

Ski Heaven, Veysonnaz

Ski Heaven

Chalet Ski Heaven is a high quality chalet of 14 apartments which shares a deluxe spa with sauna and a Jacuzzi. Completed and ready to occupy, 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

- Finished and available immediately
- 250m from the ski lift
- In main street near shops and restaurants
- Access to the entire Verbier ski area
- Sunny position with stunning panoramic views
- Spa with sauna and Jacuzzi
- Available for foreigners
- Last chance to buy a new apartment in Veysonnaz





Property

Chalet Ski Heaven is a high quality chalet of 14 apartments with a shared deluxe spa with sauna and a Jacuzzi. Construction started in autumn 2011, and is now finished.

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.





High specification

The Ski Heaven has 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 first and second floor each has a private storage room 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.

Spa

On the third floor is a fully equipped spa with a sauna. steam room, changing room, showers, Jacuzzi and relaxation area.

Wine cellar and fondue room

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



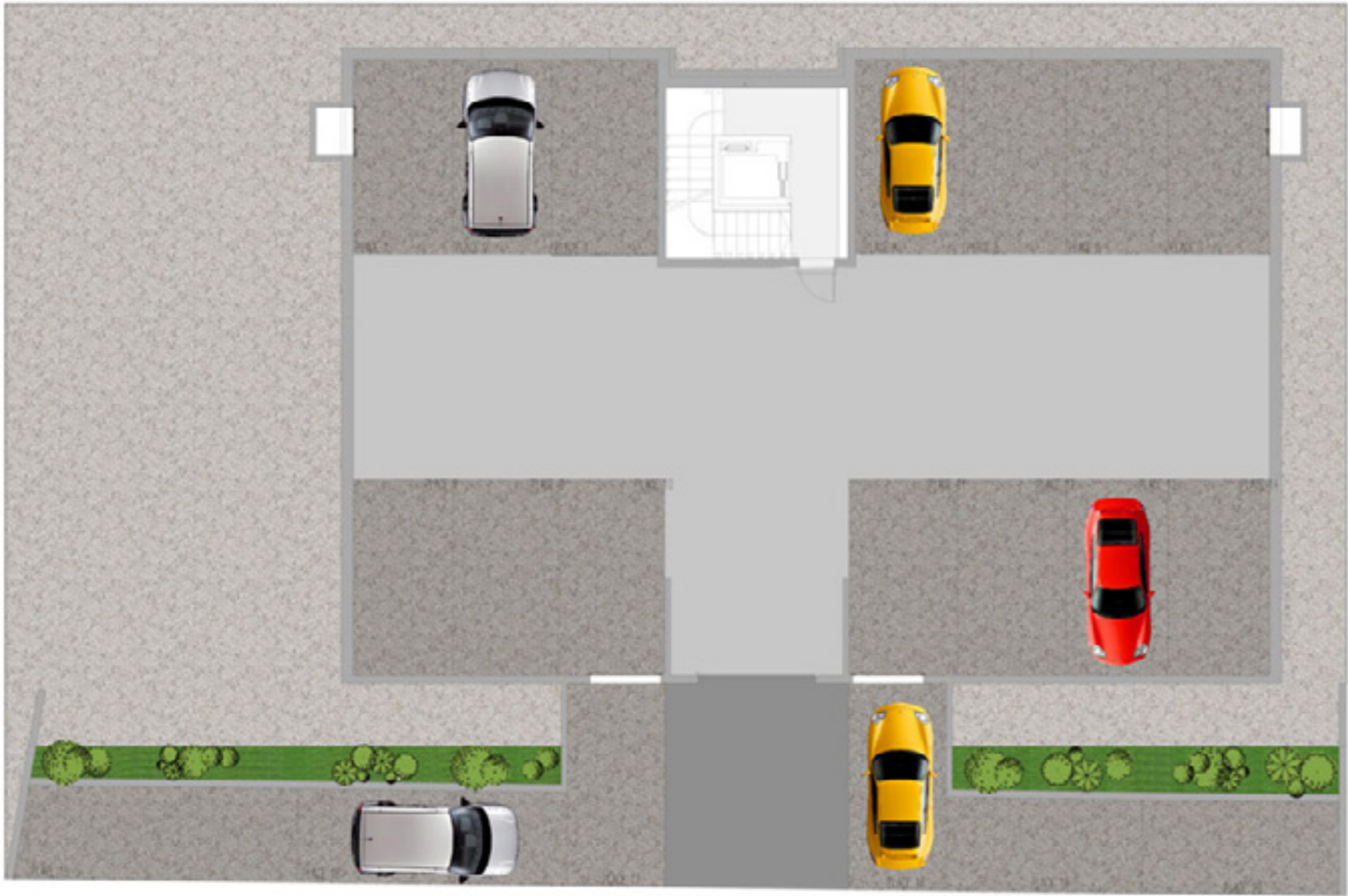


Price list – 28 January 2016

	Beds	Floor	Size (net habitable)	Balcony / terrace	Price	Status
Apt 1	3	First floor	100.11 m2	79.00 m2		SOLD
Apt 2	2	Second floor(East)	76.99 m2	30.12 m2		SOLD
Apt 3	2	Second floor (West)	73.96 m2	30.12 m2		SOLD
Apt 4	3	Third floor (East)	101.58 m2	30.12 m2		SOLD
Apt 5	3	Third floor (West)	97.37 m2	30.12 m2		SOLD
