fondue room

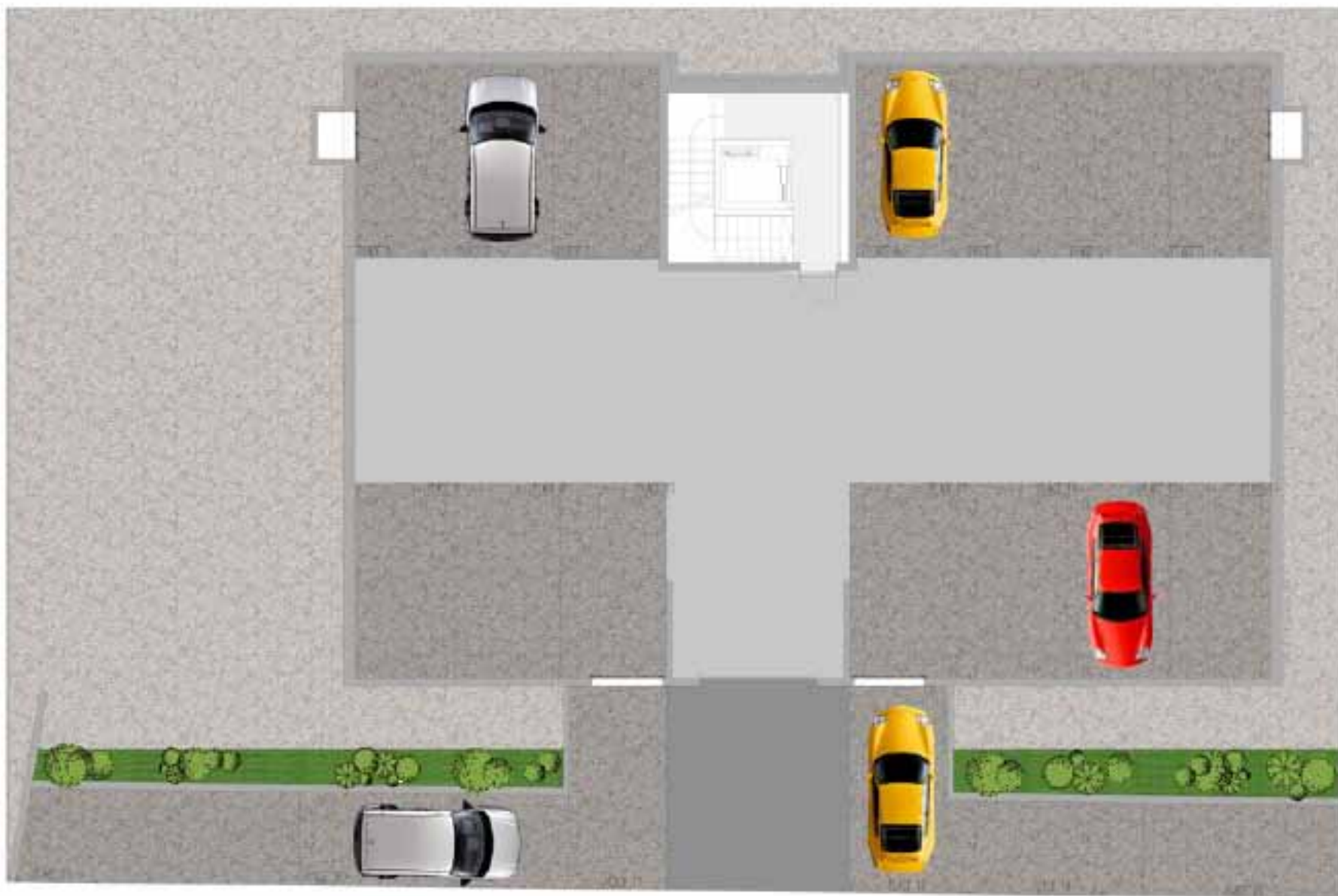
The fondue room on the first floor is perfect for entertaining friends or enjoying an evening with your neighbours. Equipped with a small kitchen and a wc, the centre point is a large rustic style table. Each owner has a private lockable wine cellar.

## Spa

On the third floor is a fully equipped spa with a sauna, steam room, changing room, showers, Jacuzzi and relaxation area - shown below is the spa room in another chalet built by Alp Village.



