



Les portes
du Pleney

A VENDRE – FOR SALE

Programme neuf d'appartements / luxury new build apartments

2 à 5 chambres / 2-5 bedrooms

MORZINE AVORIAZ
Portes du Soleil
www.pleney-morzine.com



EXCLUSIVITE / SOLE AGENT

 **morzine**
IMMOBILIER

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74110 Morzine
www.morzine-immo.com



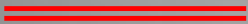
The Residence

- **Exclusive** development of 14 apartments
- **PRIME** location in the centre of town
- 1 minute from the **Pleney Telecabine**
- 4 minute walk to the **Super Morzine Telecabine**
- It will be built to the **highest specification**
- Each apartment is **spacious** with open plan living areas
- **Completion**, June 2018
- Secure garages for all apartments

Given the location and specification these apartments will prove to be an excellent investment for rental returns



Pleney Telecabine



Telecabine



Piste return to
Morzine



Les Portes du Pleney- Possibly the best location in Morzine



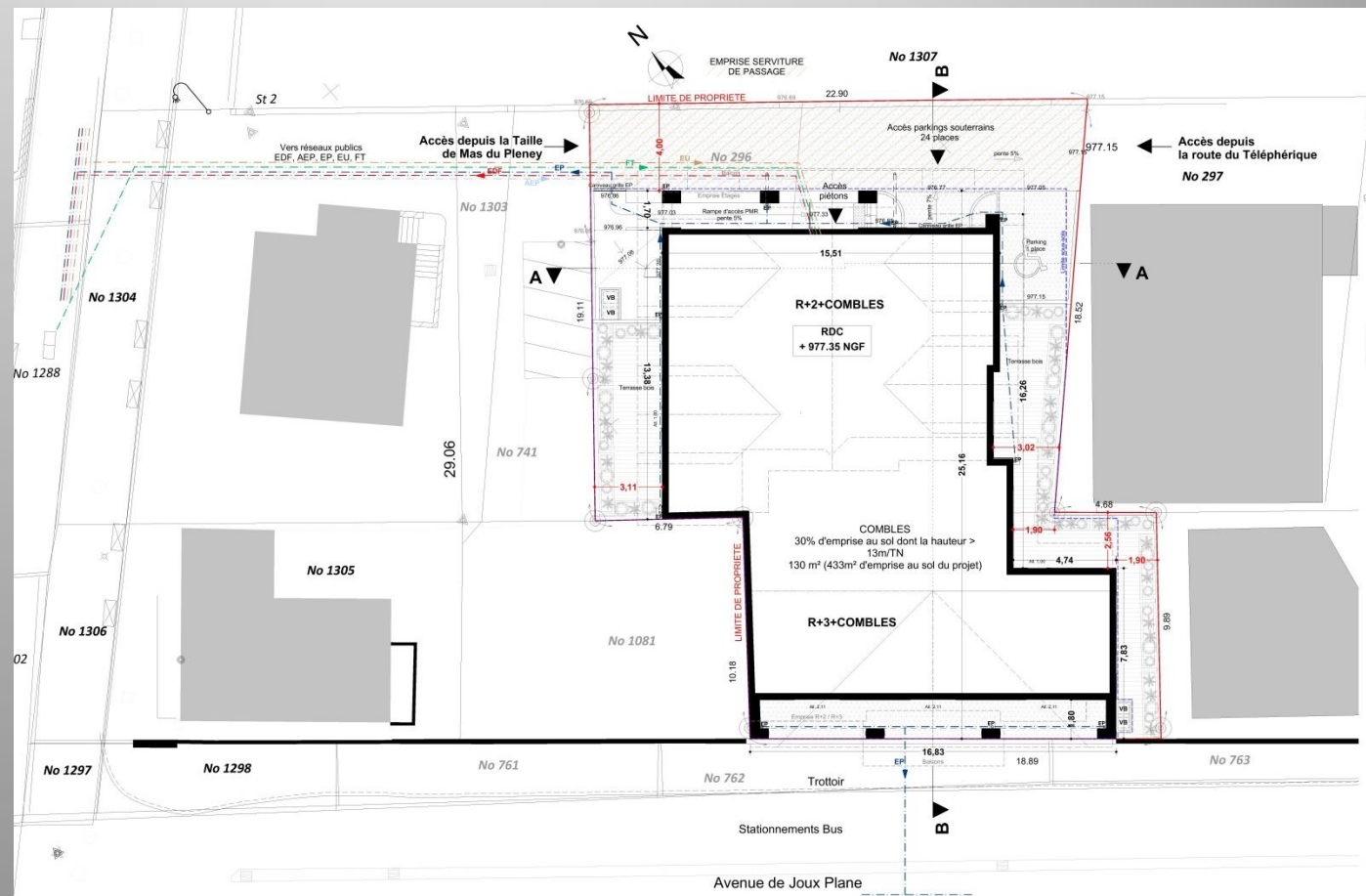


Contemporary Design in keeping with charm of the mountains.....





Currently there is flexibility in all plans to increase the size of an apartment should you wish to create a larger apartment. Please contact us to discuss.





