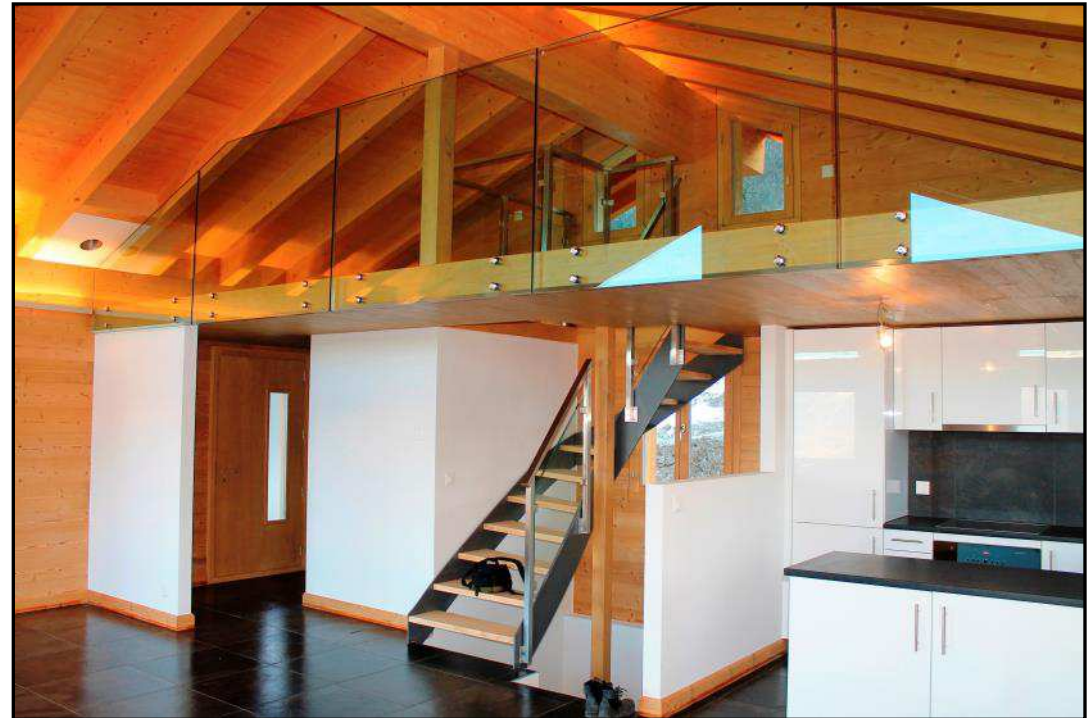




*Second home
in the heart of
the
Swiss Alps
Sale to foreigners*



New Chalets "Les Ries"





Project « Les Ries »



This beautiful chalet of a sale surface of 127 m² to 155 m² will be built in a very quiet and sunny area, offering a stunning view of the mountains and the Rhone Valley. Your new home will be accessible by a private road. The finishing touches and interior design will be realized according to your wishes.

The chalet is located close to the nature and the centre of Haute-Nendaz (<http://www.nendaz.ch/tourism/welcome-nendaz-1542.html>) and there is a bus stop taking you to the ski slopes next to the chalet.

The resort of Haute-Nendaz is inhabited and animated throughout the year and you will find here anything you desire such as: Various supermarkets (Migros, Coop, etc.), restaurants for every culinary tastes, various banks, a post office, an outside swimming pool, an ice rink, tennis and squash courts, a library, a child care center, doctors, etc.

Throughout the year, a wide range of activities as well as 412 km of ski slopes of the «4 Vallées» (Verbier, Nendaz, Veysonnaz and Thyon / Les Collons) area (<http://www.4vallees.ch/?lang=en>) are available for you! It is the largest ski area of Switzerland and the third largest of Europe! Video about the ski slopes: (<http://vimeo.com/89122742>)

Many walks along “bisses” and /or in the forest are a few steps away from your future chalet. With 8 „bisses“, Nendaz has a unique network of “bisses”. The area offers 250km of walking paths to relax and explore the nature.





Project « Les Ries »



There are so many activities for young and old that Haute Nendaz received the official Swiss label “Families Welcome”!

Haute-Nendaz also offers a modern wellness and spa facility of 2'200 square meters located in a new 4 star superior hotel. Amongst others, you will enjoy an outside swimming pool, a Turkish bath, saunas, Jacuzzis, treatment rooms and a children's area. There are also 2 private wellness areas. (<http://www.hotelnendaz4vallees.ch/en/>)

Haute-Nendaz is located only 15 kilometers from Sion, the oldest town of Switzerland, where you will find all the necessary train and bus connections and where you will enjoy visiting the old town. (<http://siontourisme.ch/index.php/en>)

The famous thermal bath of Saillon is only 20 minutes drive from Nendaz. <http://www.bainsdesaillon.ch/en/les-bains-de-saillon/>

