

BRAMOIS



Terraced apartments with MINERGIE label
Les Terrasses de Bramois

CHF 850'000.-



3.5



2



~114.6 m²

n° ref.

040533.041058.2A



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Discover "Les Terrasses de Bramois", a magnificent upscale project nestled in a sought-after neighborhood. Located in Bramois, it offers the perfect balance between serenity and proximity to urban amenities.

The construction of the building is complete, leaving only the interior fittings and finishes to be customized. These elements are left to the choice of future owners, allowing you to create a living space that fully reflects your tastes and needs. Each lot, with weighted surface areas ranging from 47 to 212 m² depending on the type, offers generous, bright and comfortable spaces.

Each unit also features one or two private terraces facing north and/or northwest, perfect for enjoying peaceful evenings while admiring a breathtaking view of the city and surrounding castles.

Don't miss this unique opportunity to invest in this exceptional residential project! Delivery of the remaining apartments could take place within 3 months of signing the deed of sale.

For more information or to arrange a viewing, contact our broker dedicated to the project

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SURFACES

Living area	~ 114.6 m ²
Weighted Surface	~ 142.3 m ²
Garden surface	~ 11.8 m ²
Terrace surface	~ 64.4 m ²

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of levels	1
Number of terraces	1
Location floor	2nd floor

DISTANCES

Public transports	208 m
Freeway	1507 m
Primary school	581 m
Secondary school	3334 m
Stores	1078 m
Airport	4669 m
Post office	574 m
Bank	1119 m
Hospital	1154 m
Restaurants	294 m



LOCATION

The location of this new project in Bramois offers many advantages.

You'll enjoy a serene environment, surrounded by breathtaking scenery, with panoramic views of the surrounding vineyards, mountains and castles.

Perfectly located, the village offers easy access to shops, restaurants and essential services, simplifying everyday life.

Thanks to excellent public transport links, downtown Sion is quickly accessible.

Outdoors enthusiasts will also appreciate the proximity of hiking and cycling trails.

This peaceful, welcoming residential neighborhood is an ideal setting for families, while still allowing you to enjoy the cultural riches of the region.

To live in Bramois is to choose a harmonious, functional living environment in perfect symbiosis with nature

MUNICIPALITY

Sion, the capital of the Valais, strikes a perfect balance between its rich historical heritage and contemporary dynamism. Located in the heart of the Swiss Alps, it offers a prime living environment, with its majestic mountain landscapes and picturesque vineyards.

Renowned for its iconic castles, such as Valère and Tourbillon, Sion invites exploration through its charming alleyways and medieval ambience. The commune offers a wide range of activities, both

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cultural and sporting.

Nature lovers will also find plenty to do here, with varied hiking trails and quick access to ski resorts.

With excellent accessibility, Sion offers all the infrastructure needed for a pleasant daily life, such as schools, shops and health services. Growing rapidly, it is asserting itself as an attractive economic hub while preserving its unique and authentic character.

Choosing Sion means opting for a place to live where tradition and modernity blend harmoniously

CONSTRUCTION

The "Terrasses de Bramois" are distinguished by their sleek, resolutely modern design, blending perfectly into a verdant natural setting surrounded by orchards and vineyards. The architecture has been designed to maximize sun exposure and offer stunning views of the Alps.

The open-plan living spaces, with their large bay windows, are exceptionally bright thanks to the abundance of natural light. Private gardens and planted terraces further enhance this connection with the surrounding nature, in contemporary residences equipped with every modern comfort.

These apartments, designed with top-of-the-range materials and impeccable finishes, seduce with their refinement. Complying with MINERGIE label standards, they ensure optimum comfort for their occupants.

An entire floor is reserved for covered parking, offering security and serenity to residents. A full technical description is available on request

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INFORMATION

Number of floors	5
Year of construction	2024
Basement	1
Heating installation	Floor
Heating system	Heat pump

NEIGHBOURHOOD

- Village
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Primary school
- Sports centre
- Tennis centre
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Carport
- Built on a sloping hillside

INSIDE CONVENIENCES

- Wheelchair-friendly
- Open kitchen
- Cellar
- Built-in closet
- Connected thermostat
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Kitchen island
- Connections for washing tower
- Shower
- Bath
- Electric blind
- Interphone

