



30 Hart Street, Henley On Thames
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Les Melezes Apartments, Leysin, Canton Vaud



Description of Project

Chalet A of Residence Les Melezes, due for completion in June 2008, comprises 7 fantastic apartments with magnificent views of the Alps and Rhone Valley and is the first of 3 chalets to be built in this extremely sunny location.

Apartments will range from 123—195m², 2—4 bedrooms, 2 – 4 bathrooms (all en-suite) have south east or south west orientation, spacious wrap around balconies or terraces to enjoy the view and sunshine and are located just 500m from lifts (free shuttle stop close to the chalet), 5 minutes walk from the centre of the village and 100m from the train station to Aigle that has links to the rest of Europe via Lausanne.

All apartments come with spacious living area including Scandanavian Stove (real fireplace can be substituted), fully equipped open plan kitchen, laundry and drying room, intercom for each apartment, fully automated watering system for the balcony plants, cellar, communal ski room, communal bicycle garage and underground garage spaces are available.

Chalets B and C are due to start construction Spring / Summer 2008



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Prices and Apartment description

Level	Apartment Number	Number of Pieces	Number Bedrooms	Apartment Area (m2)	Balconies/ Terrace Area (m2)	Cave	Total Price (CHF)
Ground	1	3.5	2	123	114m2	Yes	830'000
Ground	2	4.5	3	163	246m2	Yes	1'130'000
First	3	3.5	2	134	36m2	Yes	970'000
First	4	4.5	3	166	36m2	Yes	SOLD
Second	5	3.5	2	134	36m2	Yes	SOLD
Second	6	4.5	3	166	36m2	Yes	SOLD
Attic	7	4.5—5.5	3—4	195	18m2	Yes	1'520'000
Garage Parking	All apartments include garage parking in the price						

