

APROZ (SION)



STOA - Lot 46
Aproz

CHF 775'000.-

Price of parking place(s) in addition



4.5



3

n° ref.

042337.042337-



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Discover this new development named "STOA" located on the Rhône plain, in Aproz.

This village is 6 km from downtown Sion and 3 km from the Conthey shopping area, ideal for people looking to make a good investment, or simply to live close to Sion in a quiet setting.

This modern 4-storey residence ranging from 2.5-room to 4.5-room with terrace is surrounded by beautiful green spaces and a playground forming an integral part of the location. With floor areas ranging from 65 m² to 142 m², the lots are suitable for all types of buyer.

Each apartment has a cellar included in the sale price. Additional outdoor covered and uncovered parking spaces are available.

Construction of the project has begun. Become an owner by the end of 2026!

SURFACES

Weighted Surface	~ 142 m ²
Terrace surface	~ 78 m ²
Surface ground floor	~ 116 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of levels	1
Number of terraces	1
Location floor	4th floor

ANNEXES

Cellar
Outside parking space not included
Outside covered parking space not included

DISTANCES

Station	1203 m
Public transports	242 m
Primary school	927 m
Stores	1824 m
Post office	1746 m
Bank	1895 m
Hospital	6127 m
Restaurants	355 m
Park / Green space	1152 m

DISTRIBUTION

Entrance hall with wall cabinet
Kitchen open to dining room
Dining room
Living room with terrace access
Available with laundry column connections
2 bedrooms with dressing area
Master suite with dressing area and private shower room
Bathroom/wc



MUNICIPALITY

Aproz is a Swiss village straddling the territory of the Valais municipalities of Nendaz and Sion. Nestled in the plain on the left bank of the Rhône, Aproz enjoys an exceptional natural setting, with breathtaking views of the Valais Alps.

This village is not only renowned for its mineral waters, but also for its rich cultural heritage. Every year, it hosts the cantonal final of the queen fights, an emblematic Valais event, attracting many visitors.

Whether for nature lovers or enthusiasts of local traditions, Aproz seduces with its authenticity and gentle way of life.

CONSTRUCTION

Finishes to choose from for sanitaryware, floors and kitchens according to allocated budgets.

Complete construction specifications available on request.

INFORMATION

Number of floors	4
Year of construction	2026
Heating installation	Floor
Heating system	Groundwater heat pump

NEIGHBOURHOOD

- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Public swimming pool
- Sports centre
- Near a golf course
- Tennis centre
- Theatre
- Hospital / Clinic
- Doctor
- Medical home

OUTSIDE CONVENIENCES

- Terrace/s
- Garden

- Covered parking space(s)
- Parking
- Visitor parking space(s)
- Built on even grounds

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Cellar
- Double glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower
- Photovoltaic panels
- Electric blind
- Interphone

FLOOR

- At your discretion
- Tiles
- Parquet floor
- Flat

FINANCIAL DATA

Price	CHF 775'000.-
Price park.ext @	CHF 35'000.-
Total price	CHF 810'000.-
Availability	To be discussed

