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## 7 ski in and out Chalets to be Built in Haute Nendaz, 4 Valleys



7 magnificent chalets with amazing views of the Rhone Valley and surrounding mountains are to be built in the fantastic 4 Valleys resort of Haute Nendaz giving you access to the amazing 400km ski network and offering links to the famous resort of Verbier.

Priced at 10'000 CHF / m<sup>2</sup> for chalet plus land, plots range from 700 – 1000m<sup>2</sup> and offer owners a full ski in and out experience. Chalets to be built will have a 180—200m<sup>2</sup> living space, 4 bedrooms and 4 bathroom and comprise fully fitted kitchen, fireplace and separate dining area.

Perfectly located approximately a 10 min walk from the centre of the village the chalets have access by car all year round.

The developer has produced many different styles of chalets over the years which you can view when you visit. If you decide to purchase a plot, the chalet can either be from an existing design you've seen or you can totally be-spoke your own chalet working with the architect.

### **PRICES**

**180m<sup>2</sup> Chalets @ 1'800'000 CHF**

**190m<sup>2</sup> Chalets @ 1'900'000 CHF**

**200m<sup>2</sup> Chalets @ 2'000'000 CHF**



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In a real sun trap, chalets are orientated to maximise the uninterrupted stunning views out over the Rhone Valley and surrounding mountains as well as having spacious balconies and terrace to sit and enjoy the views.





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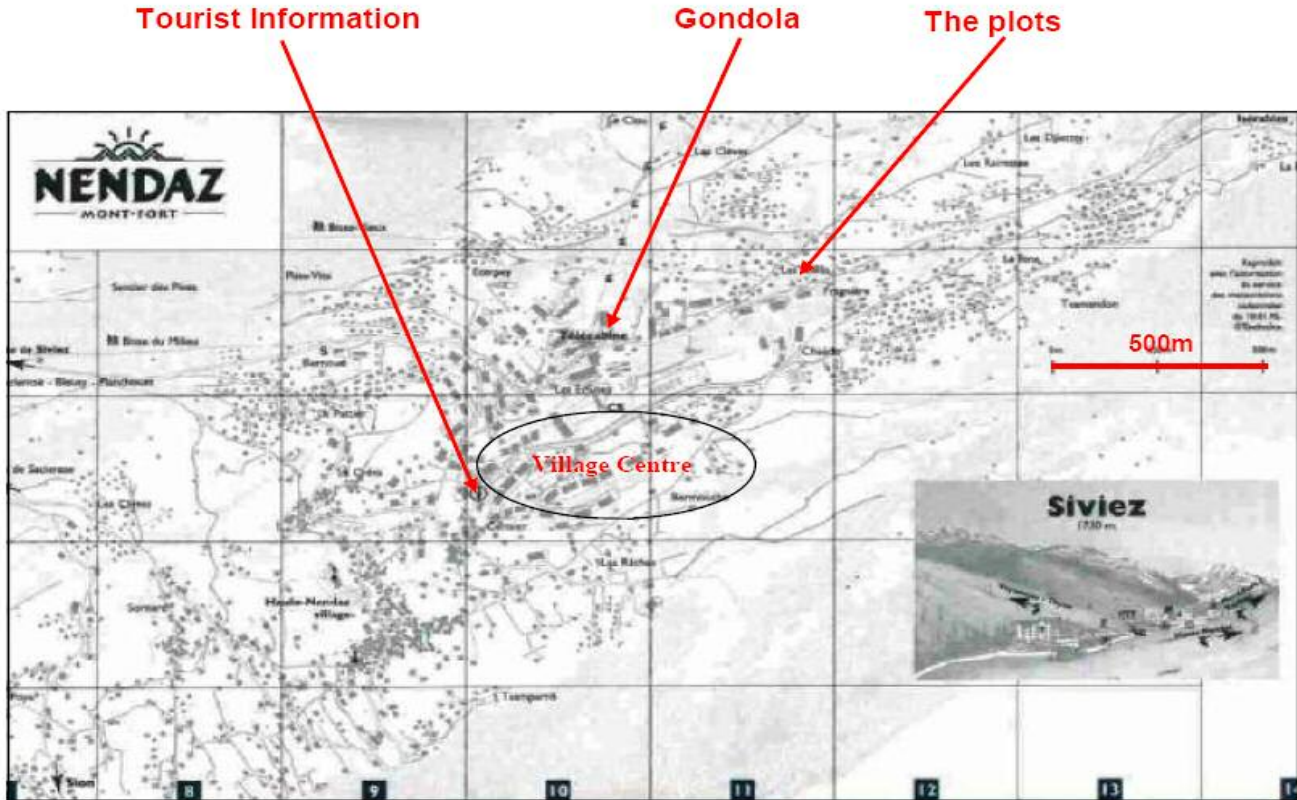




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The chalets are perfectly positioned with access all year by car and will be located a short 10 minute walk from the village centre.



Of the 7 plots, the two 1000m2 plots on the left are currently reserved. (The 700m2 plot is now free)





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### The Resort and Area

This dual season lively, vibrant and modern resort situated on a sunny plateau, at a height of 1350m in the Valais region of Switzerland, is only 15 km from Sion and is linked into one of largest skiing areas in Europe and the largest in Switzerland, the 4 Valleys.

With snow from November till April, the network of ski trails that make up the 5 star 4 Valleys, to an altitude of 3300m, caters for all levels from beginners to experts, covering some 400km of slopes and 92 lifts that link with the famous resort of Verbier. Off Piste skiing has come into its own in the 4 Valleys, commonly known here as free riding.