The Golf-Lovers will enjoy fantastic courses in Sion and nearby! <http://www.golfclubsion.ch/fr/index.php>

Here is a video about the project: <https://vimeo.com/82824963>





Project « Les Ries »



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Main Facade

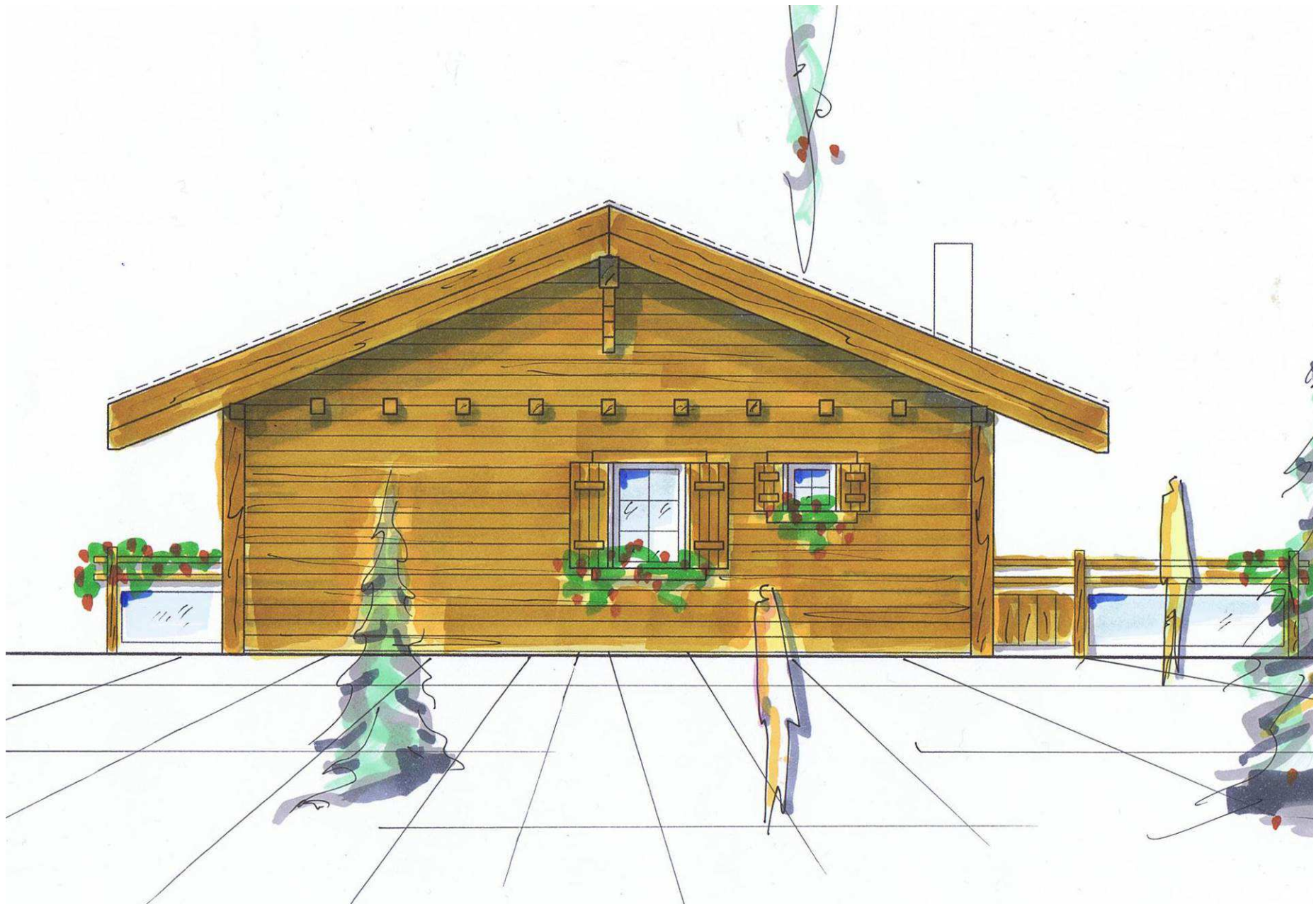


Project « Les Ries »