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CONDITION

- New

ORIENTATION

- West

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Mountains

STYLE

- Modern







STOA								
1994 Aproz (Sion), CH								
Batch	Reference	Type	Floor	Rooms	Terrace surface	Price	Status	
042337-A	FOR SALE							
7	042337.042337-A.042501_Lot 7	Custom-built apartment	Ground floor	3.5	19 m ²	CHF 498'000.-	For sale	
8	042337.042337-A.042502	Custom-built apartment	Ground floor	2.5	20 m ²		Sold	
9	042337.042337-A.042503_Lot 9	Custom-built apartment	Ground floor	2.5	21 m ²		Sold	
10	042337.042337-A.042504_Lot 10	Custom-built apartment	Ground floor	3.5	27 m ²		Sold	
11	042337.042337-A.042505	Custom-built apartment	Ground floor	2.5	15 m ²		Sold	
12	042337.042337-A.042506	Custom-built apartment	Ground floor	3.5	22 m ²		Sold	
13	042337.042337-A.042507_Lot 13	Custom-built apartment	1st floor	3.5	17 m ²		Sold	
14	042337.042337-A.042508	Condominium apartment	1st floor	2.5	19 m ²		Sold	
15	042337.042337-A.042509	Custom-built apartment	1st floor	2.5	19 m ²		Sold	
16	042337.042337-A.042510	Custom-built apartment	1st floor	1.5	5 m ²		Sold	
17	042337.042337-A.042511	Custom-built apartment	1st floor	1.5	5 m ²		Sold	
18	042337.042337-A.042512_Lot 18	Custom-built apartment	1st floor	3.5	25 m ²		-	Reserved
19	042337.042337-A.042513_Lot 19	Custom-built apartment	1st floor	2.5	15 m ²		-	Reserved
20	042337.042337-A.042514_Lot 20	Custom-built apartment	1st floor	3.5	20 m ²		-	Reserved
21	042337.042337-A.042515	Custom-built apartment	1st floor	1.5	5 m ²			Sold
22	042337.042337-A.042516	Custom-built apartment	1st floor	1.5	5 m ²			Sold
23	042337.042337-A.042517_Lot 23	Custom-built apartment	2nd floor	3.5	17 m ²		-	Reserved
24	042337.042337-A.042518	Custom-built apartment	2nd floor	2.5	19 m ²			Sold
25	042337.042337-A.042519	Custom-built apartment	2nd floor	2.5	19 m ²			Sold
26	042337.042337-A.042520	Custom-built apartment	2nd floor	1.5	5 m ²			Sold
27	042337.042337-A.042521	Custom-built apartment	2nd floor	1.5	5 m ²			Sold
28	042337.042337-A.042522_Lot 28	Custom-built apartment	2nd floor	3.5	25 m ²		-	Reserved
29	042337.042337-A.042523_Lot 29	Custom-built apartment	2nd floor	2.5	15 m ²			Sold
30	042337.042337-A.042524_Lot 30	Custom-built apartment	2nd floor	3.5	20 m ²			Sold
31	042337.042337-A.042525	Custom-built apartment	2nd floor	1.5	5 m ²			Sold
32	042337.042337-A.042526	Custom-built apartment	2nd floor	1.5	5 m ²			Sold
33	042337.042337-A.042527_Lot 33	Custom-built apartment	3rd floor	3.5	17 m ²			Sold
34	042337.042337-A.042528	Custom-built apartment	3rd floor	2.5	19 m ²			Sold
35	042337.042337-A.042529	Custom-built apartment	3rd floor	2.5	19 m ²			Sold
36	042337.042337-A.042530	Custom-built apartment	3rd floor	1.5	5 m ²			Sold
37	042337.042337-A.042531	Custom-built apartment	3rd floor	1.5	5 m ²			Sold



