

Villars, Chalet La Perle – ski in, ski out

New 3 and 4 bedroom apartments just 150m from the ski piste • High quality construction, modern style chalet • designed by renowned architect Eric Papon • Ski-in, ski-out, with wonderful views • Available for foreigners • Delivery June 2009

- Eco-friendly to the new 'Minergie' standard • geothermal heating system • **Just two apartments remaining** • **foreigner permits available**



Domaine de la Residence is the most exclusive area of Villars, on the ski slopes above the resort

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[Click here](#) to view the full description of the resort or look at the end of this brochure

Villars – Essential Facts

- Pleasant, relaxing year-round resort
- Less than 90 minutes from Geneva airport
- Extensive ski area including the glacier at Les Diablerets
- Good snow record despite relatively low altitude
- Wonderful nursery slopes and modern lifts
- Perfect for children
- Plenty of activities for non-skiers
- Good après ski, restaurants and shops
- Best choice for second home or even retirement



Stunning views from these apartments

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This is probably the last plot in Domaine de la Residence which has easy access to the ski piste La Perle is in a prime position, South facing, with magnificent views.

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The Property – the premier address in Villars

The premier address in Villars is La Domaine de La Residence, a private estate of chalets and chalet style apartments, which is in an imposing position above the resort on the ski piste. These chalets have been built over the last forty years and now La Domaine is completely finished apart from one or two last plots. La Perle is being built on one of the best of these in a sunny spot virtually on the ski slope. The chalet will be south facing and has only eight large apartments. At the rear of the chalet is a separate ski room. There is a very impressive entrance hall with a wall of glass ascending over 3 storeys and a huge fireplace and seating area in the lobby.

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“Green Credentials”

The chalet, La Perle is being built to the new “Minergie” standard, which is a registered quality label for new low energy consumption buildings. The MINERGIE standard has been widely accepted in Switzerland although it is only on a voluntary basis. These blue pipes are the part of the geothermal heating system which draws energy from bore holes drilled into the ground.

MINERGIE®

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La Perle's elegant entrance lobby

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Apartment 2 computer generated image – buyers may chose a contemporary finish like this or traditional finish

