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Appt. L'Op Traken, A002

Montriond, Morzine, Portes Du Soleil

524 000 €uros



Contact

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Key Features

Price	524 000 Euros
Status	FOR SALE
Last updated	05/02/2023
Area	Portes Du Soleil
Location	Morzine
Village	Montriond
Bedrooms	3
Bathrooms	2
Floor area	82.9 m ²
Heating	Gas
Ski access	Ski bus
Nearest skiing	2.3 km
Garage	Single
Drainage	Mains drains
Number of lots	19
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

L'Op Traken is an excellent new-build programme of only 19 apartments in a low-rise, chalet-style residence right on the ski bus route, and only a short walk from all the amenities that Montriond village has to offer.

The development consists of three 1 bedroom units, five 2 bedroom apartments, one 4 bedroom apartment, and ten 3 bedroom apartments including two larger penthouse properties. The apartments range in price from €330,000 for one of the smaller properties with a surface area of around 48m², up to €951,000 for the largest three bedroom, three bathroom penthouse property with a surface area of 128m². The price of each apartment is "key-in-hand", and includes all flooring, wall finishes, and fully fitted kitchens and bathrooms.

Click here to see the interiors and presentation of the location:

[Video of L'Op Traken:](#)

Thanks to the variety of options included in the purchase price, you can personalise your apartment according to your own tastes from a wide choice of tiles, flooring, and kitchen styles. In addition to base and wall units, each kitchen is equipped with a dish-washer, oven, hob, extractor fan, and fridge with freezer compartment. You can also choose from a wide range of kitchen worktops and splashbacks.

Each apartment has a large private balcony or terrace, with views across the valley - perfect for enjoying the tranquillity of the mountains over an evening aperitif or family meal. The exterior of the residence is an extremely attractive wood, natural stone and traditional plaster finish, paired with an aluminium trim for a modern, contemporary feel. Excellent quality materials will realise an elegant design that blends with the environment and will require minimal maintenance as you enjoy it for years to come!

On a practical note, a designated covered parking space and/or a garage is included in the price of every apartment, and additional visitor parking will also be provided. Each apartment also has its own cellar for ski and bike storage, as well as a separate ski locker. A lift from the underground car-park to all levels of the building ensures easy access to your apartment, making life that little bit easier, whether you are arriving with your suitcases or the weekly shopping, or wearily heading home after a hard day on the slopes!

Apartment A002 is located on the ground floor of Chalet A, and has a surface area of 82.95m². It has 3 double bedrooms, so can comfortably sleep at least 6. The kitchen is fully fitted and open-plan onto the living space. There

is a bathroom with bath tub and laundry facilities, a shower room with WC, a separate WC, and built in storage. Two sets of patio doors bring the light flooding in and give access to the large terrace (43.7m²). Principally west facing and with lovely views, this is the perfect spot to enjoy an evening sundowner and admire the beautiful surroundings! Apartment A002 is sold with a garage, cave and ski locker.

The advantages of buying off-plan are numerous: new-builds purchases benefit from reduced stamp duty (approx 2.5% of purchase price instead of approx 7.5%), representing a significant saving. Payments are also staged throughout the build as work progresses, so you can spread the cost over a period of time. Finally, new-builds are covered by a number of guarantees, both financial and structural, so you are fully protected from the moment you sign the reservation contract, until 10 years after completion.

Naturally, buying new also means that the construction will be up to the latest environmental and insulation norms, ensuring that the property is inexpensive to run and kind to the planet.

Delivery of the lovely L'Op Traken residence is due in 2024.

The property is covered by the copropriété rules.





FACADE NORD-OUEST



FACADE NORD-EST

NOTA BENE : Des modifications ou des adaptations sont susceptibles d'être apportées à ce plan en fonction des impératifs techniques et des contraintes d'exécution lors de la réalisation, tant en ce qui concerne les dimensions que les équipements. Les éléments indiqués en pointillés ne sont pas fournis, sauf information contraire. Les constructions, balustrades, descentes d'eau pluviales, rebordes, faux-plafonds, bappes de vitres, radiateurs, soffites ou caissons techniques, tout comme les petits ne figurent pas sur ce plan. Les surfaces des appartements, balcons, terrasses, jardins sont données à titre indicatif, la surface des placards est comprise dans la surface de la pièce correspondante.

L'OP TRAKEN

17 logements individuels route du lac - Mollatville



Façades NO-NE - Bâtiment A



DEUX DIMENSIONNELLE CAD - 2ème Niveau (NIVEAU PONDÉRATION)

PLAN DE COMMERCIALISATION
plan sans caractère de règlement de modifications
DECEMBRE 2021 Echelle : 1/100e



L'OP TR/KEN
RESIDENCE

11 logements collectifs route du lac - Montriond



ALPINA
Architecture
Interiors

2 chemin des Etoiles, 73400 Saint-Laurent-le-Minier

Façades SO-SE - Bâtiment A



PLAN DE COMMERCIALIZATION
pour l'opération soumise de modification

DECEMBER 2021 Echelle : 1/1000

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L'OP TRAKEN

RESIDENCE

17 logements collectifs route du lac - Montbrion



Façades SO-SE - Bâtiment B



FACADE SUD-OUEST



FACADE SUD-EST



SABU D'ARCHITECTURE CAD - 1 allée de l'avenue 73011-NOUVELES-BAIN

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PLAN DE COMMERCIALISATION
pour un contrat susceptible de modifications
DECEMBRE 2017 Échelle: 1/150e