Plans of buildings and Apartments

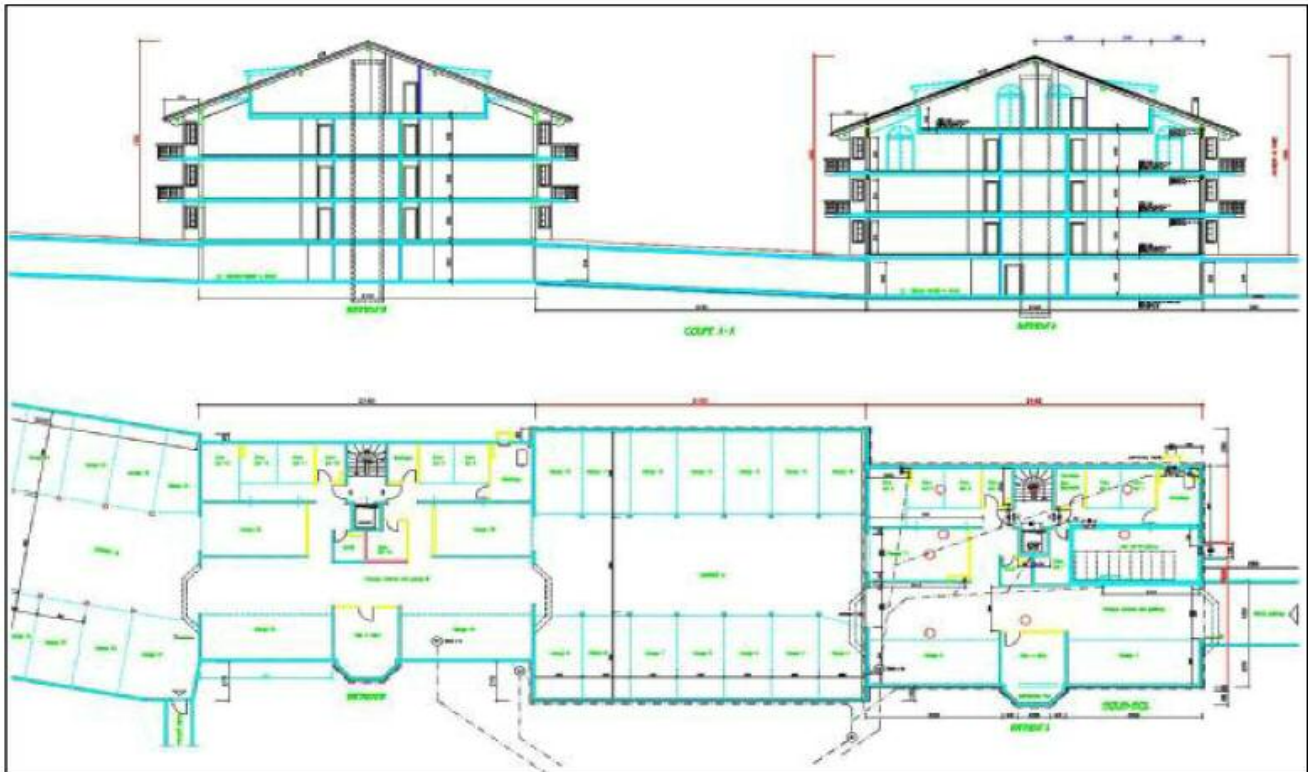




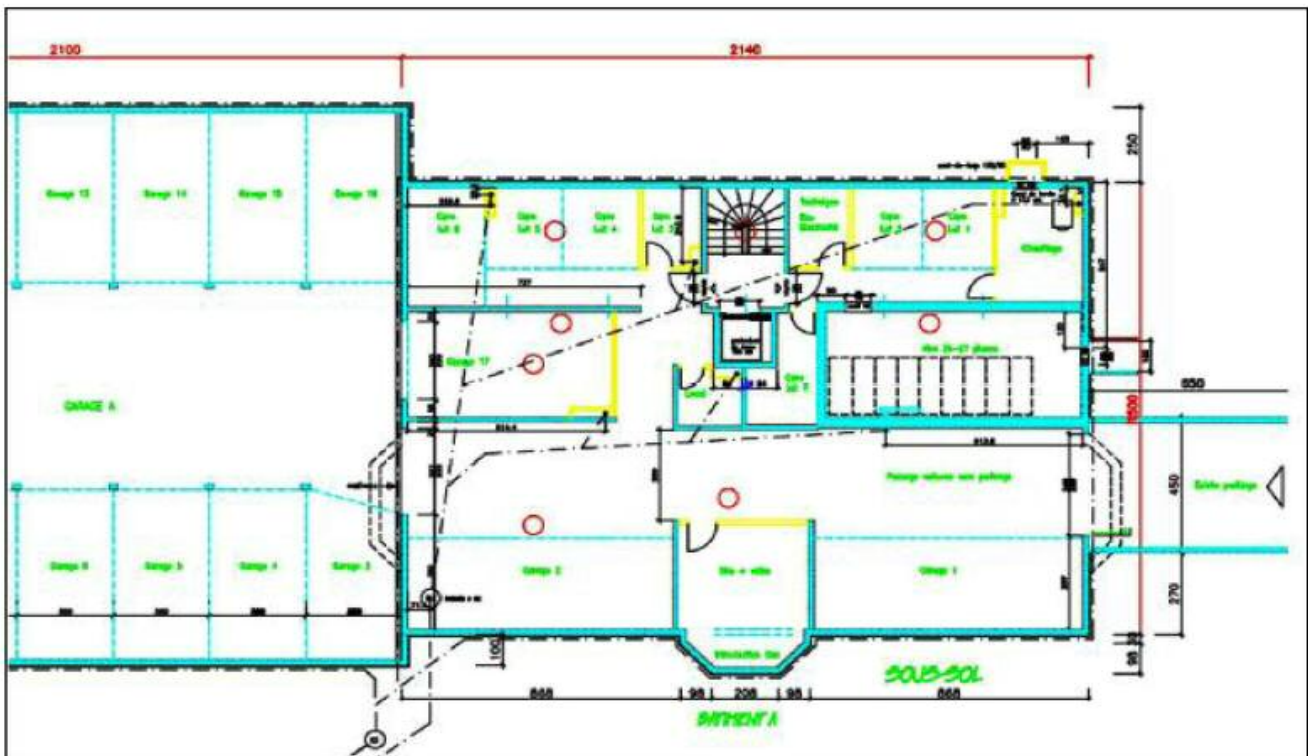
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Building A & B