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Back Facade

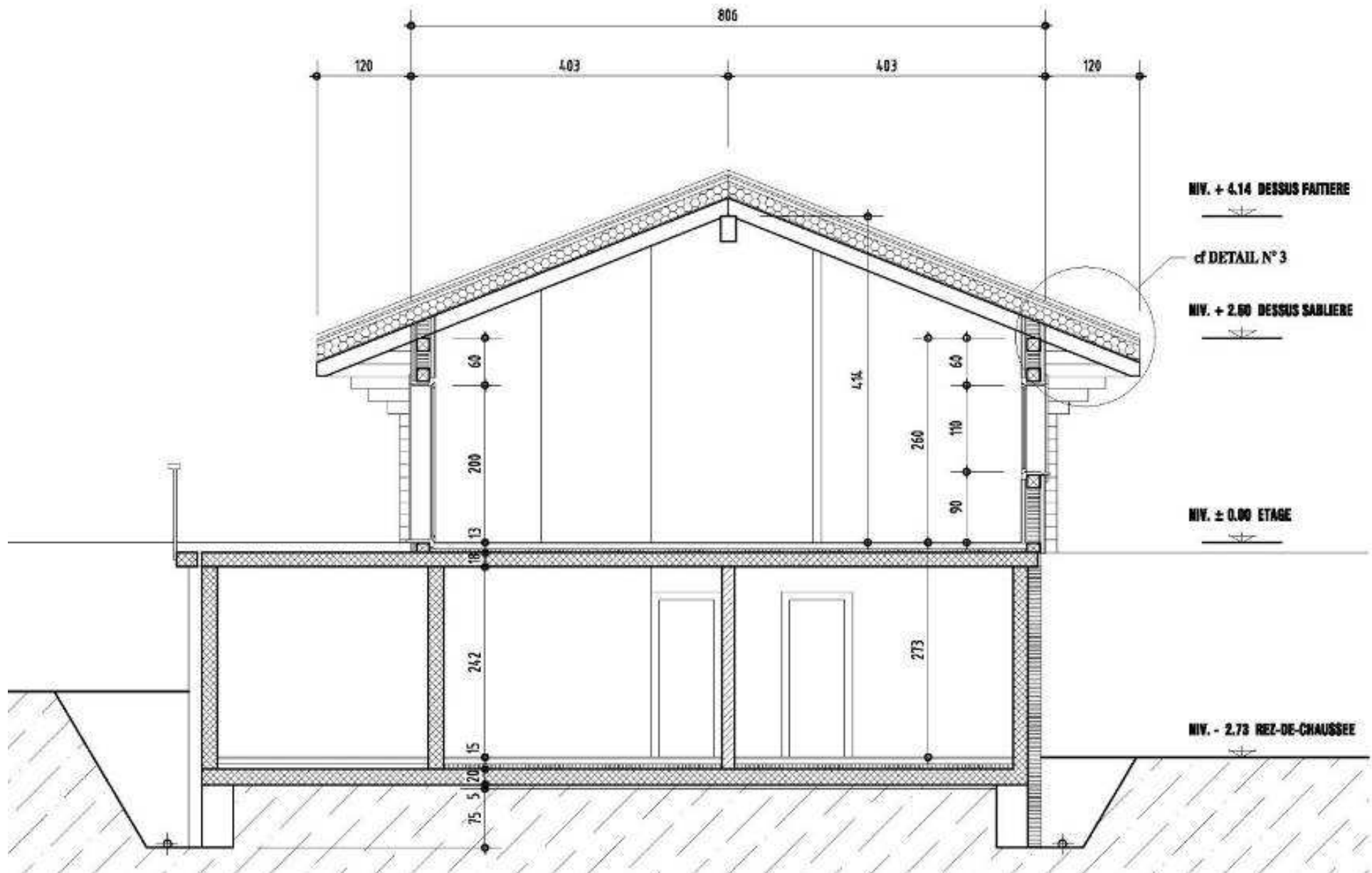


Project « Les Ries »