FLOOR

- Tiles
- Parquet floor

CONDITION

- under construction

ORIENTATION

- West

EXPOSURE

- Good

VIEW

- Nice view
- Clear
- Garden
- Mountains

STYLE

- Modern

STANDARD

- Minergie®

FINANCIAL DATA

Price

CHF 850'000.-

Availability

To be discussed

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Les Terrasses de Bramois

1967 Bramois, Sion

Batch	Reference	Type	Floor	Rooms	Living surface	Terrace surface	Price	Status
1A	040533.041056.1A	New apartment	Upper ground floor	4.5	111.7 m ²	70.1 m ²		Sold
1B	040533.041057.1B	New apartment	Upper ground floor	2.5	43.8 m ²	11 m ²		Sold
2A	040533.041058.2A	New apartment	2nd floor	3.5	114.6 m ²	64.4 m ²	CHF 850'000.-	For sale
2B	040533.041059.2B	New apartment	2nd floor	3.5	69.2 m ²	29.7 m ²		Sold
3A	040533.041060.3A	New apartment	3rd floor	4.5	120.2 m ²	92.7 m ²	CHF 970'000.-	For sale
3B	040533.041061.3B	New apartment	3rd floor	2.5	50.3 m ²	37.2 m ²		Sold
4A	040533.041062.4A	New apartment	4th floor	3.5	96.7 m ²	83.7 m ²	CHF 840'000.-	For sale
4B	040533.041063.4B	New apartment	4th floor	3.5	69.5 m ²	26.7 m ²		Sold
5	040533.041064.5	New apartment	5th floor	5.5	162.4 m ²	104.9 m ²	CHF 1'480'000.-	For sale

Parking places:

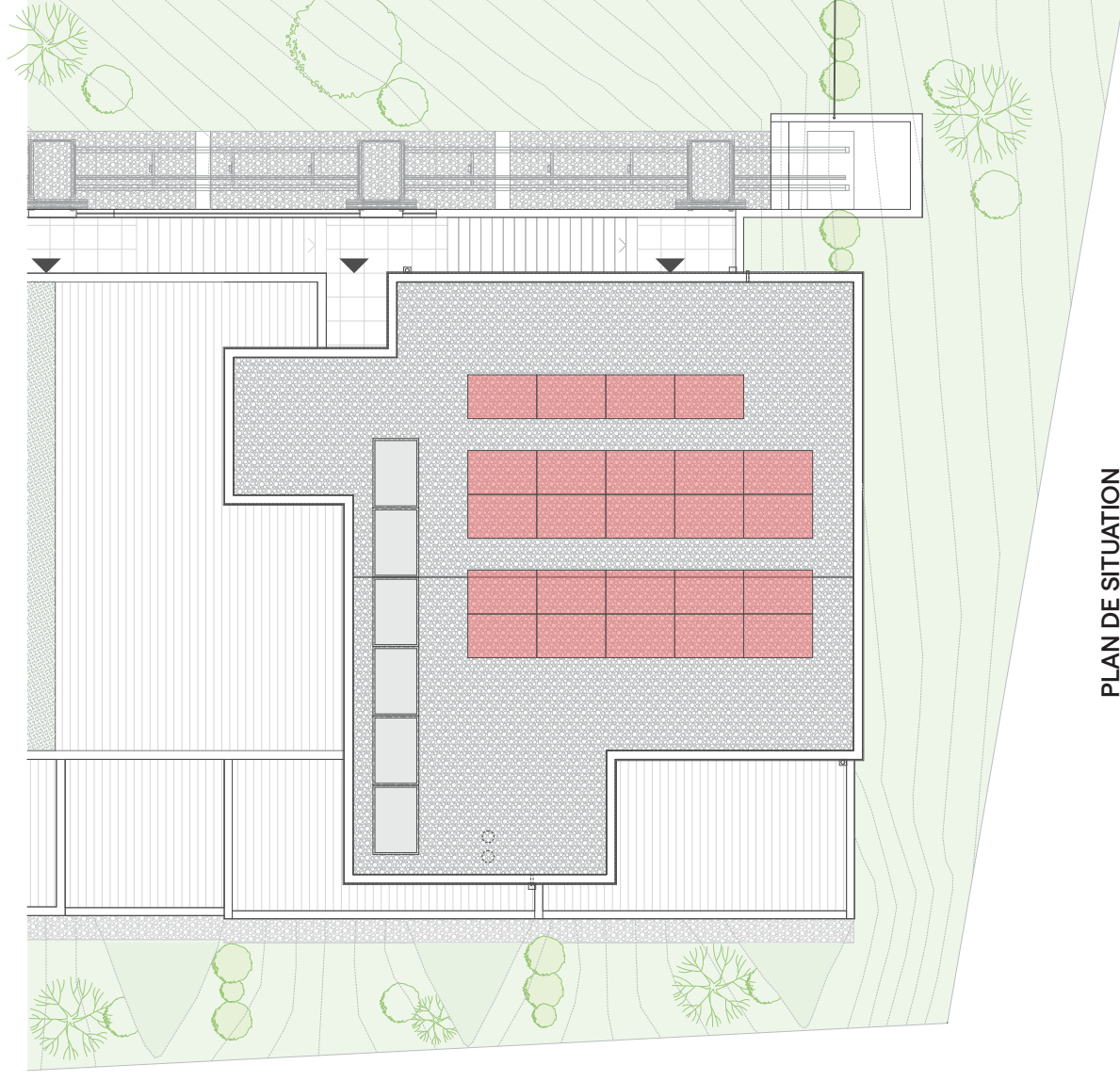
Exterior and exterior covered parking spaces are available but not mandatory for the apartments, in addition to the sale price.