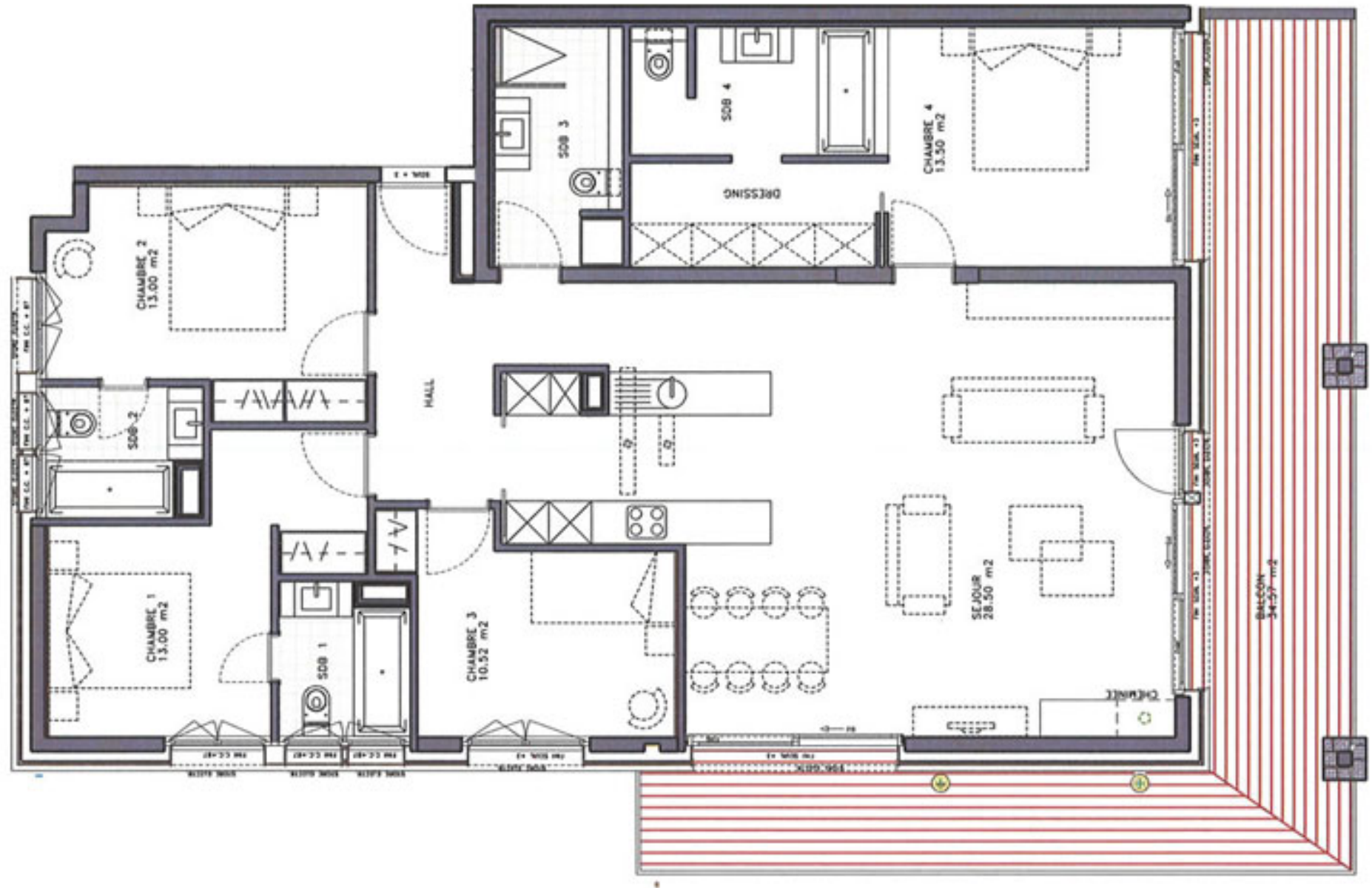
Floor Plans — Apartments 2 and 4



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Floor Plans – Apartment 2 (Price: 2,100,000 sfrs)



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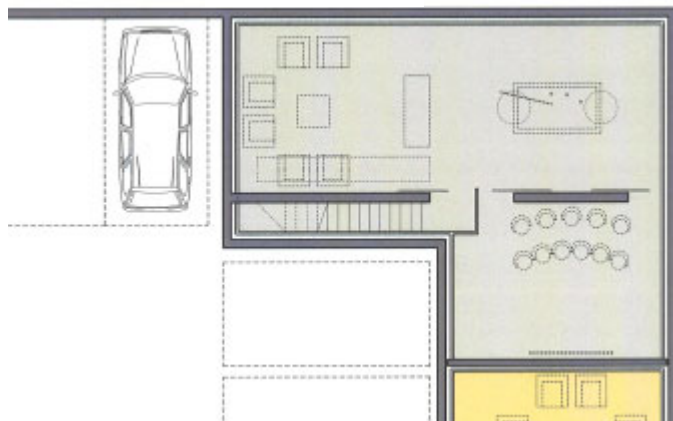
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Floor Plans — Apartment 4 (Price: 2,925,000 Sfrs including cinema and bar)



Lower Level

Upper Level



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Computer generated image of apartment 4



- Private garden at the front 115m2
- Private terrace at the rear 23m2
- Fixed seat cinema room
- Games room
- Lounge and bar

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Price list– 28th October 2008

APT #			NET INTERNAL M2 (EXCL BALCONIES ETC)	PRICE [Sfrs] / STATUS
1	4	Garden / Terrace, Cinema	275	SOLD DH
2	3	Balcony	140	2,100,000 Sfrs
4	4	Cinema /Games Room / Bar Private Garden & Private Terrace	206 (140 + 66)	2,925,000 Sfrs
5	3	Second Floor	107	SOLD AA
6	3	Second Floor	107	SOLD BA
7	3	Top Floor (West)	107	SOLD SG
8	3	Duplex	197	SOLD PS
9	3	Top Floor (East)	107	SOLD
1	4	Garden / Terrace, Cinema	275	SOLD DH

Garages available 50,000 Sfrs each
Covered outside parking spaces 20,000 Sfrs

Apartments with cinema / games / bar room will be sold including wide screen projection, luxury fixed seats, snooker / pool table.

Chalet under construction for delivery June 2009. Please ask for details of stage payments and mortgage arrangements.