Nendaz owing to its location, boasts as much daily sunshine as the French Riviera in the summer and has magnificent views overlooking the Rhone Valley, as well as the stunning panoramic views of the Alps around. The resort boasts all the usual amenities including sports shops, offering everything from ski equipment rental and ski schools, to restaurants, bars and a discothèque for that Après Ski feeling after a good day's skiing.





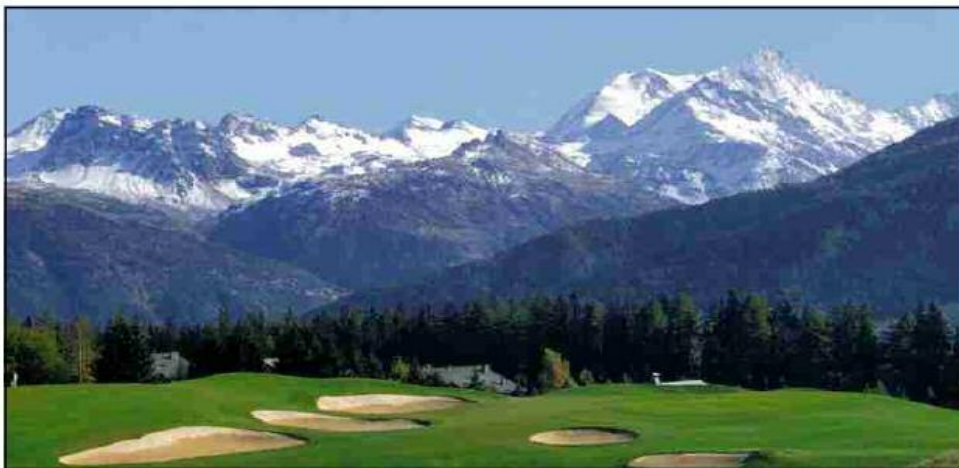
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As well as skiing why not try dog sledding, snow mobiling, ice skating, curling, cross country skiing or in summer take advantage of the 300km of hiking trails, 70km of mountain bike trails, horse riding, paragliding, fishing, climbing the outdoor swimming pool, tennis and lots more.

With 10 golf courses located in 8 resorts, all within an hours drive from Nendaz to choose from, golf has found a home in Valais.

The Severiano Ballesteros championship course at Crans Montana is home to the European Masters, the most prestigious golf tournament in Europe after the British Open. Golfing Magazines have included this course in their list of the most beautiful courses in the world, with views of the Matterhorn and Mont Blanc to take your breath away.



### Rental opportunities in Nendaz

Being a dual season resort if you are looking to rent your chalet or apartment to cover some of the costs, this location offers great potential throughout the winter and summer periods, thanks to its access to the 4 Valleys. There is a distinct lack of high quality rental accommodation and local agencies such as Interhome are very keen to work with you, owing to this shortage.





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### Owning your own property in Nendaz

Nendaz is already a lively place in both winter and summer, but still retains its warmth and charm. Locals run their own small stores and many of the restaurants, cafe's and bars remain open and busy all year round thanks to the working nature of the village.

The whole 4 Valleys area is receiving massive investment in lifts and infrastructure. Nendaz itself is preparing to spend 40 million CHF over the next 5 years creating pedestrian only areas, a new Leisure complex and possible future 9 hole golf course.

### How to get to Haute Nendaz

Nendaz can be reached by plane via Geneva from the main UK and certain regional airports. In addition during the winter Sion can be reached direct from the London airports and then by bus or car hire at the airport. A train service operates from Geneva to Sion where a bus service can take you to the resort. Approximate transfer time 2 hours from Geneva. By road Nendaz is 1 hour 40 minutes from Geneva.



### Purchasing one of these chalets

Owing to the recent changes imposed on November 23rd 2007, it is not possible for a foreigner to buy a chalet in Haute Nendaz. However a foreigner can purchase one of these chalets if they apply for the B Permit which is quite easy to obtain particularly for those over 50 who don't need to work in Switzerland. It is also possible for younger people to obtain residency with a range of different options to explore.



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Should you like to purchase one of these chalets after your visit, Alpine Property Investments work with a Notary in Valais that specialises in obtaining residency for clients and would be happy to introduce you to them once you've decided you wish to proceed.

Any reservation of one of these plots and chalet is done subject to you obtaining residency which takes about 3 months. Should this fail you will be reimbursed in full.

The purchase procedure takes the following form:

- You will be expected to sign a reservation form and pay a 10% deposit onto the Notary's Account.
- Deed of Sale prepared by Notary to include chalet plans and you sign. (For non Swiss this will be on obtaining your Residency)
- Payment of balance of land cost within 30 days of signing Deed of Sale
- Payment of 30% of chalet cost on breaking ground
- Payment of 30% of chalet cost when Roof goes on
- Payment of 30% of chalet cost when kitchen installed or plastering started.
- Final 10% payment at key handover.

Chalet completion time Spring / Summer 2009 (dependant on snow and whether you are seeking Residency)



The following photo's of interiors and exteriors are just a small selection of what this developer has built over the past few years and is a guide to what can be achieved.

Each chalet will have a luxury fully fitted kitchen and you will be able to choose from a wide selection of Kitchens, Bathrooms, Floorings, Tiles and much more to personalise the chalet to your tastes.



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### **Viewing the project**

If you would like us to arrange for you to view this fantastic chalet 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 chalets already built by the developer, look at plans dependant on your budget and answer any questions you may have. They will also assist you through the whole buying process through to completion if you like the chalet and wished to proceed with a purchase.

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

### **Buying in Haute Nendaz**

Notary, taxes and land registry costs have not been included in the prices quoted. These usually amount to 2.5% of the sale price as a guide.