The price is CHF 20'000.- for exterior and CHF 40'000.- for covered.



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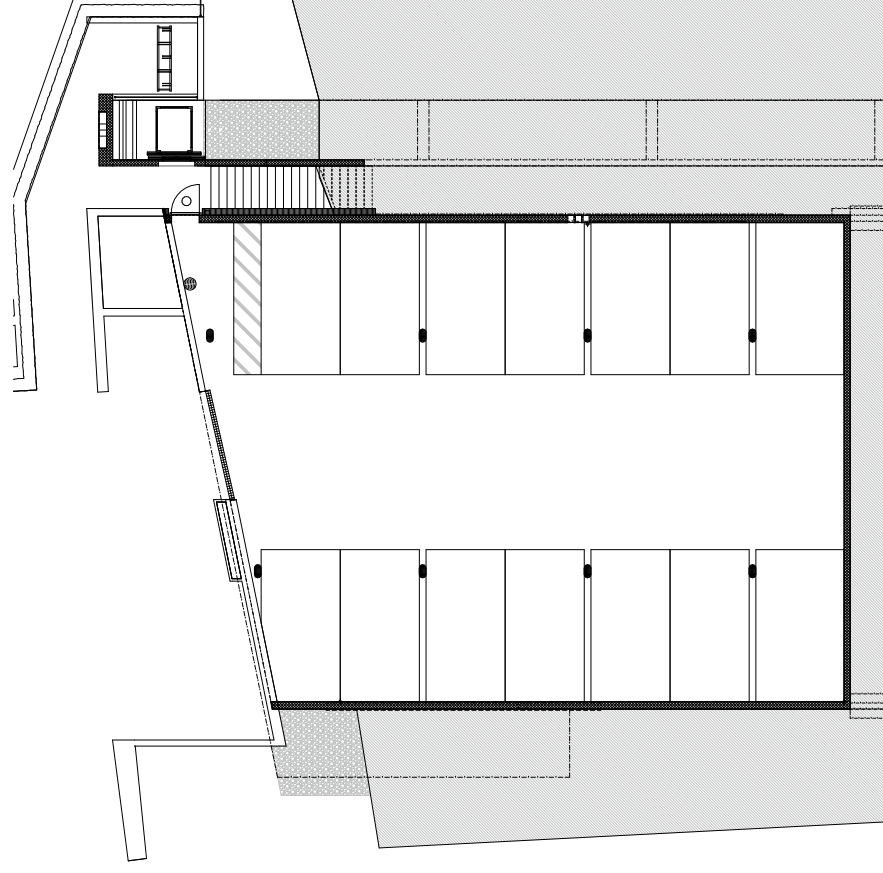