# Ground Floor - Garages (Price: 25,000 sfrs)



# Floor plans – First floor (Fondue room)

Apartment: 1  
Bedrooms: 3  
Size: 100.11m<sup>2</sup>  
Price: 725,000 Sfrs  
Status: **SOLD**



## Floor plans – Second floor



Apartment: 2  
Bedrooms: 2  
Size: 76.99m<sup>2</sup>  
Price: 590,000 Sfrs  
Status: **SOLD**

Apartment: 3  
Bedrooms: 2  
Size: 73.96m<sup>2</sup>  
Price: 650,000 Sfrs  
Status: Available

# Floor plans – Third floor (Spa)

Apartment: 4  
Bedrooms: 3  
Size: 101.58m<sup>2</sup>  
Price: 790,000 Sfrs  
Status: **SOLD**

Apartment: 5  
Bedrooms: 3  
Size: 97.37m<sup>2</sup>  
Price: 880,000 Sfrs  
Status: Available



# Floor plans - Fourth floor

Apartment: 6  
Bedrooms: 2  
Size: 80.79m<sup>2</sup>  
Price: 620,000 Sfrs  
Status: **SOLD**



Apartment: 7  
Bedrooms: 2  
Size: 80.79m<sup>2</sup>  
Price: 690,000 Sfrs  
Status: Available

Apartment: 8  
Bedrooms: 3  
Size: 90.88m<sup>2</sup>  
Price: 875,000 Sfrs  
Status: **SOLD**

# Floor plans - Fifth floor

Apartment: 9  
Bedrooms: 2  
Size: 80.79m<sup>2</sup>  
Price: 640,000 Sfrs  
Status: Available

Apartment: 10  
Bedrooms: 2  
Size: 80.79m<sup>2</sup>  
Price: 710,000 Sfrs  
Status: Available



Apartment: 11  
Bedrooms: 4  
Size: 135.06m<sup>2</sup>  
Price: 1,300,000 Sfrs  
Status: Available

# CGI – Apartment 11 Sixth floor (Entrance level)



# Floor plans – Sixth floor (Entrance and ski room)

Apartment: 12  
Bedrooms: 2  
Size: 80.27m<sup>2</sup>  
Price: 700,000 Sfrs  
Status: Available

Apartment: 13  
Bedrooms: 2  
Size: 80.27m<sup>2</sup>  
Price: 700,000 Sfrs  
Status: Available



Apartment: 11  
Bedrooms: 4  
Size: 135.06m<sup>2</sup>  
Price: 1,300,000 Sfrs  
Status: Available

# CGI – Apartment 14 Seventh floor penthouse



# Floor plans – Seventh floor Penthouse



Apartment: 14  
Bedrooms: 4  
Size: 141.16m<sup>2</sup>  
Price: 1,370,000 Sfrs  
Status: **SOLD**

Veysonnaz is a traditional village at 1350m



# Price list – 6 February 2012

	<b>Beds</b>	<b>Floor</b>	<b>Size m2 (net habitable)</b>	<b>Balcony / terrace</b>	<b>Price (Sfrs)</b>	<b>Status</b>
Apt 1	3	First floor	100.11 m2	79.00 m2	725,000	SOLD
Apt 2	2	Second floor(East)	76.99 m2	30.12 m2	590,000	SOLD
Apt 3	2	Second floor (West)	73.96 m2	30.12 m2	650,000	Available for foreigners
Apt 4	3	Third floor (East)	101.58 m2	30.12 m2	790,000	SOLD
Apt 5	3	Third floor (West)	97.37 m2	30.12 m2	880,000	Available for foreigners
Apt 6	2	Fourth floor (East)	80.79 m2	17.16 m2	620,000	SOLD
Apt 7	2	Fourth floor (West)	80.79 m2	17.16 m2	690,000	Available for foreigners
Apt 8	3	Fourth floor (Middle)	90.88 m2	76.42 m2	875,000	SOLD
Apt 9	2	Fifth floor (East)	80.79 m2	17.60 m2	640,000	Available for foreigners
Apt 10	2	Fifth floor (West)	80.79 m2	17.60 m2	710,000	Available for foreigners
Apt 11	4	Fifth floor + Sixth (Mid)	135.06 m2	27.52 m2	1,300,000	Available for foreigners
Apt 12	2	Sixth floor (East)	80.27 m2	16.66 m2	700,000	Available for foreigners
Apt 13	2	Sixth floor (West)	80.27 m2	16.66 m2	725,000	Available for foreigners
Apt 14	4	Seventh floor	141.16 m2	90.06 m2	1,370,000	SOLD

Garage places (internal) 25,000 Sfrs each.

Delivery scheduled for December 2012

9 out of 14 apartments have a foreigner permit available which will be issued on a first come first served basis.

There are stunning views from Veysonnaz



## Payment terms:

A deposit of CHF 30,000 is required to reserve an apartment. The terms of payment will be as follows:

- 10% upon signing the Sales Deed
- 20% upon commencement of the ground works
- 32.5% upon completion of the roof
- 32.5% upon installation of the bathrooms
- 5% upon completion and handover of keys

The notary will apply for your foreigner purchase permit as part of the purchase procedure. Stage payments start when the permit has been received. All payments are made to the Swiss notary.

Finance is available from Swiss banks for up to 70% of the purchase price and interest rates are around 2.5%.

Purchase costs (notary fees, purchase taxes etc) total around 2.5% in Canton Valais, one of the cheapest in Europe.

## Legal Requirements

Demand for property in the Verbier ski area is so high that to stop prices going up too fast the Canton of Valais only permits foreigners to buy certain designated properties. They also restrict the number of foreigners who are permitted to buy. These properties are authorised for sale to foreigners and the notary will apply for your foreigner purchase permit as part of the purchase procedure. Buyers may not resell to a foreigner within 10 years but they may re-sell at any time to a Swiss national or to a foreigner who is residing in Switzerland (with a B or C permit).