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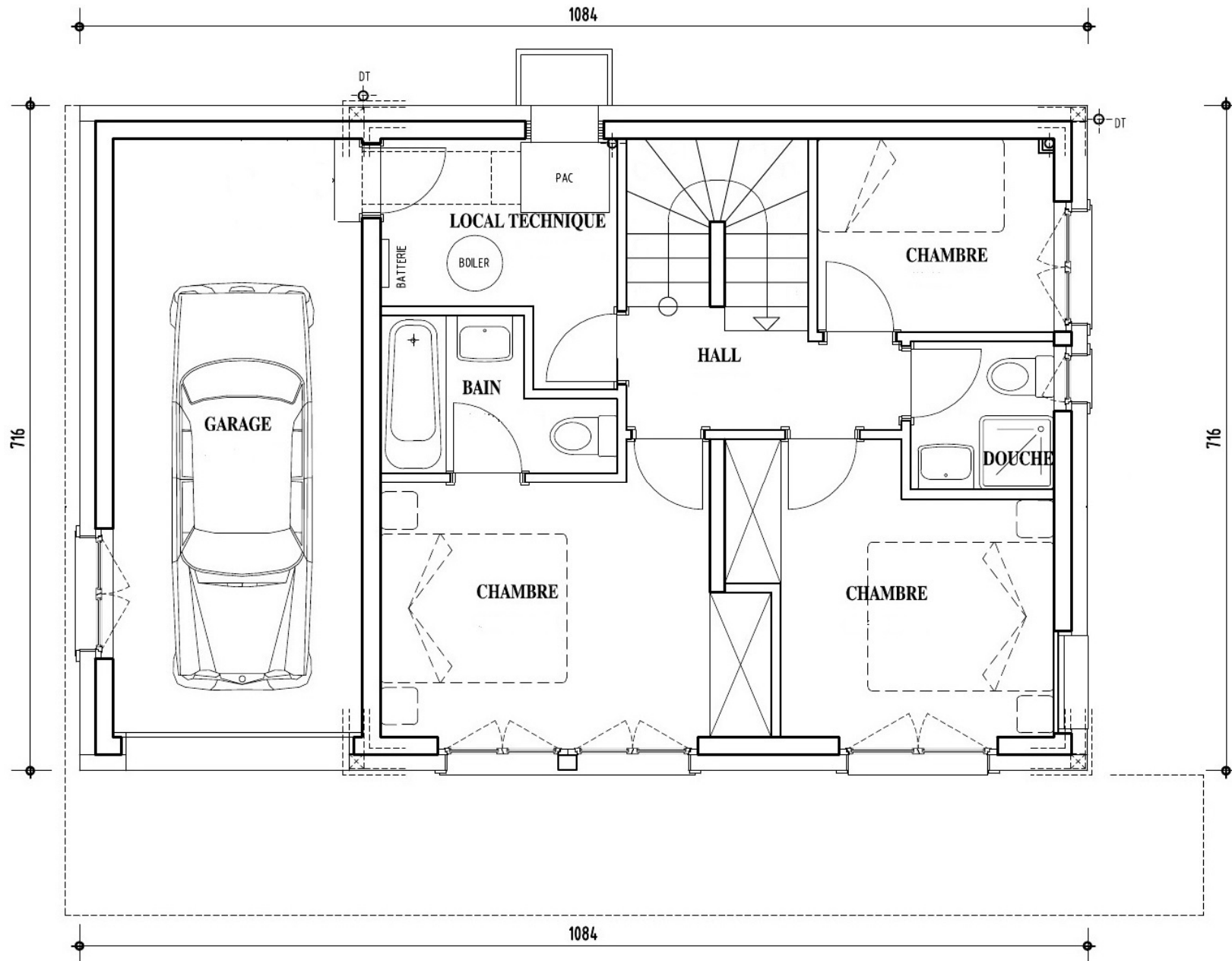
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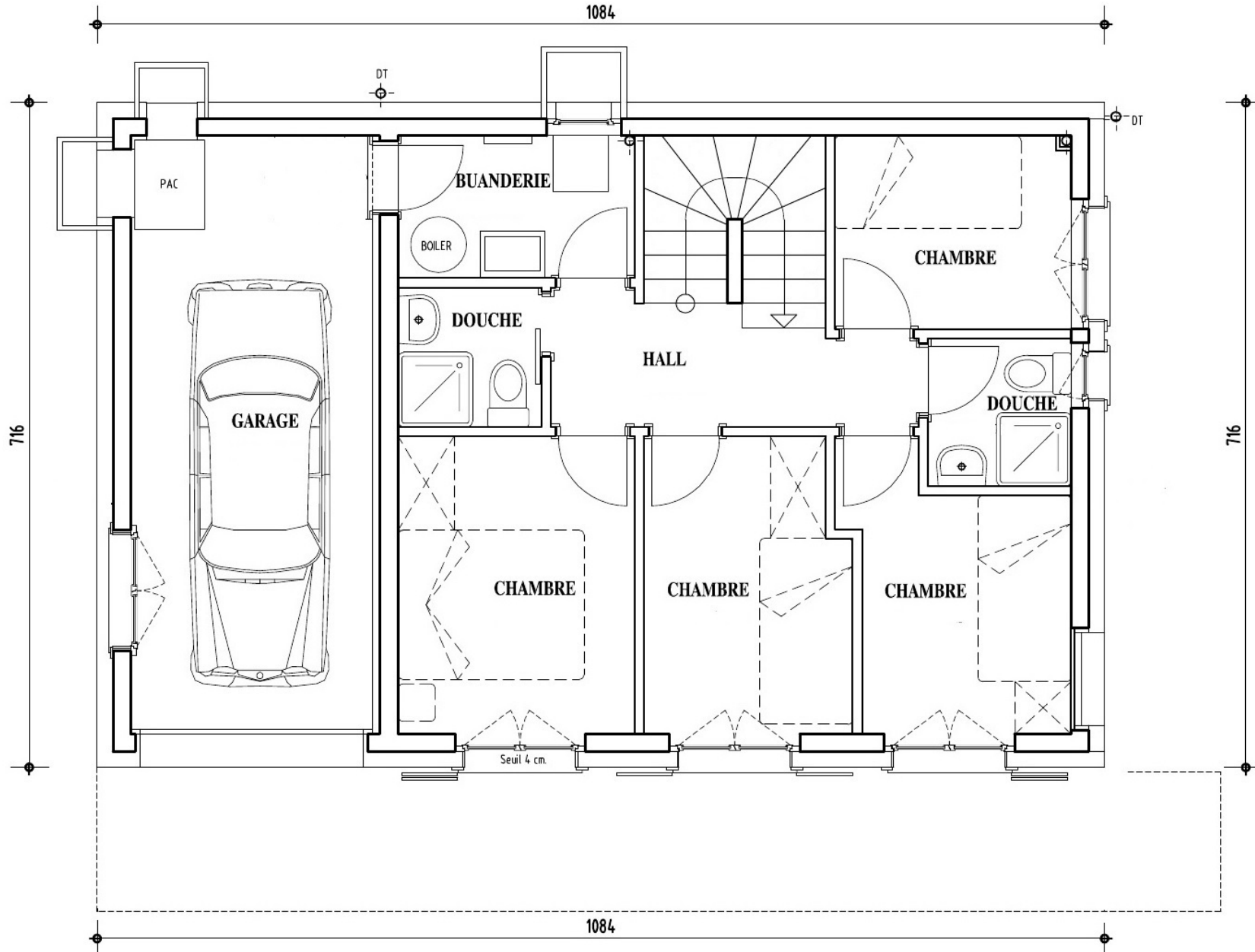