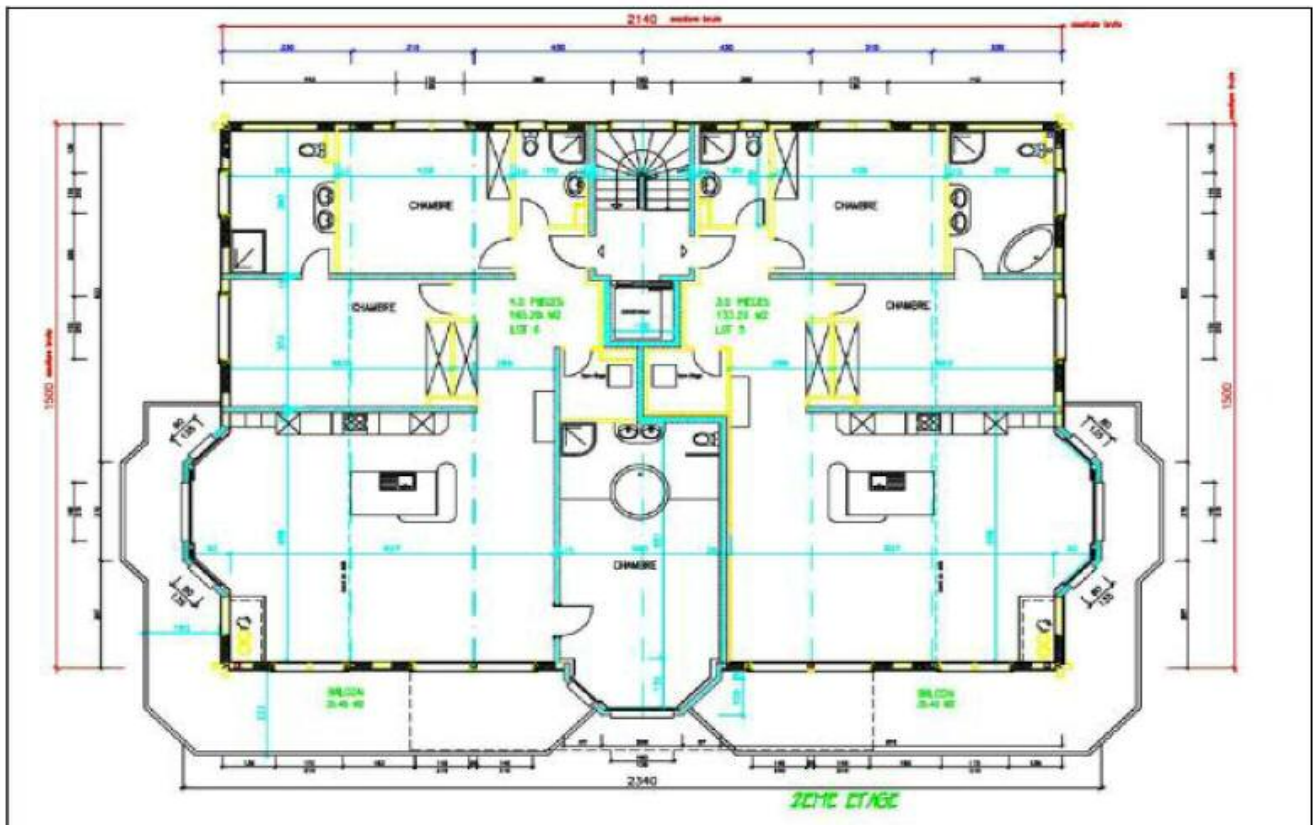
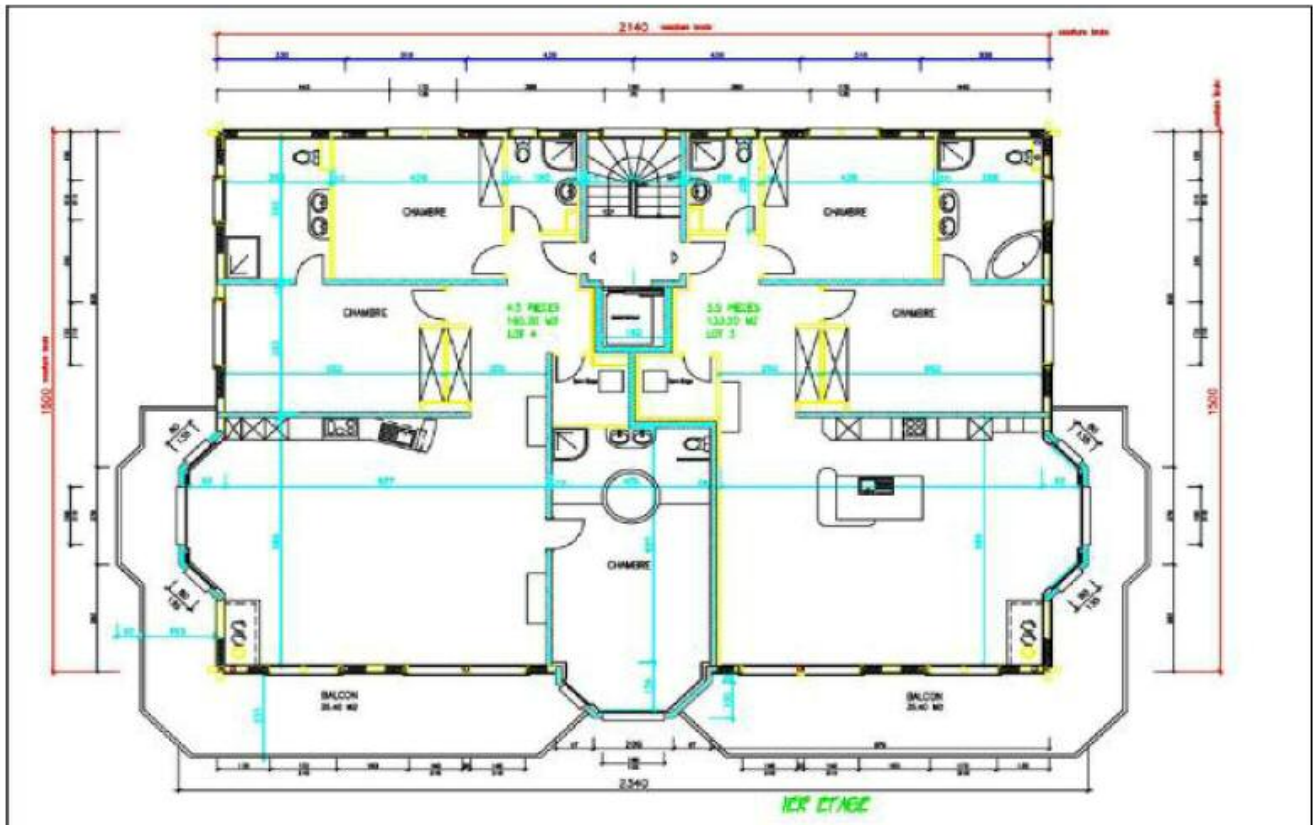
