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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Appts. Phoenix 3, T2

Alpe d'Huez, Isère, Autres régions

460 000 €uros



Contact

Contact **Liz Owens (Agent)** about this property.

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Key Features

Price	460 000 Euros
Status	FOR SALE
Last updated	16/06/2024
Area	Autres régions
Location	Isère
Village	Alpe d'Huez
Bedrooms	1
Bathrooms	1
Floor area	38.3 m ²
Heating	Underfloor heating
Nearest skiing	200 m
Nearest shops	300 m
Drainage	Mains drains
Number of lots	82
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

CONSTRUCTION COMPLETED!

Phoenix 3 is a ski-in / ski-out new-build development of 82 one to four bedroom apartments across 3 traditional chalet-style blocks, just 1km from the heart of the resort of Alpe d'Huez.

DELIVERY OF ALL 3 BLOCKS, JANUARY 2024!

It is in the Les Bergers area, with the lake, restaurants and shops, just a few minutes' walk away and a stone's throw from a number of ski lifts. There is also a golf course and toboggan on rails close by.

Views are over the village, snow front and mountains of the Massif des Ecrins and each apartment has outside space from which to enjoy them. A wellness suite offers owners the use of a gym, indoor swimming pool, and spa with sauna, hammam and massage rooms. Each apartment is sold with fully fitted bathrooms and kitchens and comes with a ski locker and the option to buy a secured underground parking space. Most apartments come with a cave included in the sale price. There is also an on-site guardian.

Alpe d'Huez, made famous by the Tour de France, is at 1860m and ascends to the giddy heights of 3,300m on the Sarenne glacier so is a snow sure resort. It is 2.5 hours from Geneva and Lyon airports, and 1.5 hours from Grenoble airport. It currently boasts 250kms of slopes, including the longest ski run in Europe, La Sarenne, which is 16kms long. Plans are afoot to link the resort with Les Deux Alpes via an 18-minute ski lift, increasing the area to 450kms, making it the 3rd largest ski domain in France. There are also 50kms of cross country ski tracks.

With its high altitude, Alpe d'Huez has a high occupancy rate. Properties are therefore easy to rent out, offering a regular income. By entering into a rental agreement (an obligation), and offering hotel-like services provided by the managing agency, the VAT can be reclaimed (20%). Please note it is NOT a leaseback with a commercial lease.

As a new-build, this development benefits from reduced notary fees of 2-2.5% (instead of the usual 8-10%) and 10 year build warranty.

Please note : photos are to demonstrate quality and style of build but may not be of the actual apartment referred to.

There are 5 x 1 bedroom apartments (T2) remaining:-

Apt ----- Facing ----- Size----- Price inc VAT ---- Parking --- Floor

B21----- W ----- 38.24m2 ----- 484,000€ ----- 30,000€ ----2nd
 B31----- W ----- 38.26m2 ----- 425,000€ ----- 30,000€ ----3rd --- SOLD
 A11----- S ----- 40.71m2 ----- 499,000€ ----- 30,000€ ----1st
 C17----- E ----- 47.94m2 ----- 460,000€ ----- 30,000€ ----1st
 A03 ----- S ----- 45.20m2 ----- 485,000€ ----- 50,000€ ---- ground

The property is covered by the copropriété rules.

