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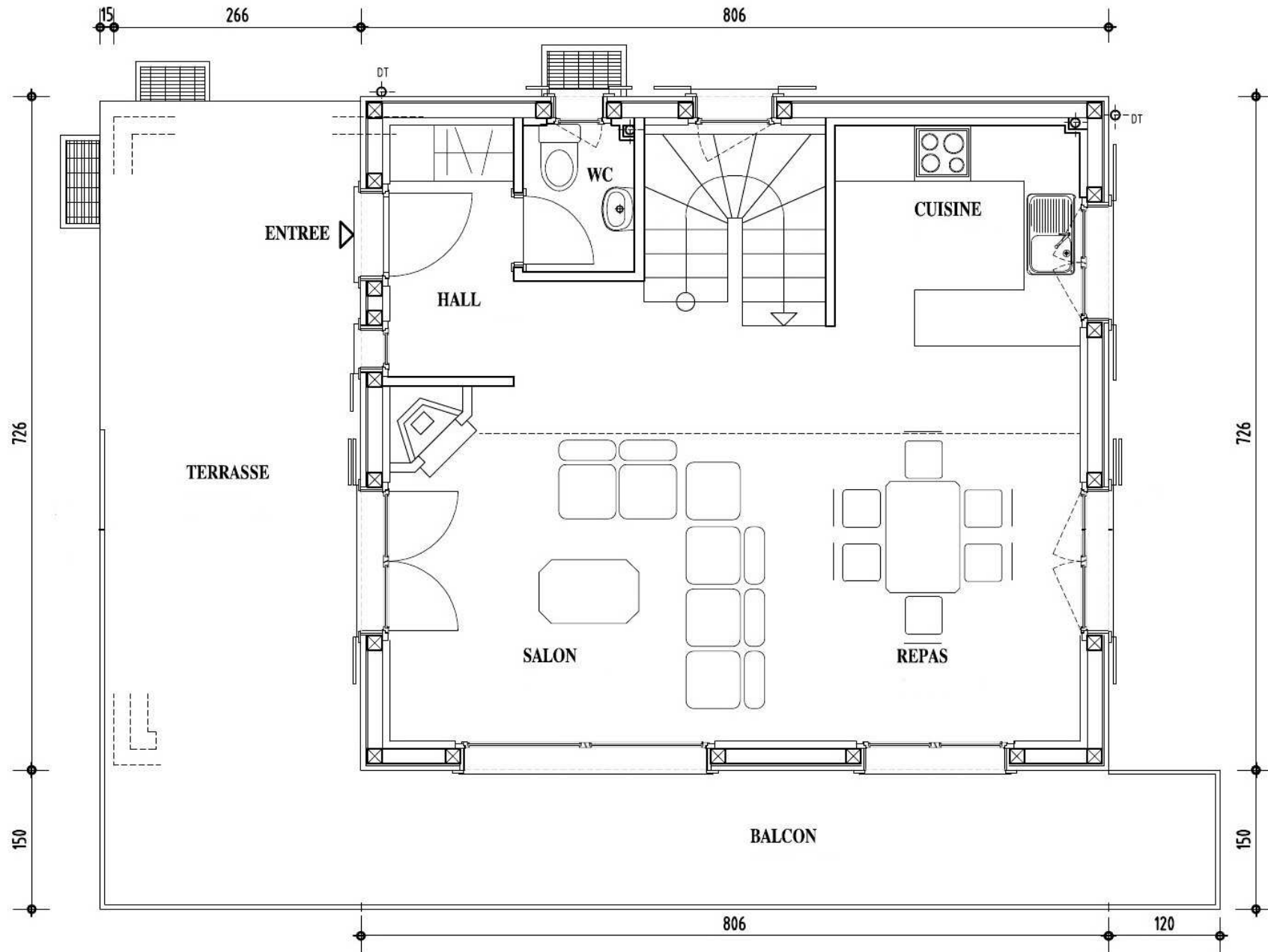