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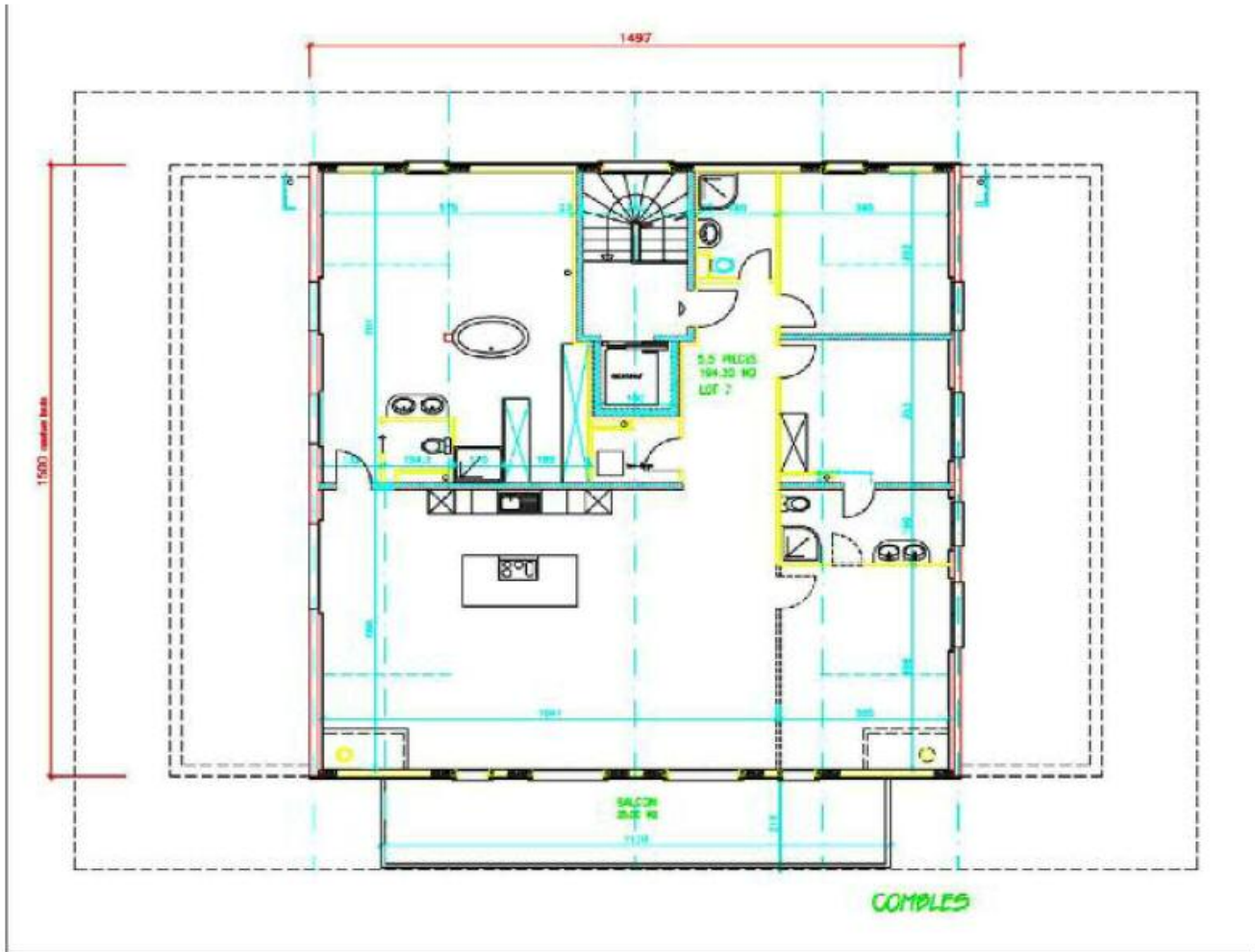
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Samples of Finishing's by the Developer





