

SION



Luxury terraced apartments Maragnena residence - Lot 33

CHF 590'000.-

Price of parking place(s) in addition



2.5



1



~65 m²

n° ref.

037994.038192.



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

This new development called "Résidence Maragnena", where modernity and sustainability meet harmoniously, is ideally located in Bramois, on the outskirts of Sion.

This development comprises 12 terraced apartments of 2.5, 4.5 and 5.5 rooms, offering a modern, practical living environment in close proximity to amenities.

Each lot has been designed with the latest technologies to ensure optimum comfort while respecting the environment. Thanks to innovative construction, residents will benefit from low energy consumption.

The exterior is no exception to this green philosophy,

with private terraces and gardens where it's good to relax and enjoy the surrounding nature. Unoverlooked and facing the Alps, these offer splendid views of the town of Sion, the Valère Basilica and the Château de Tourbillon.

To facilitate access for every resident, the project is also equipped with an innovative inclined elevator, providing an elegant and functional alternative for reaching the apartments from the parking lot.

Ideal complementing the complex, two parking spaces are allocated in addition per lot and two spaces still remain available.

SURFACES

| | |
|----------------------|----------------------|
| Living area | ~ 65 m ² |
| Weighted Surface | ~ 100 m ² |
| Terrace surface | ~ 16 m ² |
| Surface ground floor | ~ 95 m ² |

CARACTERISTICS

| | |
|---------------------|-----------|
| Number of rooms | 2.5 |
| Number of bedrooms | 1 |
| Number of bathrooms | 1 |
| Number of levels | 1 |
| Number of terraces | 1 |
| Location floor | 8th floor |

ANNEXES

- Cellar n°18
- 2 outdoor parking spaces (extra) n°U & V

DISTANCES

| | |
|-------------------|--------|
| Public transports | 212 m |
| Freeway | 1540 m |
| Primary school | 537 m |
| Secondary school | 536 m |
| Stores | 1146 m |
| Airport | 4739 m |
| Post office | 512 m |
| Bank | 1177 m |
| Hospital | 1191 m |
| Restaurants | 225 m |

DISTRIBUTION

- Entrance hall with wall cabinets
- Kitchen opening onto living room
- Dining/living room with access to terrace
- Bathroom/wc with washing column connection
- Bedroom
- Terrace

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LOCATION

Bramois is a charming village in the commune of Sion, at the foot of the mountains in the canton of Valais. With its peaceful atmosphere, it offers an idyllic setting for nature lovers and outdoor enthusiasts, yet is only a few minutes from downtown Sion.

Ideally located in the village of Bramois, Résidence Maragnena offers a peaceful environment within walking distance of the village's amenities. With its day nursery, school, post office, pharmacy, restaurants and local shops, it's less than a 5-minute walk away.

As for the town of Sion, you can get there in less than 10 minutes by car and take advantage of its many activities and amenities.

The freeway can be reached from the residence in less than 5 minutes, so you can quickly get to the other towns in the canton.

MUNICIPALITY

Overlooked by the majestic Alps, the village of Bramois enjoys a refreshing climate in summer.

Its proximity to snow-covered ski resorts makes it an ideal place to hit the slopes in winter. Its location also makes it ideal for hiking and climbing.

In addition to its natural beauty, it is also home to a rich cultural heritage, with ancient churches, historic monuments and local traditions carefully preserved by its inhabitants.

In this haven of tranquillity, locals can savour traditional Valaisan cuisine, discover local crafts and relax while admiring the snow-capped peaks that rise majestically to the horizon.

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As part of the larger commune of Sion, the village of Bramois benefits from the convenience of the town and its amenities.

The educational system is solid and well-developed. Twelve school centers in the town and villages cater for some 2,600 pupils every year.

Sion is an active municipality with a rich historical and cultural heritage, offering a wide range of events throughout the year. Visitors could discover the medieval old town with its picturesque streets, majestic cathedral and emblematic castle.

Cultural events, such as music festivals and art exhibitions, enliven the town's cultural life on a daily basis.