PLAN DE SITUATION

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REZ-DE-CHAUSSÉE

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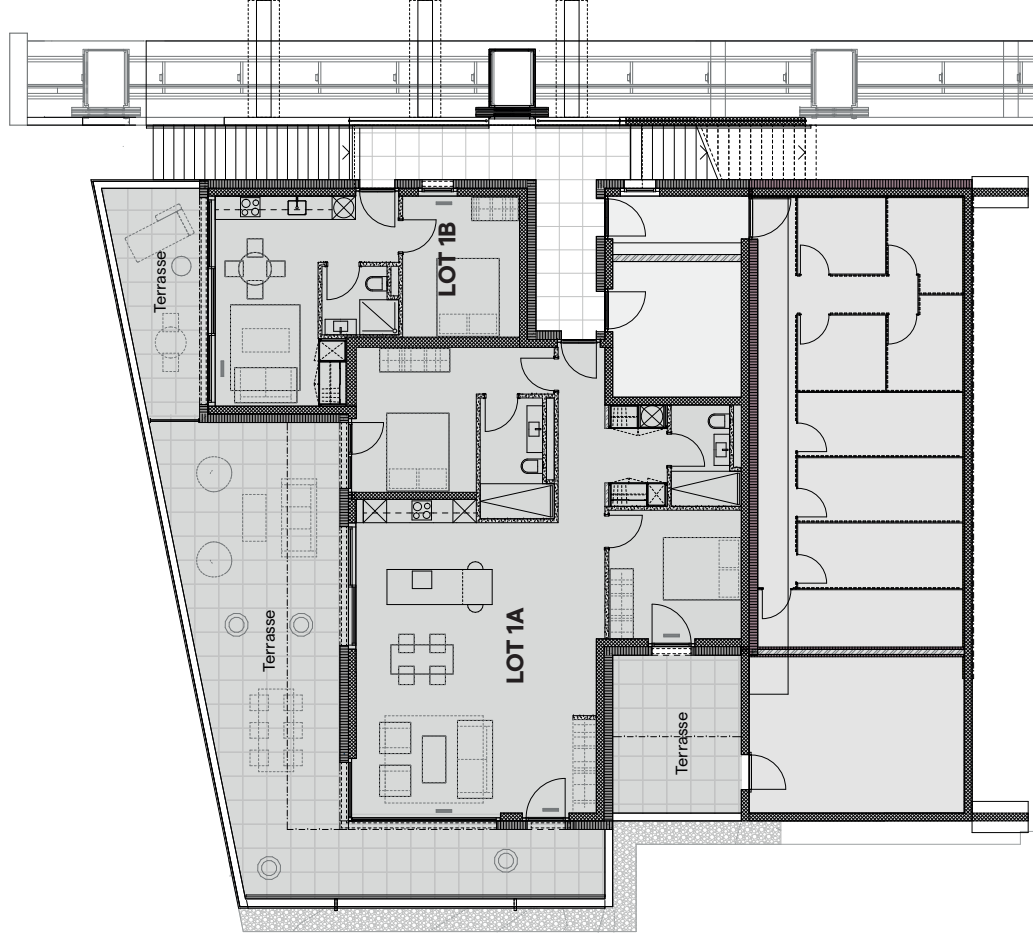
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Lot	Nombre de pièces	Orientation	Surface habitable	Surface terrasse couverte	Surface terrasse non couverte	Jardin
1A	4.5	N	111,7 m ²	21,0 m ²	49,1 m ²	-
1B	3.5	N	43,8 m ²	-	11,0 m ²	-