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The Kitchen selected for the Apartments





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Construction as of April 2008





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The Resort of Leysin





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Skiing in Leysin



The beautiful ski region with 17 lifts, a snow park with half pipe, ski tours, Nordic walking and snow-shoe treks offer skiers and snowboarders ideal opportunities for enjoyment across all levels. The Nescafe sponsored snowboard World Cup event in January is a must see!

Now linked with Les Mosses, the Leysin ski domain offers 100km of piste skiing on your doorstep, while the same lift pass allows you access to the 125km Villars / Les Diablerets Glacier network for a change of venue by taking the short 30 minute drive or shuttle to Les Diablerets.

The village of Leysin

Perfectly positioned on an amazing terrace with breathtaking panorama's of the Eiger, Matterhorn, Rhone Valley, Mont Blanc, Dents du Midi, Diablerets Glacier, Grand Combin, the Haute-Savoie, Jura range and Lake Geneva as a foreground, Leysin at the foot of the Tour d'Aï in the Vaud Alps and an altitude the same as Villars of 1263m is famed for its extraordinarily sunny skies and mild climate.

The village which has some of the most Internationally renowned private schools attracting people from all over the world to study are to be found here. Similarly with its ultra modern sports facilities including two leisure complexes its a place of excellence for sports people who come from around the world to train.





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An all-year round 4 season holiday destination, the child friendliness of the resort has resulted in it has being awarded the "Families Welcome" quality certificate thanks to its summer and winter activity programmes.



To take advantage of one of the most beautiful place in Switzerland, the magnificent views on offer at the top of the Berneuse can be captured in a unique revolving restaurant called the Kluklos, located at 2048m and is only one of three in the world located at altitude. With a further 21 restaurants in the village and 4 mountain restaurants Leysin counts a large gourmet offering.

Clubs, Bars, cinema, Leysin has something to offer everyone!





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The Tobogganing Park offers a wide array of runs for you to choose from. Staggering angles, curves pick up and turn around at 360° while 2 tobogganing tracks start at the top of a steep 5 metre drop.



The Snow tube Park guarantees a fun, mad and unforgettable experience on one of the biggest snow tube facilities in Europe.

The semi indoor ice-skating rink is also available throughout the winter as well as home to curling and ice hockey



250 kilometres of amazing clearly marked hiking trails full of rare fauna and flora, including the village to the Tour d'Aï, from 1300 to 2200 meters high, the hiking / walking paths in Leysin are a true delight for the breathtaking view they offer.



The region of Leysin offers 110 kilometres of marked out bike runs across 9 different itineraries ranging from easy to challenging. This area is ideal to mountain bike and is much appreciated by beginners as well as by professionals. Nearby Aigle is home of the World-Cycling-Association (UCI). The bike tour through the valley of the Grande Eau down to Aigle to the hub of the cycling world requires a good set of brakes.



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Tennis is a major force here with 5 outdoor courts (synthetic grass), 4 indoor courts (fitted carpet) and tennis lessons are available with the California Tennis Academy. There are also two squash courts available.

Practice horse riding, walks, hikes, and rides in caleche, guiding ponies, all levels are catered for including private lessons.

There is a half Olympic sized pool (25m), 4 swimming lines, retractable pool floor, from 40cm to 2m, Solarium (1 cabin), steam bath and is open 11 months of the year



Getting there

Leysin is incredibly easy to get to. Only 20 minutes away from the main European highway (Highway A9, Aigle Exit), Leysin is easily accessible all year round even through the Winter months.

Distances

Geneva Airport 100 km
Zurich Airport 240 km
Basel-Mulhouse Airport 240 km
Sion Airport 50 km



Leysin also has 4 main train stations. From Aigle there are trains leaving every hour on a 35 minute ride up to one of four stations. The narrow-gauge railway network around Aigle has a line to Leysin, Les Diablerets and Champéry provide access to a huge range of skiing if you don't want to take your car.

A free shuttle bus circulates Leysin from mid-December to the end of April and again from mid-July to mid-September



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Viewing the project

If you would like us to arrange for you to view this fantastic apartment project during your visit we would be happy to organise for you to meet with our partner who is Swiss, based in Sion, speaks excellent English and has been selling real estate in the region for over 20 years.

They would be very glad to take you to see the project location, view sample apartments built by the developer, look at plans and answer any questions you may have. They will also assist you through the whole buying process through to completion if you like one of these amazing apartments and wished to proceed with a purchase.

Simply let us know when your coming. We'll arrange the rest for you.

Buying in Leysin

Leysin is in Canton Vaud where there are few restrictions for foreigners to purchase but owners cannot resell for 5 years.

Leysin has 15 purchase permits per year and has sufficient permits for foreigners to purchase one of these fantastic apartments.

Notary, taxes and land registry costs have not been included in the prices quoted. These usually amount to 5% of the sale price as a guide.