

Ski-in, Ski-out Chalets, Les Collons, Switzerland



ALP VILLAGE
SA

Ski-in, Ski-out Chalets

These luxury chalets will be built almost on the edge of the ski piste which descends from Les Collons to Les Masses at 1750m.

The chalets are bespoke so buyers will be able to choose the finish of their chalet so that each chalet will be unique and will reflect the taste of the owner.

Essential Facts

- Five luxury 5 bedroom chalets
- On the edge of the ski piste
- At 1750m below Les Collons
- 410km of pistes on your doorstep
- Stunning views
- Quiet position
- Delivery December 2012
- Foreigner purchase permits available



Just 1 hour 45 minutes from Geneva



Resort information

At 1800m Les Collons is the highest of the resorts which link into the Verbier ski system, the largest ski region in Switzerland with over 410km of pistes. Facing East and South Les Collons has magnificent mountain views looking up the stunning valley of the Val d'Herens to the famous Matterhorn. Les Collons has a couple of hotels, several restaurants, two supermarkets, ski shops and a few bars, but the real charm of the area is the feeling of traditional Switzerland as you gaze down at the larch forests with their delightful chalets dotted over the slopes and the spires of churches in the quaint villages on the other side of the valley.

This is one of the most stunning views in the Alps; you really feel that you are in the mountains, surrounded by alpine pastures and mountain peaks but you are just 20 minutes from the airport and busy town of Sion.

Getting there

Les Collons is just under 2 hours from Geneva airport. In the winter there are also flights from London to Sion 20 minutes away which makes this the fastest transfer time in the Alps. This makes Les Collons a good choice for a weekend visit but there is enough skiing to keep you busy for weeks.



The ski piste is in the foreground – the plot is on the right



Property

There are five chalets to be built on this magnificent plot; three in traditional style and two in modern style.

Traditional style:

The chalets are bespoke so buyers will be able to choose the tiles, flooring and the finish of their chalet so that each chalet will be unique and will reflect the taste of the owner. The exterior will be finished in larch wood, the traditional material used for centuries in this area as this is harder and more weather proof than pine. The wood is left natural (not stained) and it will darken with age. The chalets will also have traditional stone roofs with snow bars. Standard finishes include Poggenpohl kitchens, huge windows, wide balconies and spacious South-facing terrace. All equipment is included - blinds, shutters, heated boot rack and they are fully wired for broadband and satellite. Extras such as outside Jacuzzis are available.

Modern style:

The allowance for the internal specification is very generous and will include a fireplace and top quality kitchen (Poggenpohl) and all appliances. These chalets are in the same style as the Matterhorn Village chalets designed by local architect Eric Papon and built by the same developer. Traditional style chalets with a slightly modern twist they are light and airy and have huge panoramic windows on the South giving views of the Matterhorn. The chalet has a net internal floor area excluding garages, terraces, balconies etc of 266 m² so to comply with Swiss regulations relating to the sale of property to foreigners the net habitable area which will be shown on the sales deed will exclude the room which is shown on the plans in this brochure as a fifth bedroom. This room may be finished as a bedroom with en suite shower room (approximate extra cost 45,000 sfrs) or with a sauna etc.

