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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, T3

**Alpe d'Huez, Isère, Autres régions**

**705 000 Euros**



## Contact

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

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# Key Features

<b>Price</b>	705 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	16/06/2024
<b>Area</b>	Autres régions
<b>Location</b>	Isère
<b>Village</b>	Alpe d'Huez
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	56.7 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Nearest skiing</b>	200 m
<b>Nearest shops</b>	300 m
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	82
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	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 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 2 bedroom apartments (T3) remaining:-

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

B07 ----- NW ----- 56.74m<sup>2</sup> ---- 705,000€-----30,000€ --- ground  
 C03 ----- SW ----- 60.93m<sup>2</sup> ---- 745,000€----- 45,000€ --- ground  
 A21 ----- S ----- 64.59m<sup>2</sup> ---- 819,000€ ----- 50,000€ --- 2nd  
 A22 ----- S ----- 59.98m<sup>2</sup> ---- 759,000€ ----- 40,000€ --- 2nd  
 A33 ----- S ----- 59.89m<sup>2</sup> ---- 865,000€-----50,000€ --- 3rd

The property is covered by the copropriété rules.

