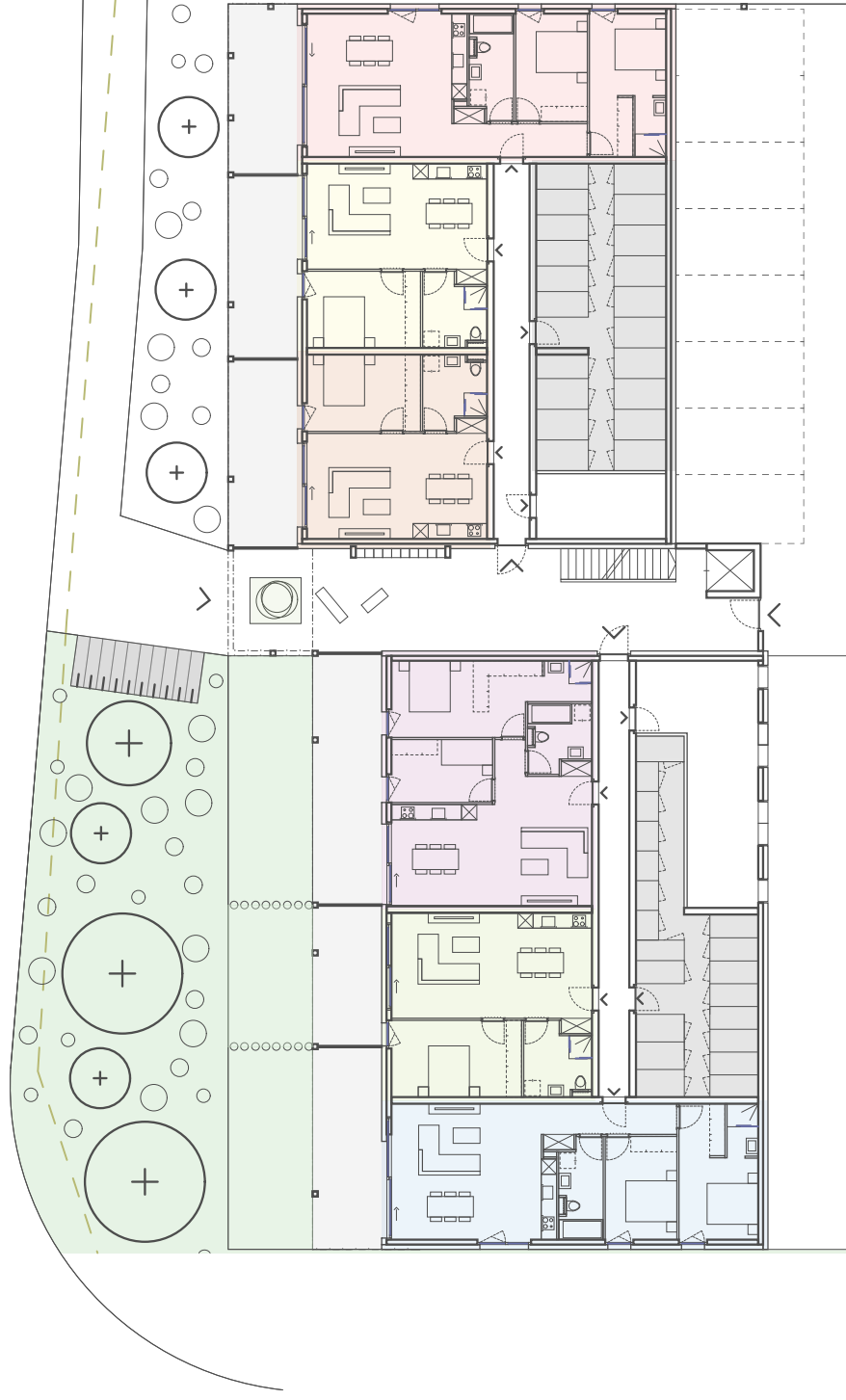
38	042337.042337-A.042532_Lot 38	Custom-built apartment	3rd floor	3.5	25 m²	Sold
39	042337.042337-A.042533_Lot 39	Custom-built apartment	3rd floor	2.5	15 m²	Sold
40	042337.042337-A.042534	Custom-built apartment	3rd floor	3.5	20 m²	Sold
41	042337.042337-A.042535	Custom-built apartment	3rd floor	1.5	5 m²	Sold
42	042337.042337-A.042536	Custom-built apartment	3rd floor	1.5	5 m²	Sold
43	042337.042337-A.042537_Lot 43	Custom-built apartment	4th floor	4.5	71 m²	Reserved
44	042337.042337-A.042538	Condominium apartment	4th floor	2.5	53 m²	Sold
45	042337.042337-A.042539_Lot 45	Custom-built apartment	4th floor	2.5	76 m²	Reserved
46	042337.042337-A.042540_Lot 46	Custom-built apartment	4th floor	4.5	78 m²	For sale
					CHF 775'000.-	

Parking places:

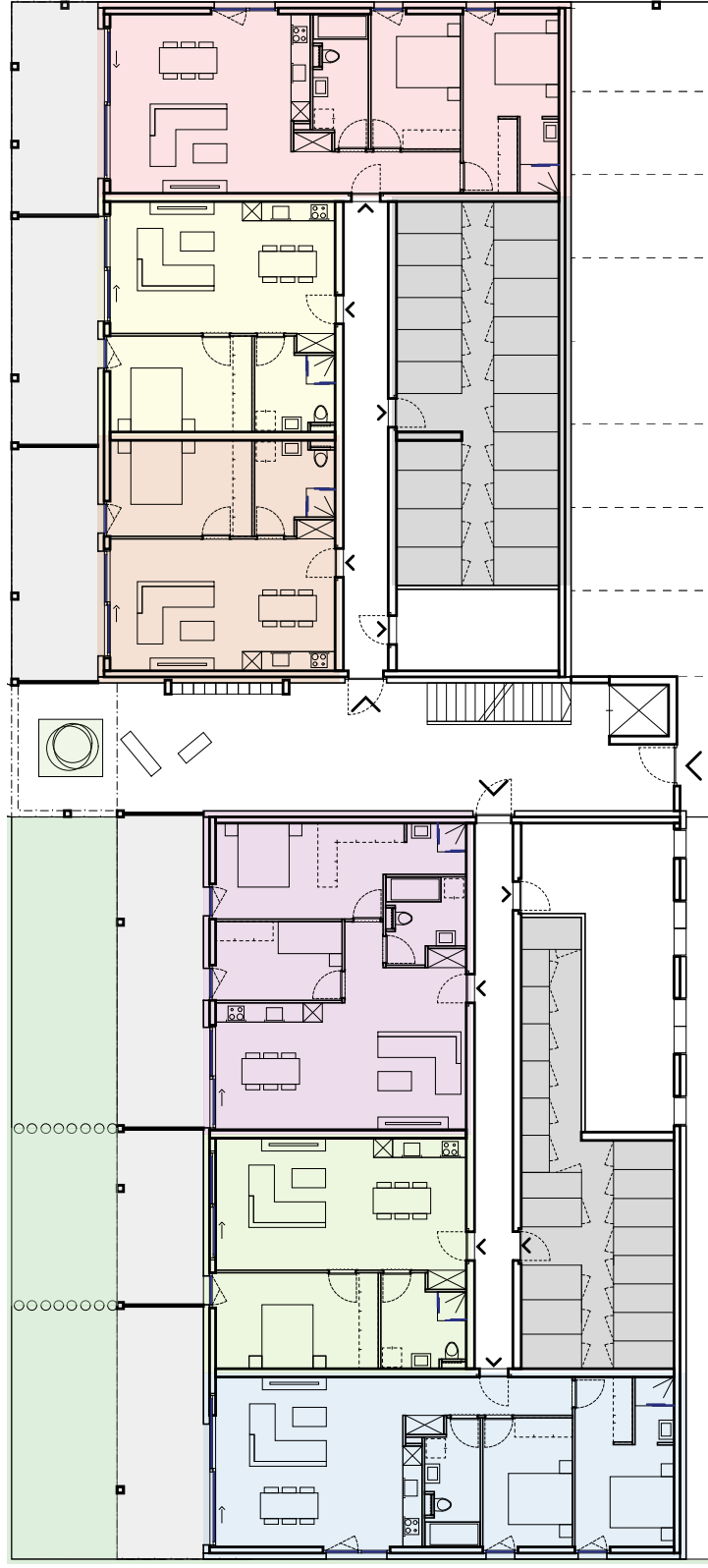
Outdoor covered parking space: CHF 20,000.- extraOutdoor parking space: CHF 15,000.- extra

Surface calculation method:

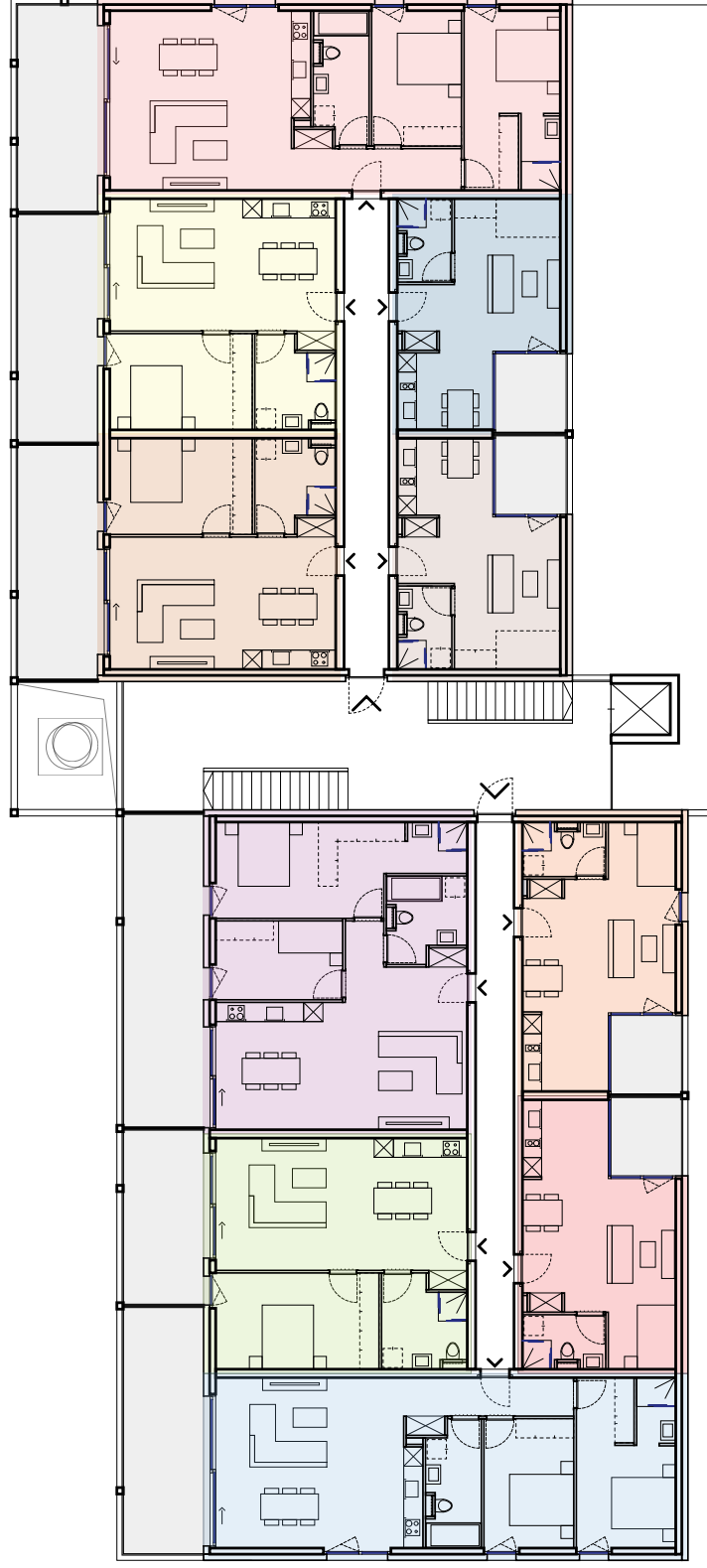
According to the USPI method, lot surfaces are included within the rough walls of facades and separations between apartments/stairwells. Terraces are counted as one-third.