Sion continues to play its role as a major economic, cultural and tourist center in the Valais region, while pursuing its efforts to ensure sustainable development and a high quality of life for its residents.

CONSTRUCTION

In addition to its modern architecture, this project offers high-quality materials and attractive finishes.

Underfloor heating is provided by an air-to-water heat pump, the blinds are electric, the glazing is triple-glazed, and each floor has an elevator leading directly to the apartment.

A cellar, a bicycle room and a shared laundry room are located on the outside parking level. Connections for laundry columns are provided in each apartment to enable the installation of a private laundry room.

Budgets and technical descriptions are available on request.

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INFORMATION

Year of construction 2024
Heating installation Floor
Heating system Air to water heat pump

NEIGHBOURHOOD

- Village
- Green
- Shops/Stores
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Nursery
- Primary school
- Secondary school
- Tennis centre
- Hiking trails
- Religious monuments

OUTSIDE CONVENIENCES

- Terrace/s
- Parking

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Cellar
- Bicycle storage
- Built-in closet

- Connected thermostat
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Laundry
- Connections for washing tower
- Bath
- Electric blind
- Interphone
- Ventilation
- Outdoor lighting

FLOOR

- At your discretion
- Tiles
- Parquet floor

CONDITION

- under construction

ORIENTATION

- North
- East

EXPOSURE

- Favourable

STYLE

- Modern

FINANCIAL DATA

Price CHF 590'000.-
Price park.ext @ CHF 30'000.-
Total price **CHF 620'000.-**
Availability Fall

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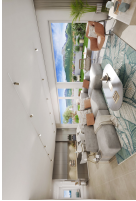
Terrace



Living room



Bedroom



| Résidence Maragnena 1950 Sion, Route de Bramois 44 | | | | | | | | |
|---|---------------------|-----------------------|---------------------|-------|--------------------|-------------------|-----------------|----------|
| Batch | Reference | Type | Floor | Rooms | Living surface | Terrace surface | Price | Status |
| 23 | 037994.038182.Lot23 | Condominium apartment | 1st floor | 4.5 | 107 m ² | 30 m ² | | Sold |
| 24 | 037994.038183.Lot24 | Duplex/two-level | 2nd floor/3rd floor | 4.5 | 121 m ² | 22 m ² | CHF 870'000.- | For sale |
| 25 | 037994.038184.Lot25 | Condominium apartment | 2nd floor | 4.5 | 104 m ² | 24 m ² | | Sold |
| 26 | 037994.038185.Lot26 | Condominium apartment | 3rd floor | 5.5 | 132 m ² | 29 m ² | | Sold |
| 27 | 037994.038186.Lot27 | Duplex/two-level | 4th floor/5th floor | 4.5 | 121 m ² | 22 m ² | CHF 920'000.- | For sale |
| 28 | 037994.038187.Lot28 | Condominium apartment | 4th floor | 4.5 | 114 m ² | 27 m ² | CHF 950'000.- | For sale |
| 29 | 037994.038188.Lot29 | Condominium apartment | 5th floor | 5.5 | 139 m ² | 24 m ² | CHF 1'050'000.- | For sale |
| 30 | 037994.038189.Lot30 | Duplex/two-level | 6th floor/7th floor | 4.5 | 135 m ² | 37 m ² | | Sold |
| 31 | 037994.038190.Lot31 | Condominium apartment | 6th floor | 5.5 | 126 m ² | 25 m ² | CHF 1'030'000.- | For sale |
| 32 | 037994.038191.Lot32 | Condominium apartment | 7th floor | 5.5 | 145 m ² | 33 m ² | CHF 1'140'000.- | For sale |
| 33 | 037994.038192.Lot33 | Condominium apartment | 8th floor | 2.5 | 65 m ² | 16 m ² | CHF 590'000.- | For sale |
| 34 | 037994.038193.Lot34 | Duplex/two-level | 8th floor/9th floor | 4.5 | 129 m ² | 56 m ² | CHF 1'230'000.- | For sale |