Apartment Number	Floor	Size m ²	Outside space m ²	Bedrooms	Bathrooms	Garage	Price
Apt 001	Ground Floor	31,90	Garden 28,35	1	1	Garage	SOLD
Apt 002	Ground Floor	43,75	Garden 26,68	2	1	Garage	SOLD
Apt 003	Ground Floor	70,48	Garden 29,31	3	2	Garage	SOLD
Apt 101	First Floor	89,15	Balcony 7,96	3	3	Garage	€750,000
Apt 102	First Floor	63,36	Balcony 7,93	2 + bunk room	2	Garage	SOLD
Apt 103	First Floor	46,57	Balcony 6,95	2	1	Garage	€450,000
Apt 104	First Floor	57,72	Balcony 5,35	2 + bunk room	2	Garage	€470,000



Apartment Number	Floor	Size m ²	Outside space m ²	Bedrooms	Bathrooms	Garage	Price
Apt 201	Second Floor	89,15	Balcony 7,96	3	3	Garage	€770,000
Apt 202	Second Floor	63,36	Balcony 7,93	2 + bunk room	2	Garage	€575,000
Apt 203	Second Floor	46,57	Balcony 7,10	2	1	Garage	€465,000
Apt 204	Second Floor	71,59	Terrace & Balcony 21,88	3 + bunk room	2	Garage	SOLD
Apt 301	Third Floor	138,17 (34,52<1,8m)	Balcony 11,71	4	4	Garage	€1,100,000
Apt 302	Third Floor	114,50 (7,74<1,8m)	Terrace & Balcony 17,54	4	3	Garage	€1,150,000
Apt 303	Penthouse Third & Fourth Floor	145,09 (11,33<1,8m)	Terrace & Balcony 14,54	5	4	Garage	€1,600,000

Portes du Pleney development



The Portes du Pleney development is a luxury development of 12 apartments.

The land is located on “Avenue de Joux Plane” in the central heart of Morzine right next to the Pleney Telecabine. It offers a very central location where everything is on your doorstep. The residence will be the envy of many.....

The exterior design will be a classic design using both wood and stone. Large glazed opening maximise the light received by each apartment.

The entry hall hallway will be modern but simple. All apartments will be equipped with video phone entry for security and ease.

There will a secure underground car park which services the apartments. The parking will be accessed by a state of the art car lift operated by a remote within your car. The system is both fast and efficient to avoid any waiting. All apartments will have a car parking space and a ski locker.

There is a passenger lift that connects the basement area to your desired floor within the residence.

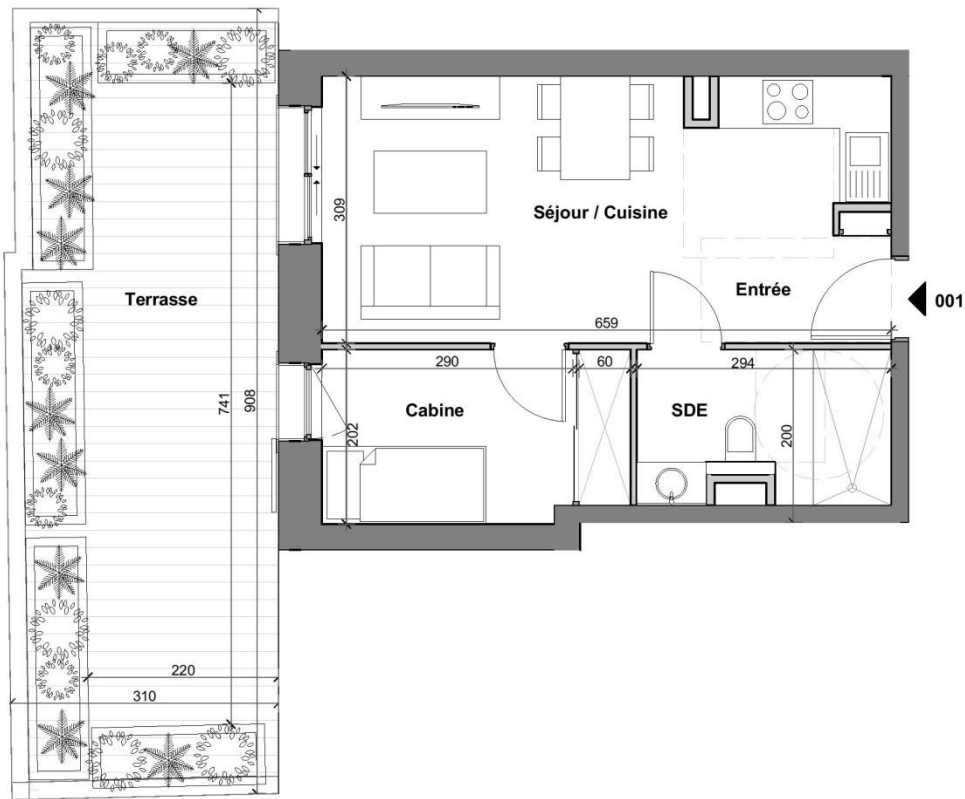
The Residence will be built to the new building standards in France which are governed by the RT 2012 regulations. This is a very high standard and guarantees any purchaser will benefit from the highest of insulation and heating standards. The heating will be a wet underfloor system throughout each apartment. It will be completed in different zones so you have the ability to control the temperature to your liking in each part of your apartment.