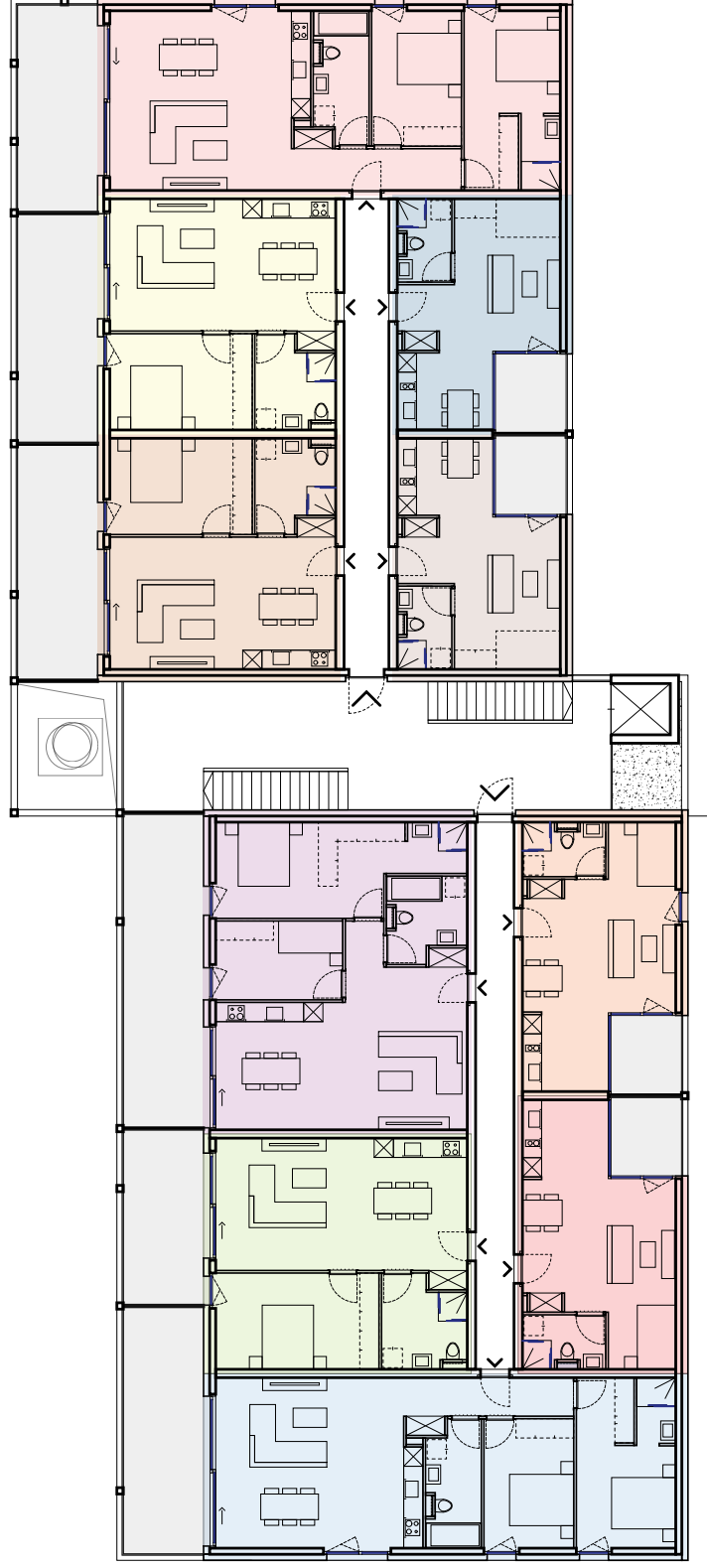
PLAN DE SITUATION



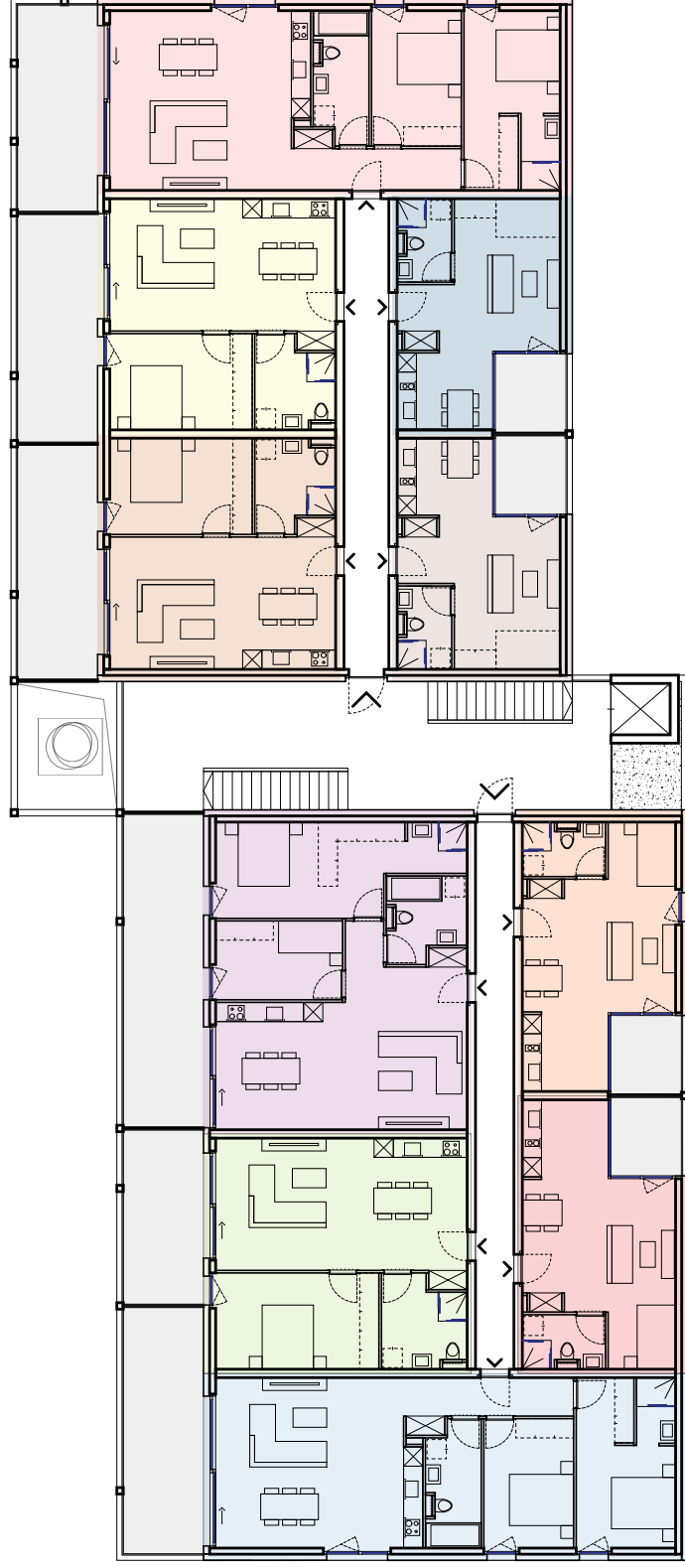
Lot	Nombre de pièces	Orientation	Surface brute	Surface terrasse	Jardin
Lot 7	3.5	O	90 m ²	19 m ²	-
Lot 8	2.5	O	56 m ²	20 m ²	-
Lot 9	2.5	O	58 m ²	21 m ²	-
Lot 10	3.5	O	84 m ²	27 m ²	32 m ²
Lot 11	2.5	O	62 m ²	15 m ²	18 m ²
Lot 12	3.5	O	88 m ²	22 m ²	26 m ²