**PLOT FOR THE SKI-IN,
SKI-OUT CHALET**

Registre Foncier cantonal

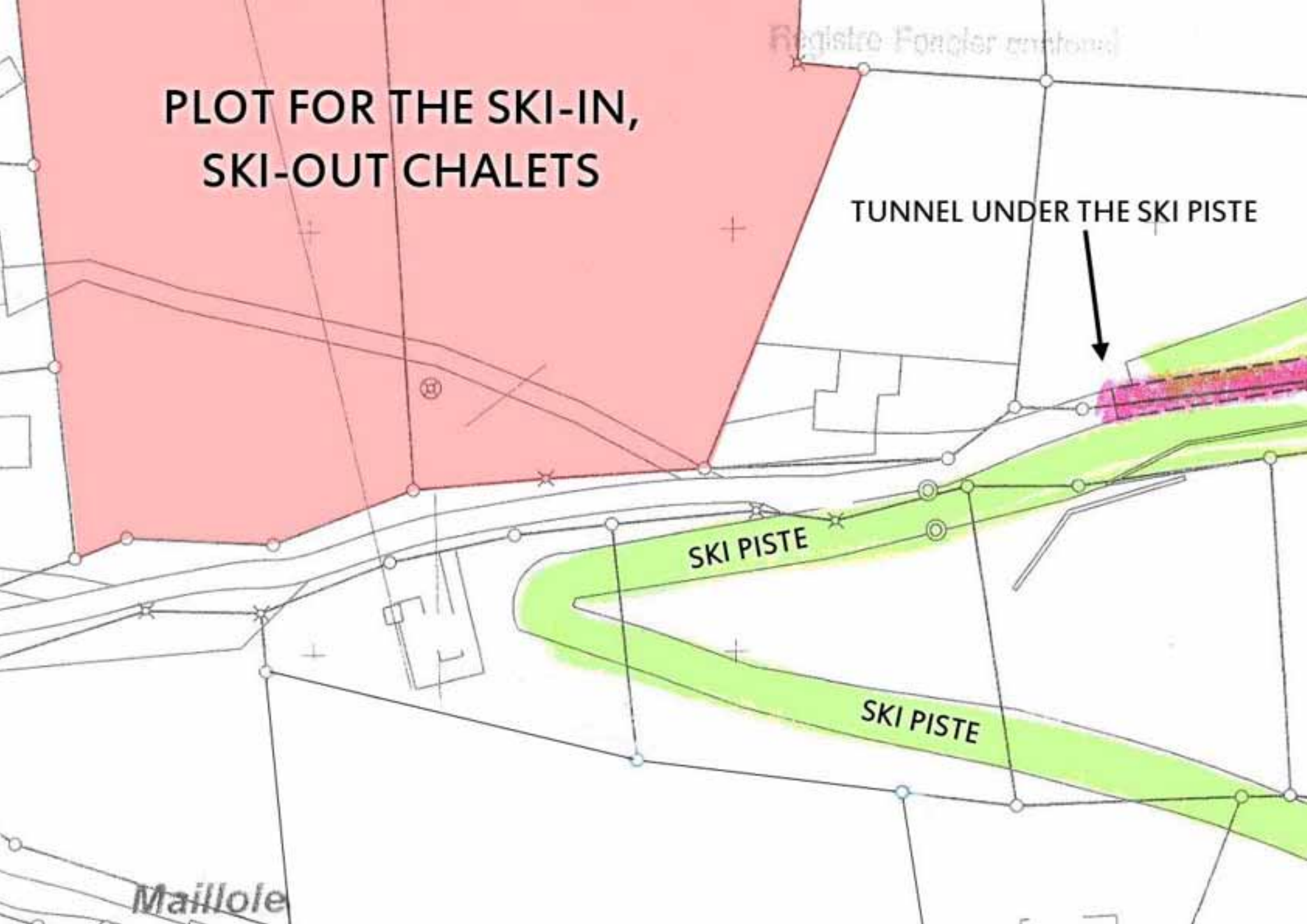
TUNNEL UNDER THE SKI PISTE



SKI PISTE

SKI PISTE

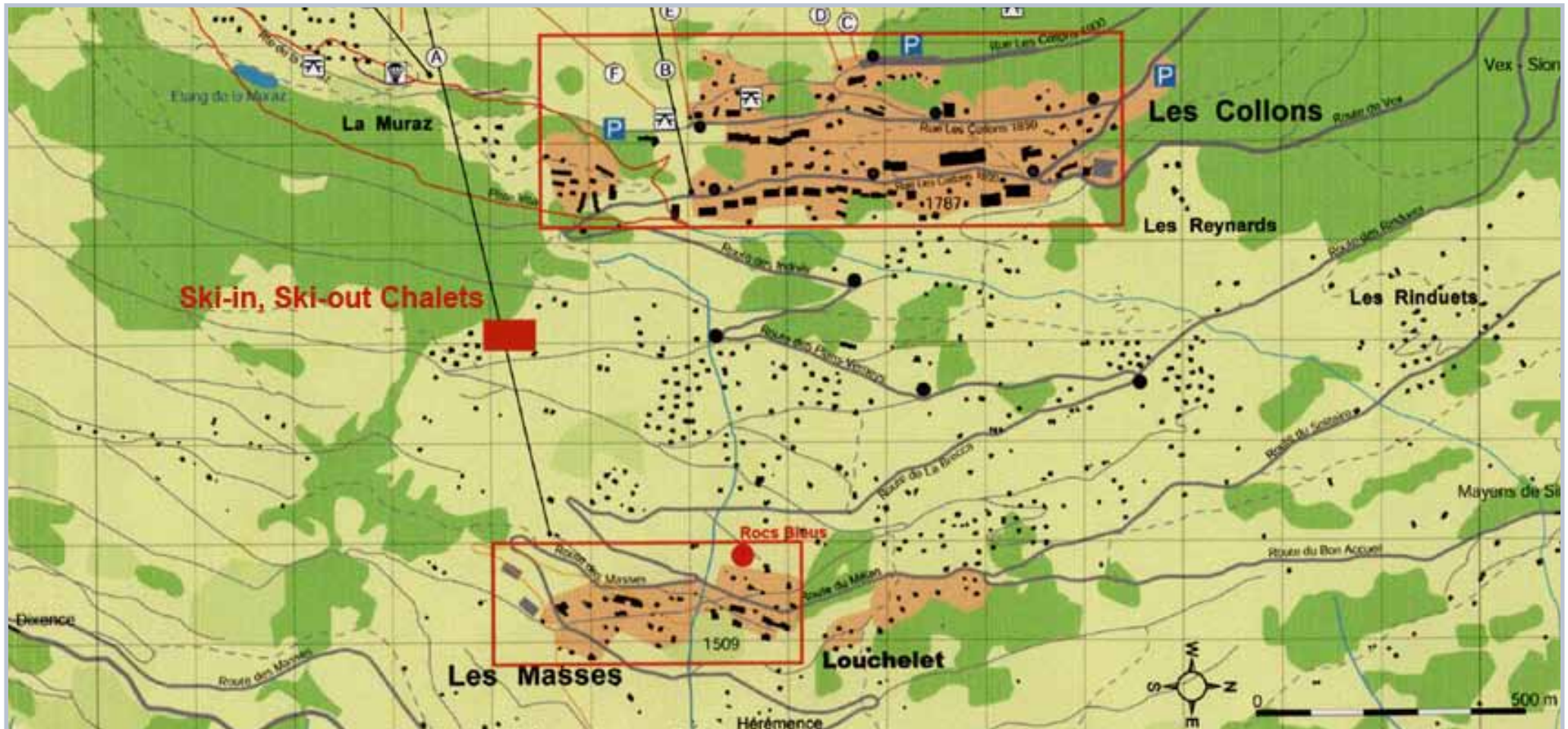
Maillole



Location

These five chalets will be built almost on the edge of the ski piste which descends from Les Collons to Les Masses at 1750m just 50m from the piste which descends down to Les Masses at 1500m. Protected by snow cannons it is possible to ski down and take the chair lift up to






2100m from the beginning of the season in December to the very end of April. This two man chair lift will be upgraded to a new high speed lift – please ask to see the letter of confirmation from the lift company.



Modern style chalet (example of chalet built by same developer)



Prices: Ski in, Ski out Chalets - 18th April 2012

Chalet No.	Type	Chalet Type	Bedrooms	Chalet Surface (net habitable m2)*	Price / Status
1		Du Rhone	5	175m ²	2,200,000 Sfrs / Available for foreigners
2		Du Rhone	5	175m ²	2,200,000 Sfrs / Available for foreigners
3		Du Rhone	5	175m ²	2,200,000 Sfrs / RESERVED
4		Matterhorn	5	266m ²	2,700,000 Sfrs / Available for foreigners
5		Matterhorn	5	266m ²	2,700,000 Sfrs / Available for foreigners