Project « Les Ries »





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Construction description : building and garage

1. SHELL

Garage and ground floor

- Foundation by isolated slabs
- Reinforced concrete walls, thickness 18 to 20 cm
- Concrete reinforced slab, thickness 18 cm
- Part on garage : waterproofness, tiled floor
- Outside insulation type insulation of facade 160 mm

First floor

- First floor in framing of facade type skeleton with insulation between post according to current standards
- Cladding of inside walls in deal wood except bathrooms and kitchen
- Outside cladding in false soaked beam in larch wood
- Non load-bearing wall in plaster tile, thickness 10cm

Timber structure

- The timber structure is in solid deal wood
- Panelling in deal wood strip

Roofing - tinplate making

The roofing is executed in the following way:

- Thermal insulation 16 cm on vapour-barrier Igloo system
- Bitumed cardboard V60 or similar hot bonded
- Paneling and counter paneling
- Cooper tinwork in Redland anthracite cement tiles
- Chimney stack on the roof

2. SUB-TRADE

Windows

- Windows and french windows are executed in deal wood for W/m²K insulating glass 1

Shutters

- In larch wood in vertical strip





Project « Les Ries »



Wiring

- *The wiring matches the current standards and plans in each rooms the standard equipment : 1 switch socket, 1 socket et 1 lighting spot. Telephone socket and television socket in the living room. Internet will be installed by Télédis off-line. The Swisscom connection is possible and will be chargeable to the buyer of the chalet*
- *2 outside lighting, 1 x on entrance door, 1 x on garage door*

Heating

- *Heating production necessary to the buildings and to the reheating of the sanitary water, assured by an air-water heat pump, boiler 300 lt*
- *Heating system by floor heating (PAC)*

Sanitary installation

- *The sanitary flows are embedded in the slabs, the vertical sections are carefully isolated against the noise*
- *The warm and cold water supplies are executed in copper and Sanipex*
- *The sanitary equipment are of white standard type at wall mounting*

3. INSIDE WORKS

Plaster-coating

- *The partition walls are executed in plaster tiles, thickness 8 cm*
- *The concrete and cement brick walls are coated with plaster*

Painting

- *Painting on woodwork : varnish 3 coats*
- *Painting on mineral surfaces: roughcast grain no. 2*
- *Ceiling under slab : dispersion*

Inside carpentry

- *The communication doors are executed in deal wood with gasket*
- *Standard handles*

Kitchen

The kitchens are equipped with a block including:

- *Cooking range Vitro-Céram with 4 hobs and oven , a sink basin, a refrigerator, a rubbish cabinet, hanging cupboard and a dish-washing machine*
- *Price for the whole according to selling price list (for the promotion Frs. 20'000.—including the installation)*
- *All the kitchen hoods are evacuated to the roof or facade. The evacuation is made by a single shaft system in the roof.*





Project « Les Ries »



Flooring

- *Flooring : for the promotion except laying Fr. 80. - for the bedrooms floor*
- *Tiling, floor and bathroom walls: for the promotion except laying CHF 60. --*
- *Tiling, living room : for the promotion except laying CHF 60. --*

Balcony and terrace

- *Sealing and slab : cement*
- *The chalet is sold with an outside landscaping turfed without plantation*
- *Outside balcony railing in larch wood*

Garage

- *Manual door with service door*
- *Woodwork idem facades*
- *Inside raw concrete or plastered*
- *Asphalted access road and earth bounds*

Fireplace

- *Chimney or stove of a selling value of CHF 4'000.- (including the installation)*

Laundry

- *Classic washing tub (65x45cm)*
- *Socket for washing machine and tumbler dryer*

Inside stairs

- *Made of concrete with tiles, CHF 60.-/m2 except laying*

***Turnkey price and without surprise
from CHF 840'000.-***

The price includes the connection and connection charges for the electricity, the water, the sewer and civil defence shelter.

The road construction and the tarring and the necessary access to the chalet are also included in the price.