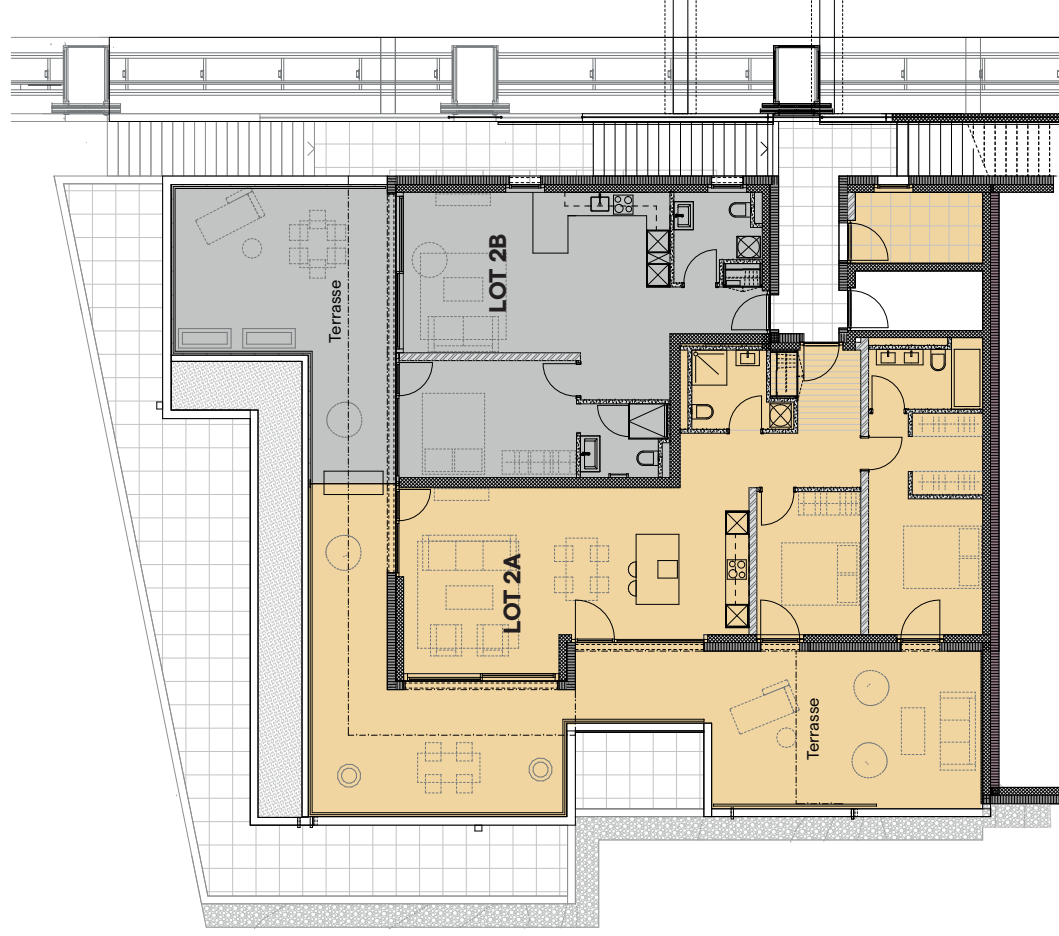
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Lot	Nombre de pièces	Orientation	Surface habitable	Surface terrasse couverte	Surface terrasse	Jardin
2A	3.5	N	114,6 m ²	30,9 m ²	33,5 m ²	11,81 m ²
2B	3.5	N	69,2 m ²	7,6 m ²	22,1 m ²	-

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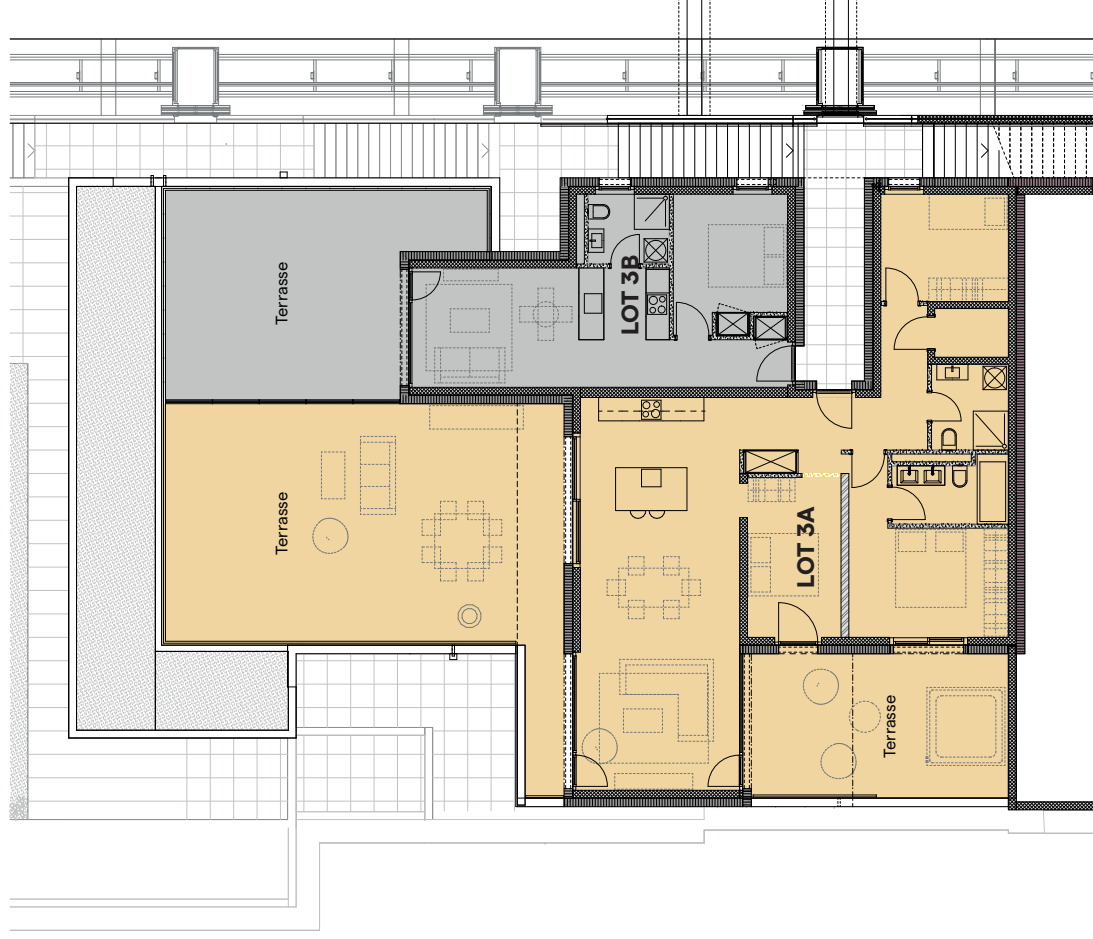