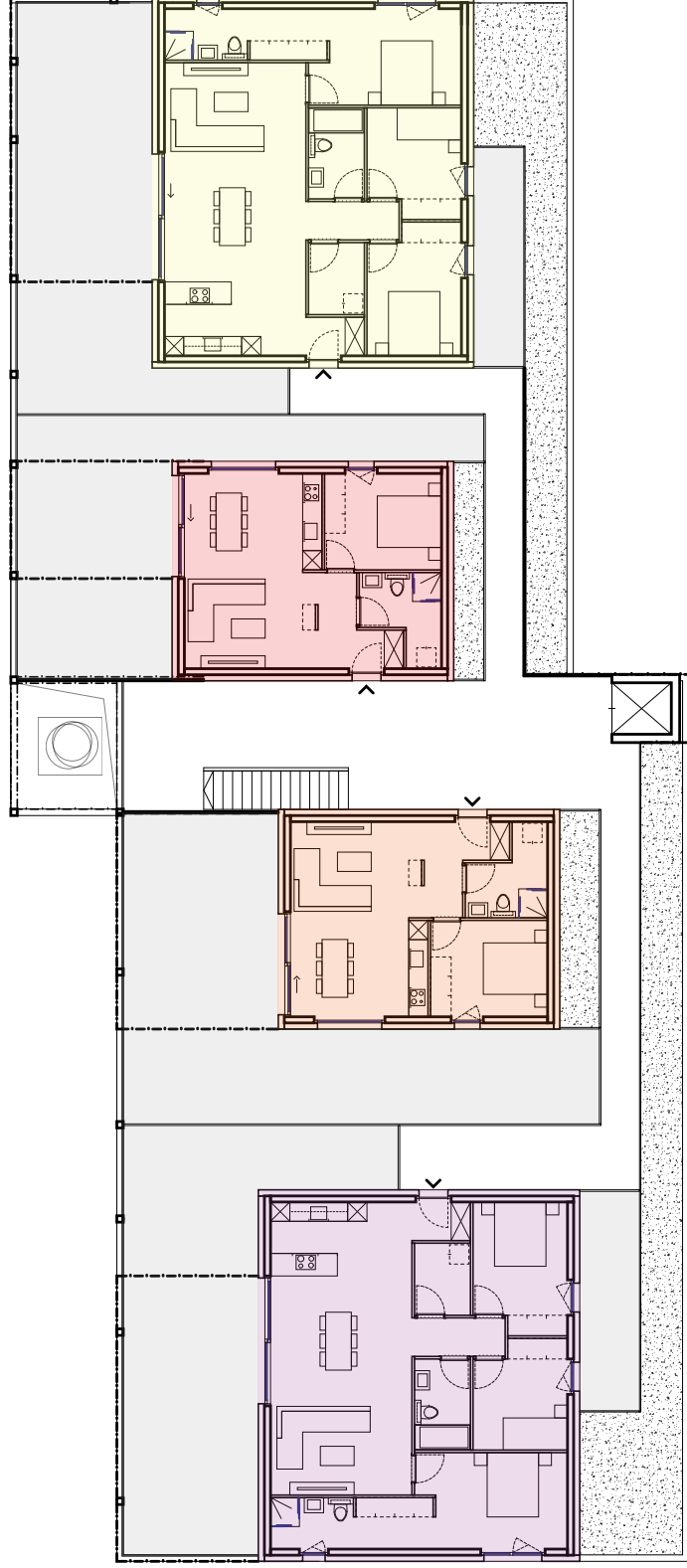
Lot	Nombre de pièces	Orientation	Surface brute	Surface terrasse	Jardin
Lot 13	3.5	O	90 m ²	17 m ²	-
Lot 14	2.5	O	56 m ²	19 m ²	-
Lot 15	2.5	O	58 m ²	19 m ²	-
Lot 16	3.5	O	37 m ²	5 m ²	-
Lot 17	2.5	O	36 m ²	5 m ²	-
Lot 18	3.5	O	84 m ²	28 m ²	-
Lot 19	2.5	E	62 m ²	15 m ²	-
Lot 20	3.5	E	88 m ²	20 m ²	-
Lot 21	1.5	E	40 m ²	5 m ²	-
Lot 22	1.5	E	41 m ²	5 m ²	-



Lot	Nombre de pièces	Orientation	Surface brute	Surface terrasse	Jardin
Lot 23	3.5	O	90 m ²	17 m ²	-
Lot 24	2.5	O	56 m ²	19 m ²	-
Lot 25	2.5	O	58 m ²	19 m ²	-
Lot 26	3.5	O	37 m ²	5 m ²	-
Lot 27	2.5	O	36 m ²	5 m ²	-
Lot 28	3.5	O	84 m ²	28 m ²	-
Lot 29	2.5	E	62 m ²	15 m ²	-
Lot 30	3.5	E	88 m ²	20 m ²	-
Lot 31	1.5	E	40 m ²	5 m ²	-
Lot 32	1.5	E	41 m ²	5 m ²	-



Lot	Nombre de pièces	Orientation	Surface brute	Surface terrasse	Jardin
Lot 33	3.5	O	90 m ²	17 m ²	-
Lot 34	2.5	O	56 m ²	19 m ²	-
Lot 35	2.5	O	58 m ²	19 m ²	-
Lot 36	3.5	O	37 m ²	5 m ²	-
Lot 37	2.5	O	36 m ²	5 m ²	-
Lot 38	3.5	O	84 m ²	28 m ²	-
Lot 39	2.5	E	62 m ²	15 m ²	-
Lot 40	3.5	E	88 m ²	20 m ²	-
Lot 41	1.5	E	40 m ²	5 m ²	-
Lot 42	1.5	E	41 m ²	5 m ²	-



Lot	Nombre de pièces	Orientation	Surface brute	Surface terrasse	Jardin
Lot 43	4.5	O	116 m²	71 m²	-
Lot 44	2.5	O	60 m²	53 m²	-
Lot 45	2.5	O	60 m²	76 m²	-
Lot 46	4.5	O	116 m²	78 m²	-