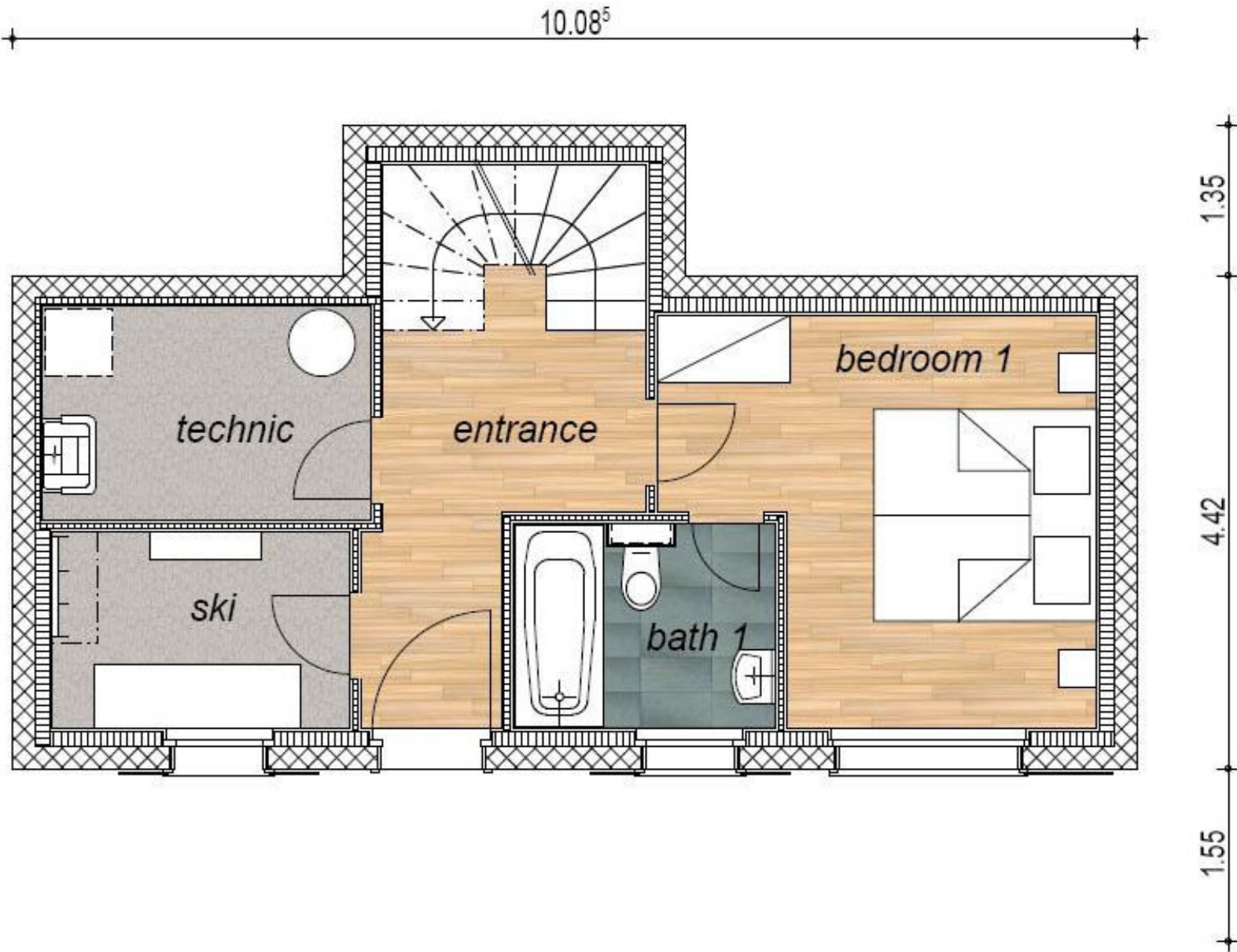
*Net floor area is the internal m2 of the chalet excluding garages, terraces, balconies etc