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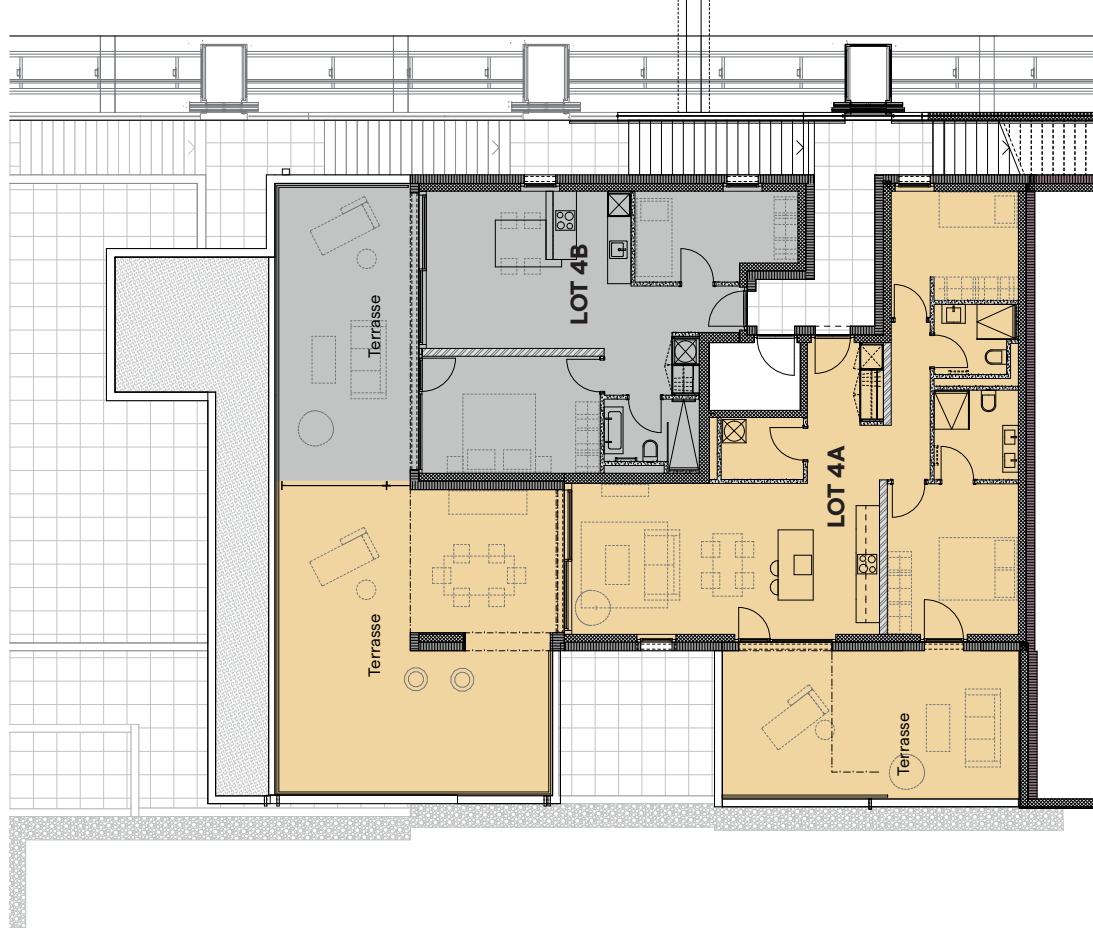
Lot	Nombre de pièces	Orientation	Surface habitable	Surface terrasse couverte	Surface terrasse non couverte	Jardin
3A	3.5	N - O	120,2 m ²	27,0 m ²	65,7 m ²	12,46 m ²
3B	2.5	N	50,3 m ²	-	37,2 m ²	-