# Part of the Verbier ski system of 410km pistes



# Winter

Veysonnaz has excellent snow quality throughout the winter and breathtaking skiing for all abilities from mid November to mid April. Snow cannons ensure excellent conditions and a new high speed lift gives access directly by skis to the entire Verbier system including the Mont-Fort glacier at 3330m.

The ski piste descends right in to the centre of the resort. Next to the new lift there is an excellent sports shop with lockers and heated boot racks as well as a good bar and great restaurant. On the slopes above the resort is Caboulis a cosy mountain restaurant which



may be reached on skis or by snow shoes in the evening. caboulis means donkey and it is open in the summer too and of course they have several donkeys.

## Skiing

The immediate ski area is high altitude (up to 2700m) and has a mix of beginner and intermediate slopes as well as the Piste de l'Ours, the famous World Cup downhill run. The local slopes are blissfully uncrowded so there is no need to ski to Verbier but the connection to Verbier is at 1700m and has snow cannons so you will always be able to reach it by skis until the very end of the season.

There are some superb off-piste runs suitable for all abilities locally and Verbier has some of the best, most extensive and most varied off-piste in the world. The Magrappe at the foot of the slopes is the focus for après ski or you can rent a pair of snow shoes and walk up to the charming "Caboulis" restaurant on the ski slopes above the resort. There are plenty of winter walks and other winter sports too.

## Plenty of summer activities



## Summer

There are about 300km of footpaths in the area around Veysonnaz and there are also opportunities for more challenging tours in the high mountains. The “Bisse de Vex” provide pleasant walks with no great differences in altitude and with fantastic views. Also available are tennis courts, a swimming pool, with spa, climbing wall, beach volleyball, table tennis, archery, biking, and a kindergarten.



## Golf

There are several golf courses in the region including a good 18 hole course in Sion, just 20 minutes away. Crans Montana boasts two splendid courses. The Golf Club Crans-sur-Sierre was established in 1906 and the Severiano Ballesteros course is the home of the prestigious Omega European Masters. The Jack Nicklaus course has been voted as the best 9 holes in Switzerland. Although the course is relatively short it is challenging even for experts and players must be very precise on the fairways. Just outside Crans is the Noas Golf Course, a 9-hole course which is open to everyone, with or without a handicap. Open year-round (even in the ski season), and no reservation is required.

Excellent location for renting



## Investment

Prices have risen dramatically in Verbier and a resale two or three bedroom apartment there would cost well over 1.5m Sfrs if you can find one (there is virtually nothing for sale). Like the ripples from a stone dropped in a pond prices have also increased in the other villages which connect into the Verbier ski area. Prices have risen substantially in Nendaz over the last 3 or 4 years and they are rising in La Tzoumaz, Veysonnaz and Les Collons too. There is good potential for capital gain and in the interim a good return on your investment. Purchase costs are much cheaper in Canton Valais (2.5%) than in most other Swiss cantons and the annual taxes and running costs are substantially less too. A long ski season combined with low costs makes this an attractive rental and investment proposition, particularly as this resort is part of the famous Verbier ski area with guaranteed good snow and a long season. It is possible for foreigners to buy but they are not permitted to re-sell for ten years except in special circumstances. For detailed information please ask for our Buyers Fact Sheet

## Rental

Veysonnaz has a good long ski season and is snow-sure. As it is part of the huge Verbier ski area there is always good demand to rent and newly built well-appointed chalets and apartments are always in demand. A local rental agency in the resort deals with rentals and cleaning and servicing of properties.

Contact us for advice or to arrange a visit



# Viewing

We have an intimate knowledge of all our resorts and whether you are travelling alone, with a partner, or bringing the whole family we can suggest the perfect place to stay. We can also recommend excellent local restaurants and even let you know if there are any exciting events happening in the vicinity to ensure you have an informative and pleasurable trip. Simply let us know which dates you have in mind and we will arrange for one of our representatives to meet you and show you around. All you need to do is to book your flight and organise a hire car and we can help organise everything else for you.

Travel is easy and inexpensive as easyJet have plenty of cheap flights to Geneva airport just 1hr 45mins away. In the winter Snowjet have flights to Sion airport just 20 minutes away [www.snowjet.co.uk](http://www.snowjet.co.uk)

Why not stay at the Hotel Terminus in Sierre and treat yourself? The hotel restaurant is the "Didier de Courten", one of Switzerland's best new restaurants (2 Michelin stars, 19 Gault Millau points, and Chef of the Year 2006). They have a more reasonably priced brasserie next door and great rooms. [www.hotel-terminus.ch](http://www.hotel-terminus.ch)

Please ask for our visits information sheet for other recommendations.



# Company Profile

Alp Village SA is a Swiss developer specialising in building high quality chalets for sale and apartments for sale in some of the best ski resorts in Switzerland.



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