* price includes garage and

Traditional style, high quality finish

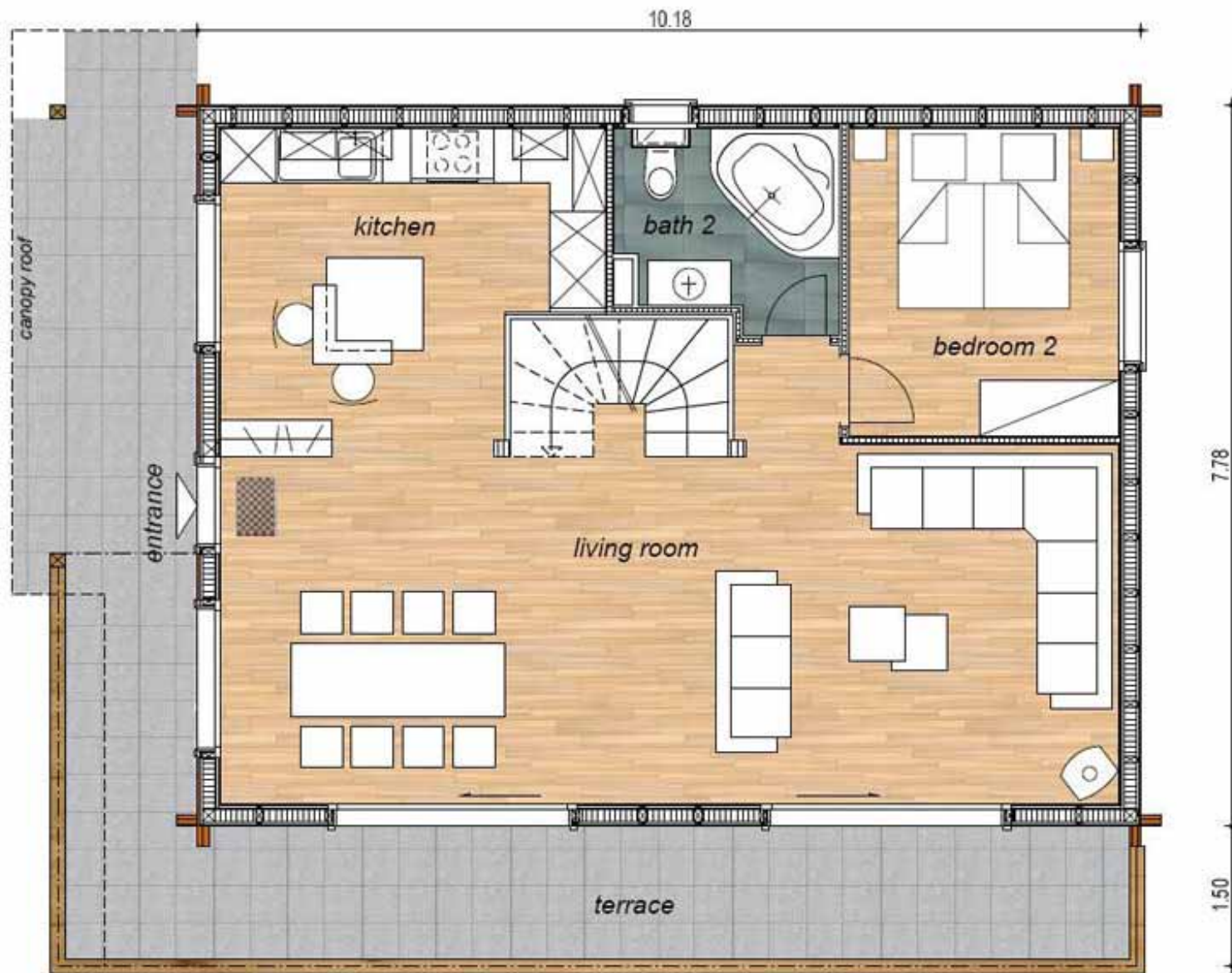


Floor Plans – Entrance floor level



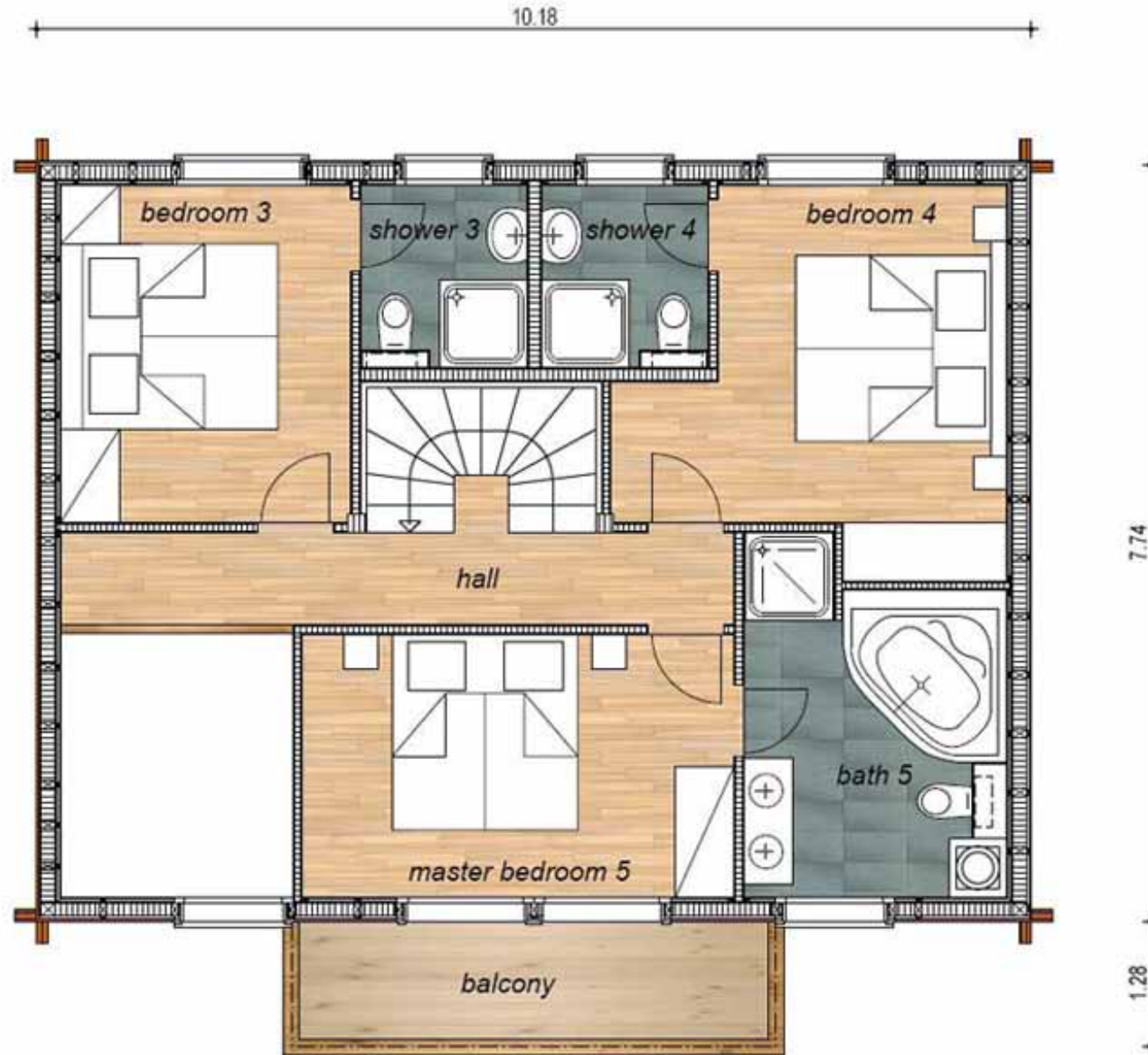
Entrance hall, ski room with seating area, heated boot rack and ski rack. Technical room with heating system, washing / drying machine, boiler and water tank. Double bedroom with en suite bathroom.

Floor Plans – Middle floor level



Poggenpohl kitchen, large living room, double height ceiling in part open to the exposed roof beams, fireplace, doors opening to a large East facing balcony and south facing terrace. Double bedroom. Bathroom, Jacuzzi bath and guest w.c.