Apt 6	2	Fourth floor (East)	80.79 m2	17.16 m2		SOLD
Apt 7	2	Fourth floor (West)	80.79 m2	17.16 m2	750,000 Sfrs	Available for foreigners
Apt 8	3	Fourth floor (Middle)	90.88 m2	76.42 m2		SOLD
Apt 9	3	Fifth floor (East)	101.42 m2	25.55 m2		SOLD
Apt 10	4	Fifth floor (West)	137.22 m2	25.55 m2		SOLD
Apt 11	3	Sixth floor (East)	99.44 m2	28.48 m2		SOLD
Apt 12	4	Sixth floor (West)	124.60 m2	43.36 m2		SOLD
Apt 14	4	Seventh floor	141.16 m2	90.06 m2		SOLD

Garage places (internal) 30,000 Sfrs each. Outside places 18,000 Sfrs
Delivery scheduled for June 2013

Ground Floor - Garages (Price: 30,000 sfrs)



Floor plans - Fourth floor

Apartment: 6
Bedrooms: 2
Size: 80.79 m2
Price:
Status: **SOLD**



Apartment: 7
Bedrooms: 2
Size: 80.79 m2
Price; 750,000 Sfrs
Status: Available

Apartment: 8
Bedrooms: 3
Size: 90.88m2
Price:
Status: **SOLD**







Resort information

Veysonnaz village is at 1350m complete with a traditional church, charming restaurants and old chalets. Above the old village at 1400m is the ski resort of Veysonnaz with a range of shops, hotels, restaurants and bars.

A high speed lift takes you straight into the Verbier ski area, which has over 410km of prepared pistes and is the largest and one of the most challenging ski areas in Switzerland.

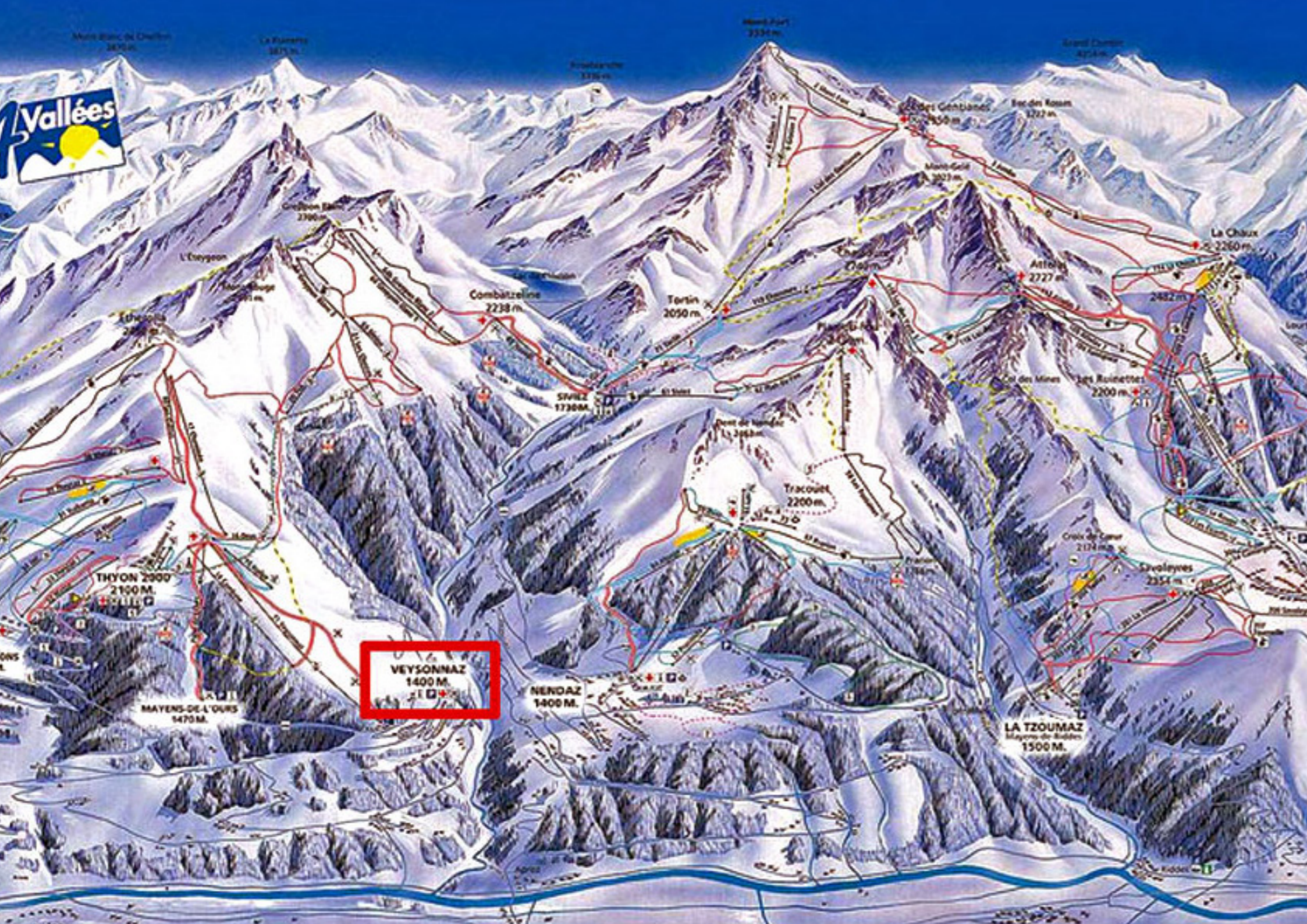
Veysonnaz ski resort is an excellent family resort which enjoys the afternoon sun and has beautiful views over the Rhone valley. The resort has everything you need in a ski resort, including a butcher, baker, half a dozen bars and cafes, four restaurants, a disco and a wellness centre with swimming pool and spa.