***Chalet also available without garage but with outside
parking space (type A)
from CHF 795'000.-***





Project « Les Ries »



SURFACES

CHALET - « Type A » (with outside parking space) :

Ground floor 58.51 m² / Floor 58.51 m² / Balcony 20.00 m²

SALES SURFACE AREA 127.02 m²

Land surface area : 521 - 539 m²

CHALET « Type B » (with garage) :

Garage 20 m² / Ground Floor 58.51 m² / First Floor 58.51 m²
Balcony 13.90 m² / Terrace 24.60 m²

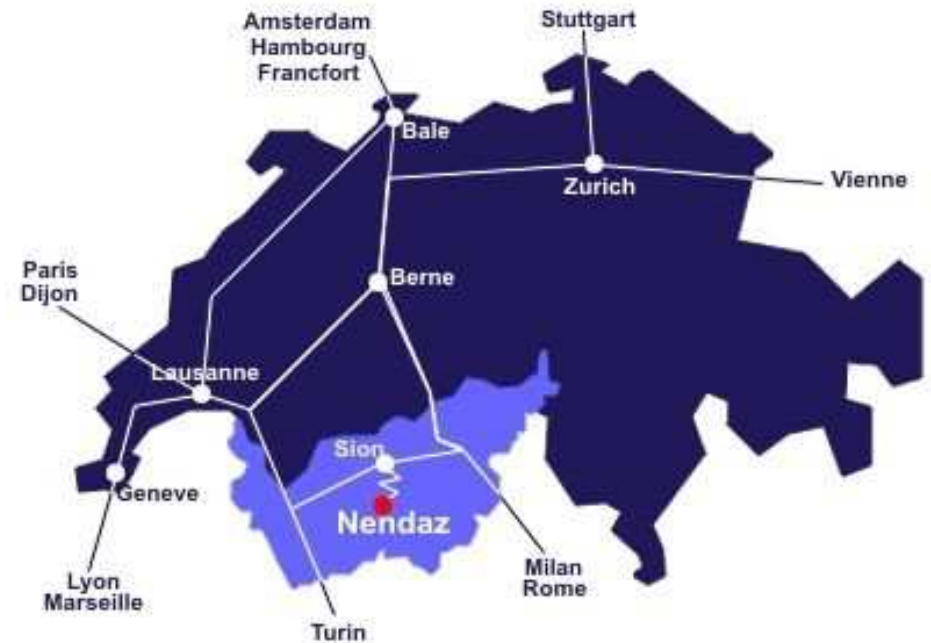
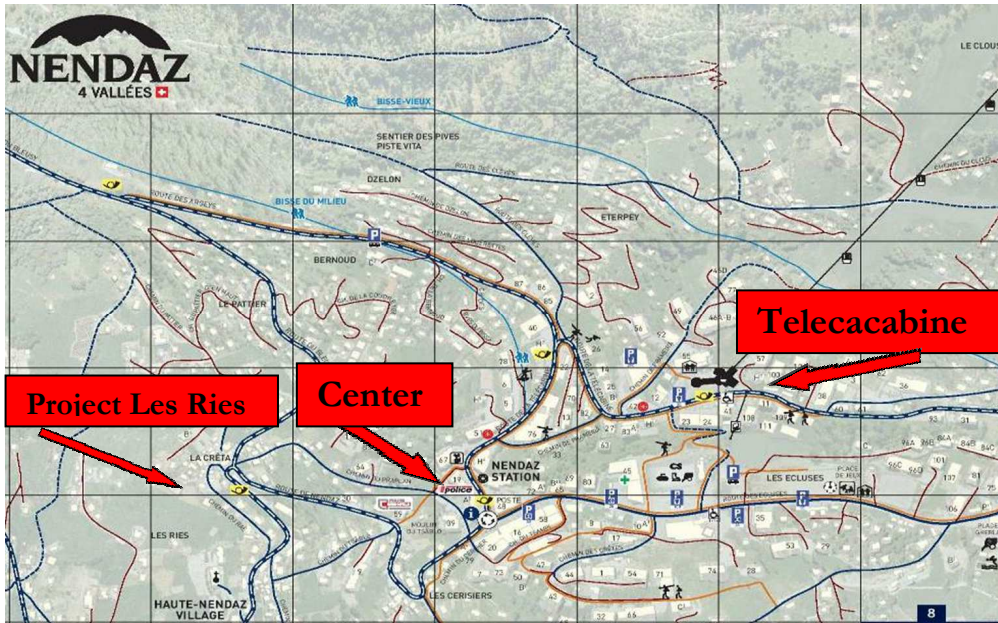
SALES SURFACE AREA 152.17 m²

Land surface area : 521 - 539 m²





Project « Les Ries »



Nendaz is located 14 kilometers from Sion, the capital of Valais which is the sunniest city of Switzerland (2200 hours of sunshine a year)! It is accessible by one of the best « mountain roads » from the region. Even public transport or a taxi will bring you up to Nendaz. There is also an airport in Sion: <http://www.sionairport.ch/welcome.xhtml>

From Sion, you can easily reach the main Swiss and European cities and holiday resorts. Here are some distances starting from Sion:

International airports nearby :

- Genève / 158 km / 2h20 by train
- Zürich / 240 km / 2h40 by train
- Milano Malpensa / 205 km / 2h30 by train

Other distances :