Floor Plans – Top floor level

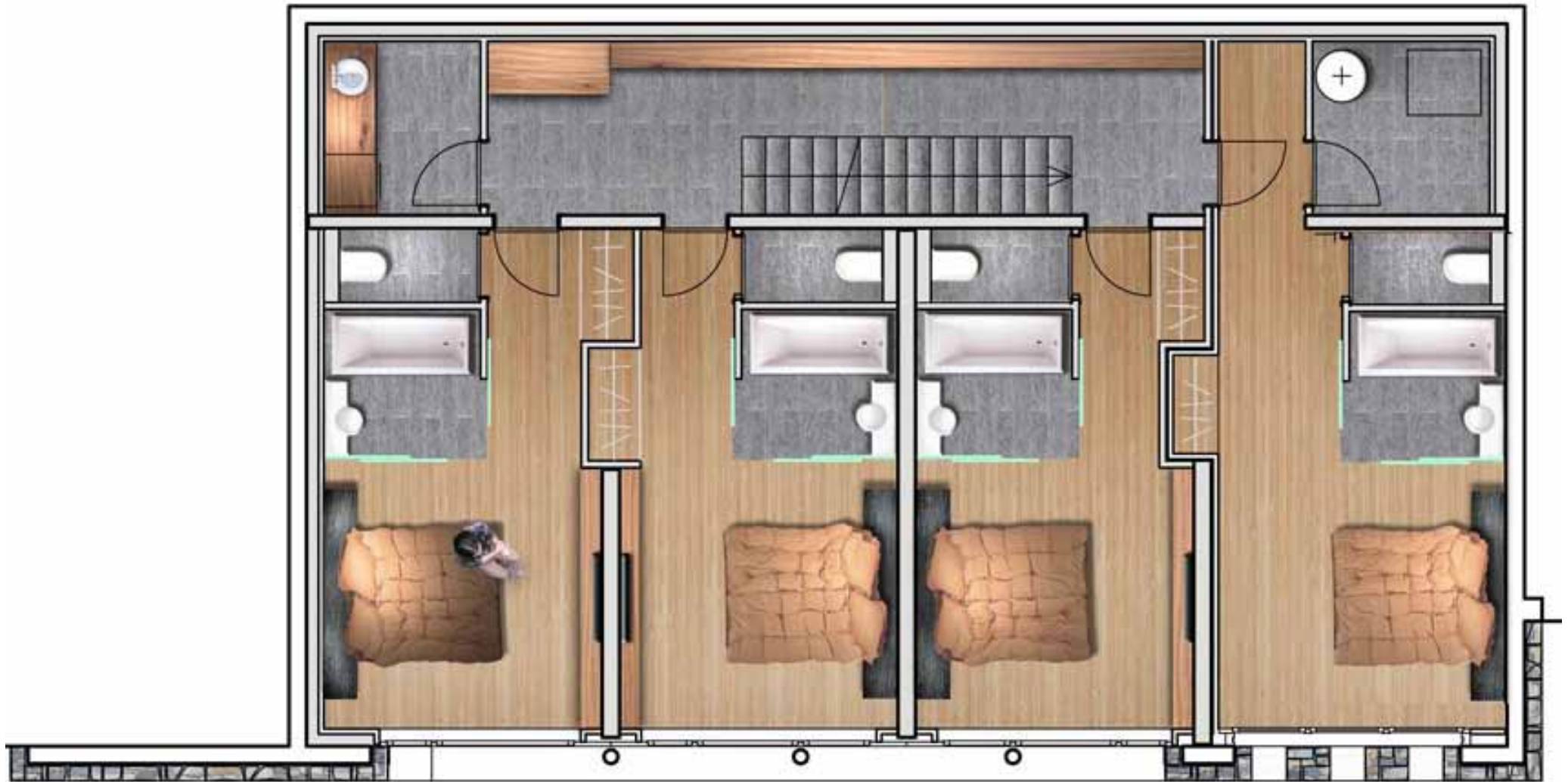


Master bedroom with en-suite bathroom including walk-in shower, Jacuzzi bath and washbasin, doors opening on to the balcony, two double bedrooms, two en-suite shower rooms.

Modern style exterior



Floor Plans – Lower floor level



Laundry / utility room with washing machine; 3 double bedrooms with built in wardrobes; open en suite bathrooms (sliding glass doors for privacy); separate w.c ; technical room; storage room (possibility at extra charge) to finish the end storage room as a fifth bedroom or sauna / fitness room with en suite shower room as shown in the above illustration.

Floor Plans – Middle floor level



Living room with a 'wall of glass' on the East and South facades; Fireplace or wood burning stove and void on each side to exposed roof beams; South facing terrace and viewing points; High tech professional style kitchen with bar and dining area; Ski room with heated boot rack and ski rack and bench; Study / office or private store room; w.c

Floor Plans – Top floor level



With Jacuzzi bath on a raised platform so you may enjoy the view when you bathe fireplace or wood burning stove wet room, w.c; dressing room private lockable storage room; sliding opaque glass doors above living room void.

Views of the Matterhorn



Finance

Swiss banks will lend up to 70% of the purchase price and interest rates are currently around 2.5%. It is possible to defer changing pounds sterling or euros in to Sfrs for 3 years as the bank will invest your 30% equity in a £ or € investment account.