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Lot	Nombre de pièces	Orientation	Surface habitable	Surface terrasse couverte	Surface terrasse non couverte	Jardin
4A	3.5	N - O	96,7 m ²	26,8 m ²	56,9 m ²	10,09 m ²
4B	3.5	N	69,5 m ²	-	26,7 m ²	-

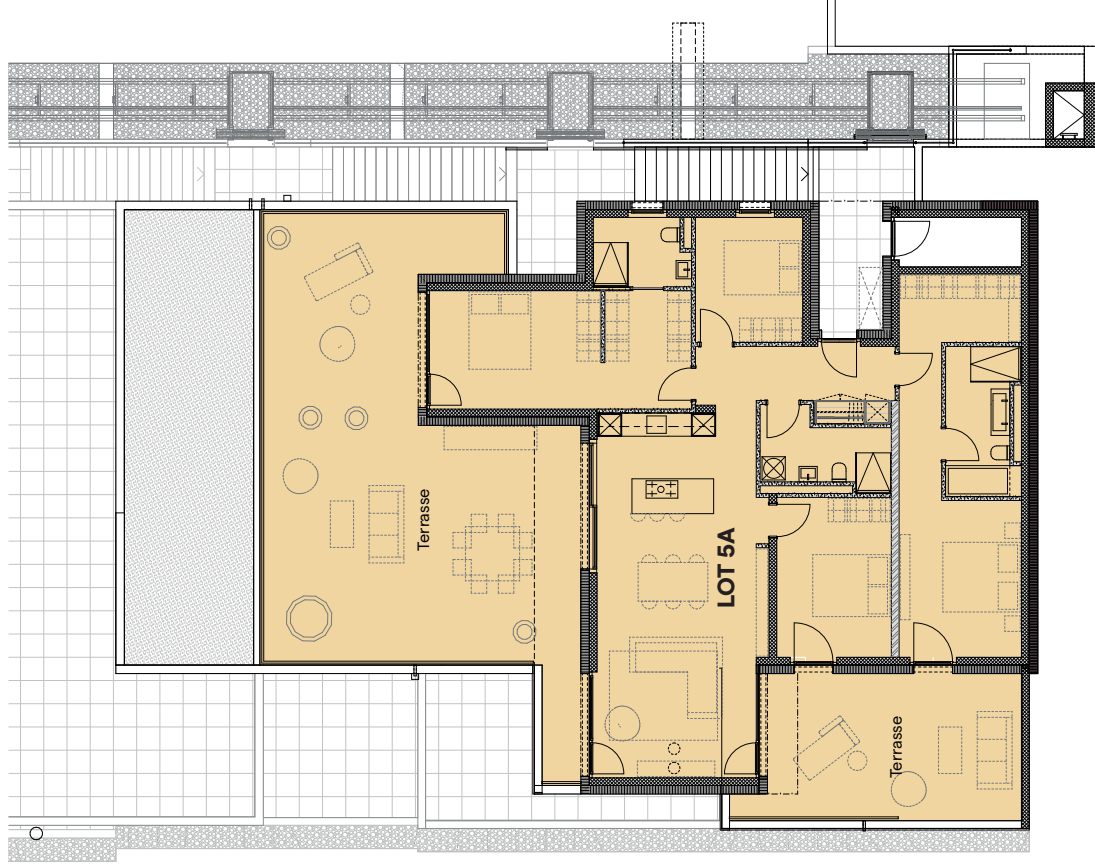
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Lot	Nombre de pièces	Orientation	Surface habitable	Surface terrasse couverte	Surface terrasse non couverte	Jardin
5A	5.5	N - O	162,4 m ²	12,9 m ²	92,0 m ²	132 m ²

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