- Verbier : 54 km / Zermatt : 80 km / Montreux : 65 km
- Evian : 85 km / Interlaken : 84 km / Gstaad : 98 km
- Torino : 213 km / Lyon : 309 km / Milan - 2h15 by train





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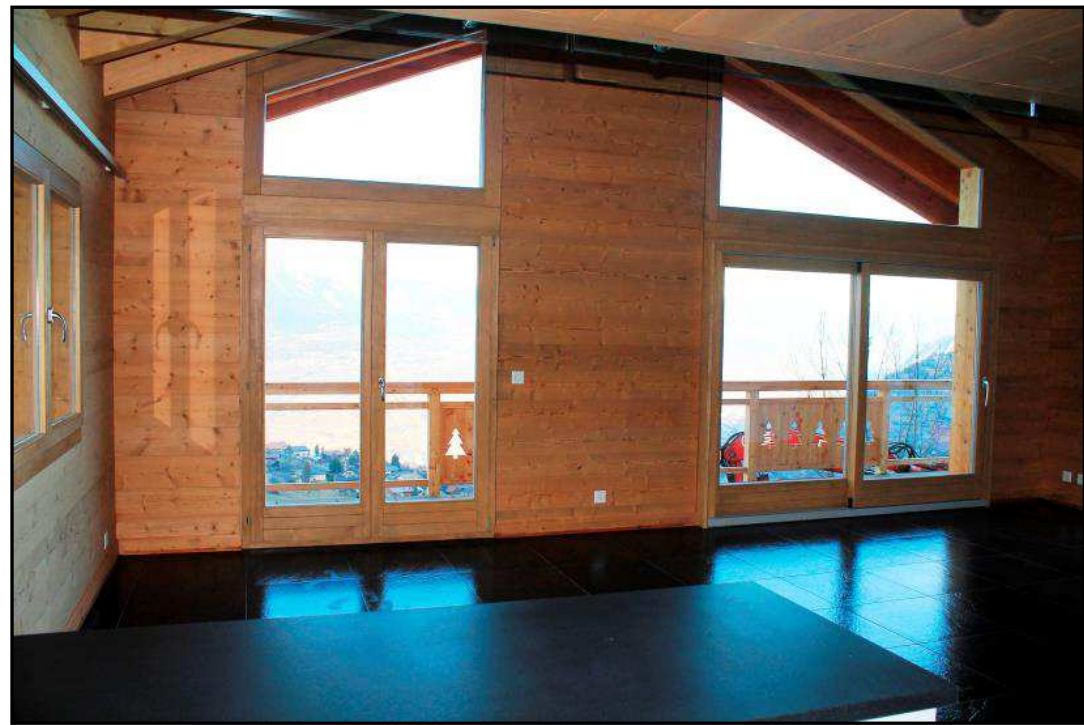
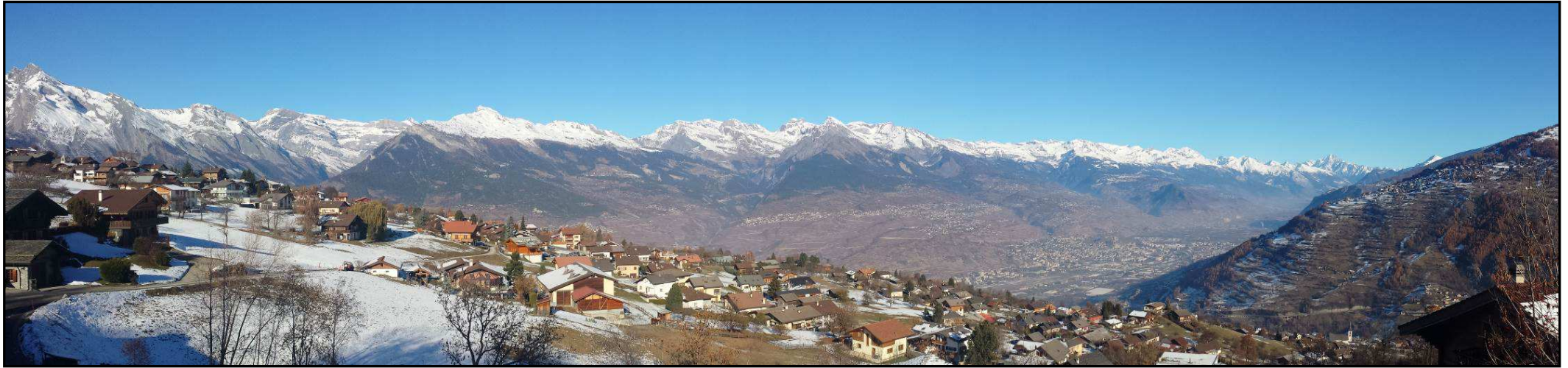
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Project « Les Ries »



The chalets of the project “Les Ries” can be sold as second homes and can be sold to foreigners!

The real estate agency Maximmob thanks you for your interest in this project and is at your disposal for any questions or for further information.



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