Reservation

Deposit CHF 30,000 to reserve a chalet. The notary will apply for your permit when you reserve a chalet and these are allocated by the Canton of Valais four times per year. When the permit has been allocated you pay for the plot and the developer will start construction of your chalet. If you take 70% finance the bank will take over the stage payments after you paid the first 30%. The bank finance package includes the land price.

Payment terms

The total price includes the plot of land and the construction of the chalet. The purchaser pays for the plot when he receives the purchase permit and is registered as the owner.

The chalet is paid as follows:

- 30% upon commencement of the ground works
- 32.5% upon completion of the roof
- 32.5% upon installation of the bathrooms
- 5% upon completion and handover of keys

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%.

Renting

Many owners wish to rent their chalet out when they are not using it but they also want maximum flexibility to use it themselves when they want. There is no obligation to rent your chalet but a few weeks rental will easily cover your annual property taxes and outgoings. We will introduce you to a specialist company which already rents chalets for other owners in the area and a local company which will deal with cleaning and checking the property. You can rent very easily and with no trouble or hassle. Please ask us for details.

Part of the Verbier ski area with 410km of pistes for all abilities



Winter

The "Prinze" ski pass covers Les Collons, Veysonnaz and the pretty village of Evolene just 15 minutes away is enough to keep most skiers busy for a week. There is so much skiing on your doorstep that you don't really need to ski over to Verbier. The connection to Verbier is always open as it is above 1700m and there are snow cannons on the slopes.

Largest ski area in the world

You can also buy a four Valleys ski pass which covers all 410km of piste or even a Valais ski pass which covers all the resorts in Valais except Zermatt and is the largest ski area in the world accessible on a single pass. You can reach the slopes above Verbier on skis in just over an hour.



You will enjoy your chalet at all times of the year



Summer

There is so much to do in the area, including tennis courts, mountain biking and walking. Lake Dix can be reached by taking a cable car from the foot of the dam (the highest dam in Europe) and then you can take a boat across the lake and admire the views from the restaurant or hike to the ski resort of Arolla.

Golf

There is a golf course in Sion and a championship course in Crans Montana. In the Rhone valley there are natural spas with pools and water slides. Nearby is a stables and riding school, You will enjoy your chalet at all times of the year.



Panoramic views of the Dent Blanche and the Matterhorn



Investment

Les Collons has the most potential of all the villages which link into the Verbier ski system as there is still some land which could be developed and there are currently schemes to build hotels in the area including, Le Mayens d'Heremence, a 4* hotel with a spa, apartments, restaurant and commerce.

Most of the land between the lifts is zoned only for the construction of individual chalets so the essential character of the region will be maintained and we see Les Collons becoming more "up market" as the chalets being built are now larger and more luxurious than those built previously.

There is also an investment program to upgrade some of the ski lifts and the new high speed Etherolla chair lift (2450m) Verbier and there is a proposal to replace the old two man chair lift from Les Masses with a high speed new one.

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.

The Swiss people voted in a referendum on 11 March to prohibit the construction of new second homes in resorts where these already account for more than 20% of the total housing stock 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 resell 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.

Contact us for advice or to arrange a visit



Viewing

Viewing is easy - take a flight to Geneva (see www.easyjet.com). Why not stay at the Hotel Terminus in Sierre and treat yourself? The restaurant in the hotel 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) but they also have a more reasonably priced brasserie next door. They also have some newly refurbished ultra-modern rooms. www.hotel-terminus.ch

Contact

Simon Malster – Alp Village

Tel: +44 (0)20 8458 5889

Email: simon@alp-village.com

Company Profile

Alp Village SA is a Swiss developer specialising in building high quality chalets for sale and apartments for sale in some of the best ski resorts in Switzerland.



Disclaimer

Whilst we make every attempt to ensure the accuracy and reliability of the information contained in all brochures and the company website, the company, its employees and agents will not be responsible for any loss, however arising, from the use of, or reliance on this information. The sales deed prepared by the local Notary will contain all the terms of the sale and no warranty or representation made by an other person which is not specifically included in that deed of sale is legally enforceable.

© **Investors in Property 2011**