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Appt. Alh na, A06

Flaine, Flaine & Les Carroz, Grand Massif

375 000 Euros

	R�sidence Alh�na	R�sidence A - Niveau +1 - N�6	Surface habitable: 63,90 m ²
	FLAINE	Appartement 3 pi�ces	Surface balcon: 12,20 m ²



Plan pr senti  au contrat de r servation. Le r serv  peut r viser sans pr avis des r gles techniques   apporter certaines modifications   l'agencement de l'appartement dans les limites et les d lais indiqu s. Le contrat technique du r serv  informera de la faisabilit  et des co ts suppl mentaires en cas de modifications entra nant une signature de facture authentique. Le mobilier sur ce plan n'est uniquement   titre d'illustration.

Contact

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Key Features

Price	375 000 Euros
Status	FOR SALE
Last updated	06/09/2021
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Flaine
Bedrooms	2
Bathrooms	2
Floor area	63.9 m ²
Heating	Underfloor heating
Ski access	On piste
Nearest skiing	50 m
Nearest shops	50 m
Garage	Covered parking
Drainage	Septic tank
Number of lots	117
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Apartment A06 is a first floor apartment with a floor area of 63.90m². It comprises: 2 bedrooms (one of which is en-suite) with built in cupboards, separate bathroom, WC, ski locker, 12.20m² balcony, cave (additional storage) and covered parking space.

The Alhéna development is a brand new construction by MGM, a widely-renowned and reputable developer. These high quality apartment buildings are in an exceptional location, at the foot of the pistes, in the heart of Flaine, a pedestrian-only resort. Combining business with pleasure: enjoy your apartment for several weeks a year, while receiving a fixed rent from the management company who will take full responsibility for the rental of your property.

Respectful of the environment, mountain spirit and above all, the unique architecture of Flaine, the constructor has thoughtfully combined light spaces, modern lines, warmth and contemporary materials in this new development.

Flaine is the highest ski station in the Grand Massif and offers 260kms of pistes and was the first resort in the world to be certified 'Green Globe', in 2006. Nestled in a natural amphitheatre at 1800m altitude, reaching up to 2500m, it is ideally situated just an hour's drive from Geneva, Chamonix and Annecy and benefits from optimal snow records.

The entire development comprises: a hotel, a restaurant and 39 apartments for sale over 2 buildings. South facing and strategically situated between the main ski lift, Flaine Forum (where all the commerces are located) and the beginner's slope, the apartments offer owners not only a ski-in ski-out holiday but even more thanks to the well-being area which includes: indoor heated pool, children's pool, spa baths, sauna, steam room, gym and treatment spa.

The apartments themselves have wide windows opening onto large balconies, offering views of the surrounding mountains. They are for sale fully furnished, equipped and decorated in contemporary style. Each apartment will have an individual ski locker with boot dryer, private 'cave' (additional storage) and a covered parking space. Kitchens are fully fitted with high quality fittings to include: induction hob, extractor, combination oven, fridge/freezer, dishwasher and wine cooler. The work surfaces are granite and the splashbacks metallic silver glass. The living areas and bathrooms will have tiled (60 x 120) flooring and the bedrooms will have oak flooring.

Each apartment will have hydraulic underfloor heating.

Here is the list of the other 2 bedroom apartments available in this development. Plans and descriptions available on request:

A05. 375 000 € HT 1 ER 63,90 m2. Balcon. 12,20m2. Expo Sud
A09. 383 333 € HT 2 EME 63,90 m2. Balcon. 12,20m2. Expo Sud
A10. 383 333 € HT 2 EME 63,90 m2. Balcon. 12,20m2. Expo Sud
A13. 395 833 € HT 3 EME 63,90 m2. Balcon. 12,20m2. Expo Sud
A14. 395 833 € HT 3 EME 63,90 m2. Balcon. 12,20m2. Expo Sud
A17. 404 167 € HT 4 EME 63,90 m2. Balcon. 12,20m2. Expo Sud
A18. 404 167 € HT 4 EME 63,90 m2. Balcon. 12,20m2. Expo Sud

B02. 387 500 € HT RDC. 63,10 m2. Balcon. 11,70m2. Expo Sud
B04. 400 000 € HT 1 ER. 63,10 m2. Balcon. 11,70m2. Expo Sud
B05. 400 000 € HT 1 ER. 63,10 m2. Balcon. 11,70m2. Expo Sud
B06. 350 000 € HT 2 EME 62,50 m2. Balcon. 11,70m2. Expo Nord
B07. 412 500 € HT 2 EME. 63,10 m2. Balcon. 11,70m2. Expo Sud
B08. 412 500 € HT 2 EME. 63,10 m2. Balcon. 11,70m2. Expo Sud
B09. 358 333 € HT 3 EME 62,50 m2. Balcon. 11,70m2. Expo Nord
B11 420 833 € HT 3 EME 63,10 m2. Balcon. 11,70m2. Expo Sud
B12. 433 333 € HT 3 EME. 67,20 m2. Balcon. 11,70m2. Expo Nord
B13. 366 667 € HT 4 EME 62,50 m2. Balcon. 11,70m2. Expo Nord
B14. 420 833 € HT 4 EME. 63,10 m2. Balcon. 11,70m2. Expo Sud
B15. 429 167 € HT 4 EME. 63,10 m2. Balcon. 11,70m2. Expo Sud
B17. 375 000 € HT 5 EME 62,50 m2. Balcon. 11,70m2. Expo Nord
B20. 450 000 € HT 5 EME. 67,20 m2. Balcon. 11,70m2. Expo Nord

Completion of the project due Christmas 2023.

Purchase with the LMNP (Loueur Meublé Non Professionnel) system allows you to become the owner of a furnished property, receiving non-taxed rental income and exemption from VAT on the purchase (uniquely for brand new properties).

The property is covered by the copropriété rules.



Résidence Alhena FLAINE

Résidence A - Niveau +1 - N°6
Appartement 3 pièces

Surface habitable: 63,90 m²
Surface balcon: 12,20 m²



Plan préférentiel au contrat de réservation. Le résident peut, sans aucun coût, des raisons techniques à apporter certaines modifications (à l'agencement de l'appartement dans les limites et limites). Le service technique du résident informera de la faisabilité et des coûts suggérés ainsi que des modifications entraîneront des signatures de faits authentiques. Le mobilier sur ce plan a uniquement valeur d'illustration.