It just ten minutes by car to Nendaz or fifteen minutes to Sion which has a beautiful pedestrianised medieval centre. There is plenty to do in the area in summer and in winter, with the rustic village offering year round appeal.

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.





Winter

Veysonnaz has excellent snow quality throughout the winter and skiing from mid November to mid April. Snow cannons ensure excellent conditions through the season, while a high speed lift gives direct access do the entire 4 Valleys area including the Mont-Fort glacier at 3330m.

The immediate ski area is high altitude and has a mix of beginner and intermediate slopes, as well as the famous World Cup downhill Piste de l'Ours. The local slopes are extensive and uncrowded so there is no real need to go to Verbier, but the pass is well covered with snow cannons, and always open. There is some excellent off-piste suitable for all abilities locally, while Verbier has some of the best 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 ski lockers and boot warmers near the pistem and plenty of winter walks and other winter sports available.





Summer

There are about 300km of footpaths in the area around Veysonnaz and there are plenty of opportunities for more challenging tours in the high mountains. The “Bisse de Vex” provide pleasant walks with no great differences in altitude and fantastic views.

Also on hand in resort are tennis courts, a swimming pool with a spa, a climbing wall, beach volleyball, table tennis, archery, biking, and a kindergarten. With activities for all the family to enjoy, Veysonnaz is a fantastic place to enjoy a Summer break.

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's challenging even for experts.





Purchase costs

In Canton Valais the costs are amongst the cheapest not just in Switzerland but in the whole of Europe. Total costs including the notary, taxes etc. are approx 2.5%.

Finance is available from Swiss banks for up to 70% of the purchase price and interest rates are around 2.0%.

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.

Investment

Prices have risen dramatically in Verbier and prices have also increased in Nendaz and now they are rising in the other villages which connect into the Verbier ski area. La Tzoumaz, Veysonnaz and Les Collons have good investment potential.

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. At a referendum of 11th March 2012 the people voted to prohibit all new construction of second homes from 1st of January 2013 so this is the last opportunity to buy a new property in the Swiss Alps as a holiday home.

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).

This will be an excellent investment and will increase in value as no more building permits will be given in future for the construction of new properties like this.



Viewing

We have an intimate knowledge of all our resorts so will make sure 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

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). Please ask for our visits information sheet for other recommendations.

Disclaimer

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Company Profile

Investors in Property specialise in the sale of ski chalets and apartments in Switzerland, Austria, France & Italy. We have over 20 years experience and an unrivalled knowledge of well established and up and coming ski resorts. We will provide expert advice and professional guidance through every step of your purchase. If you have any questions or need general advice please do not hesitate to contact us.

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