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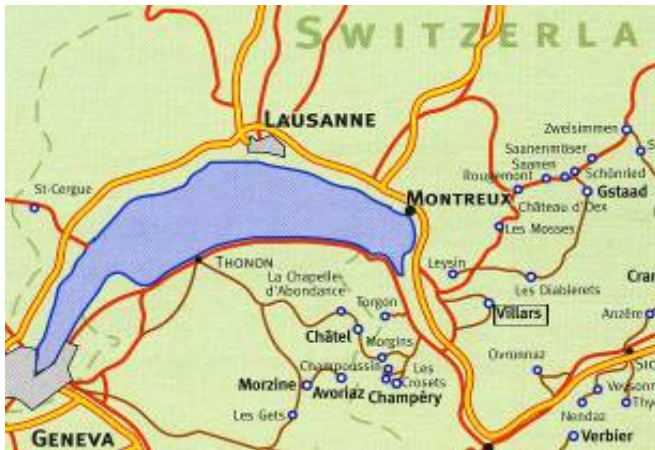


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Resort information - Villars



Villars is a pleasant family orientated resort perched upon a South facing sunny plateau above the Rhone Valley 20 minutes from Montreux. It is less than 90 minutes from Geneva airport by motorway and there is a good express train service from the airport (change trains in Bex or take the post bus from Aigle).

If you are looking for a “weekend-able” dual season resort or for a retirement home then this is the best resort in Switzerland.

Strict building controls have ensured that Villars has still retained much of its traditional charm. Neighbouring villages such as Gryon are completely unspoilt and all construction in the region is in traditional wooden style.

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Villars – 220km of pistes and modern lifts

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Winter

Villars is a four season resort, open all year and has a good selection of shops, sophisticated restaurants, bars and nightclubs. There are excellent entertainment facilities for all the family including a swimming pool, ice rink, sports centre and bowling alley. The ski area centres around Bretaye, a wonderful sunny bowl at 1800m and is accessed by train or telecabine. The new, improved link with Les Diablerets gives easy access to over 225km of pistes and also to the glacier at Les Diablerets (3,000m).

The ski lifts are now very modern and are virtually all new thanks to a huge investment in the last 4 or 5 years. The cable cars up to the Les Diablerets Glacier have been upgraded with a 125 man jumbo cable car in a 65 million Sfrs investment, last year the Roc d'Orsay télécabine was replaced with a new high-speed lift. A further investment in a new system of snow cannons is planned for 2008/9

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Summer

Switzerland is also a delightful country to visit in the summer and Villars is one of the few top league ski resorts which can truly claim to be a dual season resort. The mountains offer delightful walking in alpine pastures in the summertime, mountain biking, tennis, open air pools and Villars also has a fabulous golf course. Villars is not just a ski resort, it is a “proper place” with shops, restaurants open the year round and it has a life and charm at any time of year. The access road up to Villars is very easy (not a white knuckle ride!) and the lake and Montreux are only 20 minutes away.

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Legalities

Villars is in Canton Vaud, which has been one of the most liberal of the cantons for foreign buyers. However, as prices have been rising so fast the canton introduced a new rule in January 2008 to try to stop property speculation - foreigners buying now may not resell for 5 years.

Financial background

We started selling property in Villars in 1986 and although in the early years the resort was not well known, Villars is now truly in the premier league and is frequently featured in magazines as one of the top resorts for a weekend visit and dual season use. Following a massive investment in the lift system about 5 years ago there is now a program of investment in the town with many shops and restaurants being refurbished in classic traditional style and new ones are opening. A new 5* hotel will open in December 2008 and there are plans to redevelop the centre of the resort.

Prices have shot up from around 10,000 sfrs for new property five years ago to over 15,000 sfrs per m2 for top quality property in the best locations now. Villars is one of the few ski resorts which is easily accessible and where you could live comfortably all year round and as a result the property market is fuelled by both Swiss and international buyers looking for a “second home” rather than a “holiday home”. This, coupled with strict building controls has driven up prices and we believe that prices will continue to rise.



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Viewing

Arranging to visit is easy and inexpensive. As EasyJet (www.easyjet.com) have many cheap flights to Geneva and the transfer to Villars is only 90 minutes, it is possible to make a day trip but if you would like to stay overnight, we can recommend good hotels in the area.

We would be pleased to set-up an appointment to view this property and a range of others (including resales) with our local expert, a professional real estate company which has been established in Villars for over 35 years.

For our tips on visiting and recommended hotels contact:

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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.

Ski chalets for sale in Villars • Ski chalets for sale in Switzerland • Ski property for sale in the Swiss Alps

Disclaimer

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