

SION



Exceptional penthouse with castle views

CHF 3'300'000.-

Price of parking place(s) in addition



6.5



5



~308 m²

n° ref. **046426**



Switzerland | Sotheby's International Realty
Avenue de la Gare 46B, 1920 Martigny

Dylan Taccoz
+41 78 668 91 69
dylan.taccoz@swsir.ch



SITUATION AND DESCRIPTION

Discover this **exceptional new state-of-the-art**, ideally south-facing and boasting spectacular views of the castles and valley!

Developing **308 weighted m²**, this rare property offers impressive volumes and absolute comfort, designed for a demanding clientele in search of space, light and top-of-the-range amenities.

- 308 sq.m. attic, generous and contemporary layout
- 5 spacious bedrooms
- 5 bathrooms, optimal comfort for every occupant
- Elevator with direct access to the apartment
- Terraces totaling 117 m², with exceptional views of the castles
- South-facing, optimal sunshine all day
- Heat pump with freecooling system
- Finishes and fittings to tenant's taste
- 2 indoor parking spaces

Thanks to its wide openings and privileged location, this penthouse benefits from **remarkable brightness** and a unique panorama, offering a true living experience between sky and mountain.

A rare property, combining prestige, modern technology and exceptional location.

SURFACES

Living area	~ 308 m ²
Terrace surface	~ 118 m ²
Net surface	~ 308 m ²
Total surface	~ 308 m ²

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	5
Number of toilets	5
Number of terraces	1

DISTANCES

Station	1091 m
Public transports	84 m
Freeway	1124 m
Nursery school	221 m
Primary school	544 m
Secondary school	516 m
Secondary II school	516 m
College / University	671 m
Stores	242 m
Cable car	3951 m
Airport	1128 m
Post office	822 m
Bank	452 m
Hospital	168 m
Restaurants	226 m
Park / Green space	528 m

DISTRIBUTION**Ground floor**

- Bedrooms
- Built-in pantry
- Office
- Living room
- Kitchen
- Dining room
- WC

- Bathroom
- Terrace

Basement

- Covered garage access
- Cellar
- Technical room



LOCATION

Located in the sought-after neighborhood of **Gravelone**, in **Sion**, this penthouse enjoys one of the region's most sought-after residential locations. Overlooking the town, Gravelone offers a green, quiet and exclusive setting, appreciated for its tranquility and quality of life.

Its elevated position guarantees an **exceptional panoramic view** over the castles of Valère and Tourbillon, the old town of Sion as well as the Rhone valley and surrounding Alps. The south-facing aspect ensures **optimum sunshine throughout the day**.

Despite its peaceful setting, the neighborhood remains perfectly connected: Sion city center, its shops, restaurants, schools and cultural facilities are accessible in just a few minutes. Motorway links and the SBB station also ensure easy mobility to the rest of Valais and the Lake Geneva region.

A rare location, combining panorama, privacy and urban proximity.

INFORMATION

Number of floors	2
Year of construction	2025
Number of flats	1
Basement	1
Heating installation	Floor
Domestic water heating system	Heat pump, Free cooling
Heating system	Heat pump

NEIGHBOURHOOD

- City centre
- Villa area
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Child-friendly
- Preschool
- Primary school
- Secondary school
- College / University
- Sports centre
- Tennis centre
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Guests lavatory
- Unfurnished
- Built-in closet
- Connected thermostat
- Heating Access
- Swedish stove connection
- Triple glazing
- Bright/sunny
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Cooker/stove
- Induction cooker
- Steamer
- Microwave
- Warming drawer
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- American Fridge
- Built-in coffee machine

FINANCIAL DATA

Price	CHF 3'300'000.-
Price park. int. @	CHF 100'000.-
Total price	CHF 3'400'000.-
Availability	immediately
Judicial form	En PPE

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

- Washing machine
- Dryer
- Bath
- Shower
- Electric blind
- Electric car terminal

FLOOR

- At your discretion

CONDITION

- New
- To build

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Valley view
- Mountains
- Alps

STYLE

- Modern