The interiors of the apartments will be a luxury finish. Within the contract of purchase there are a very generous allowances for you to choose the exact finishes that you require. The main items on this are floor finishes from natural oak to tile, bathroom fittings and design, kitchen design and wall finishes throughout. We will insure that your vision becomes reality for your dream mountain home. We are always on hand to advise and show you existing properties to help with your decision making process.

At present we have the ability to change certain aspects of each apartment if you would prefer a different layout. You could also combine apartments at present if you wanted to more space. ***Please contact us to discuss these.***

The work will be completed by an expert team of craftsmen. Previous work can be viewed by any potential purchaser and we think you will agree all has been completed to the highest of standards.

The photos used in the following sections of this brochure are for illustrative purposes.

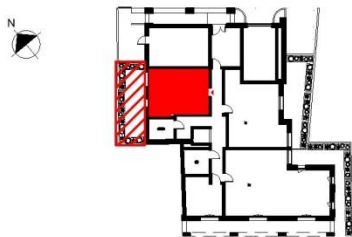


Attention : Ce plan ne respecte pas la réglementation PMR

La société de construction se réserve le droit d'apporter des modifications dues à des impératifs techniques ou administratifs

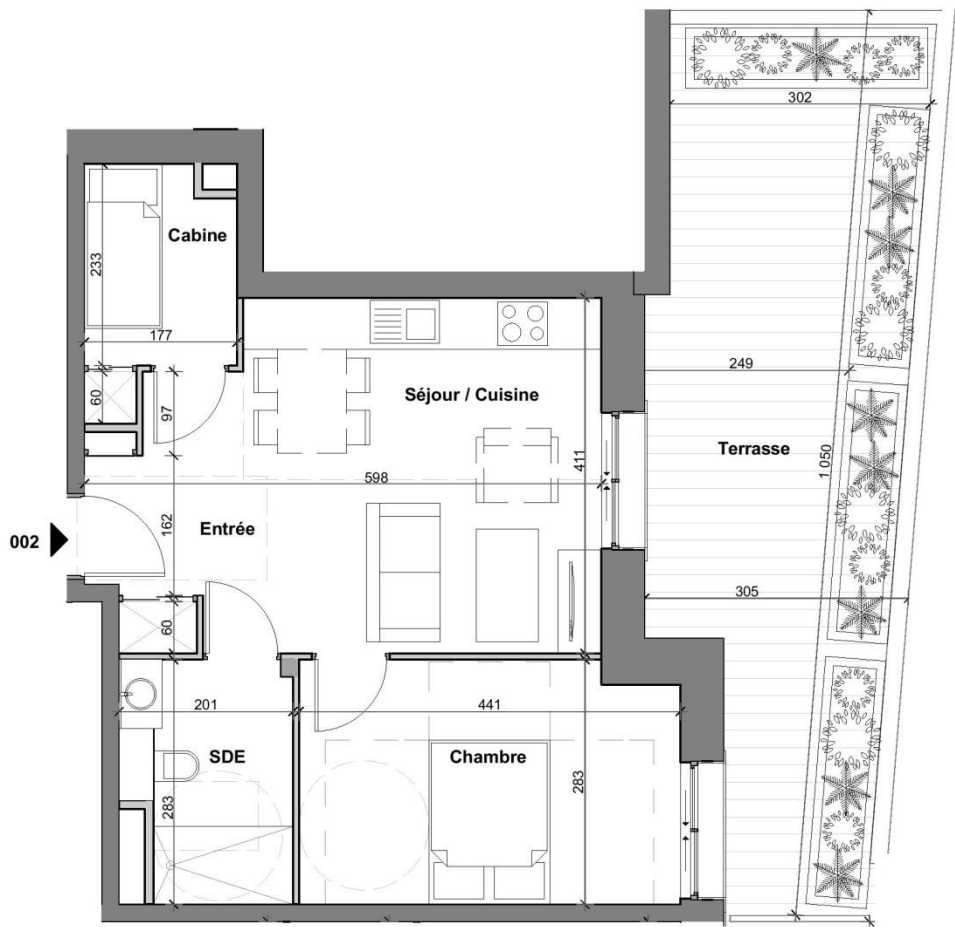
Plan TMA

Les portes du Pleney MORZINE

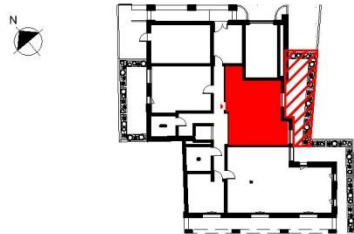


Niveau : RDC	Log. : 001
Orientation : Nord-ouest	Type : T1 cabine
Surface Habitable	
Séjour / Cuisine	19,88 m²
Cabine	7,01 m²
SDE	5,01 m²
Surface Totale Logement	31,90 m²
Terrasse	28,35 m²

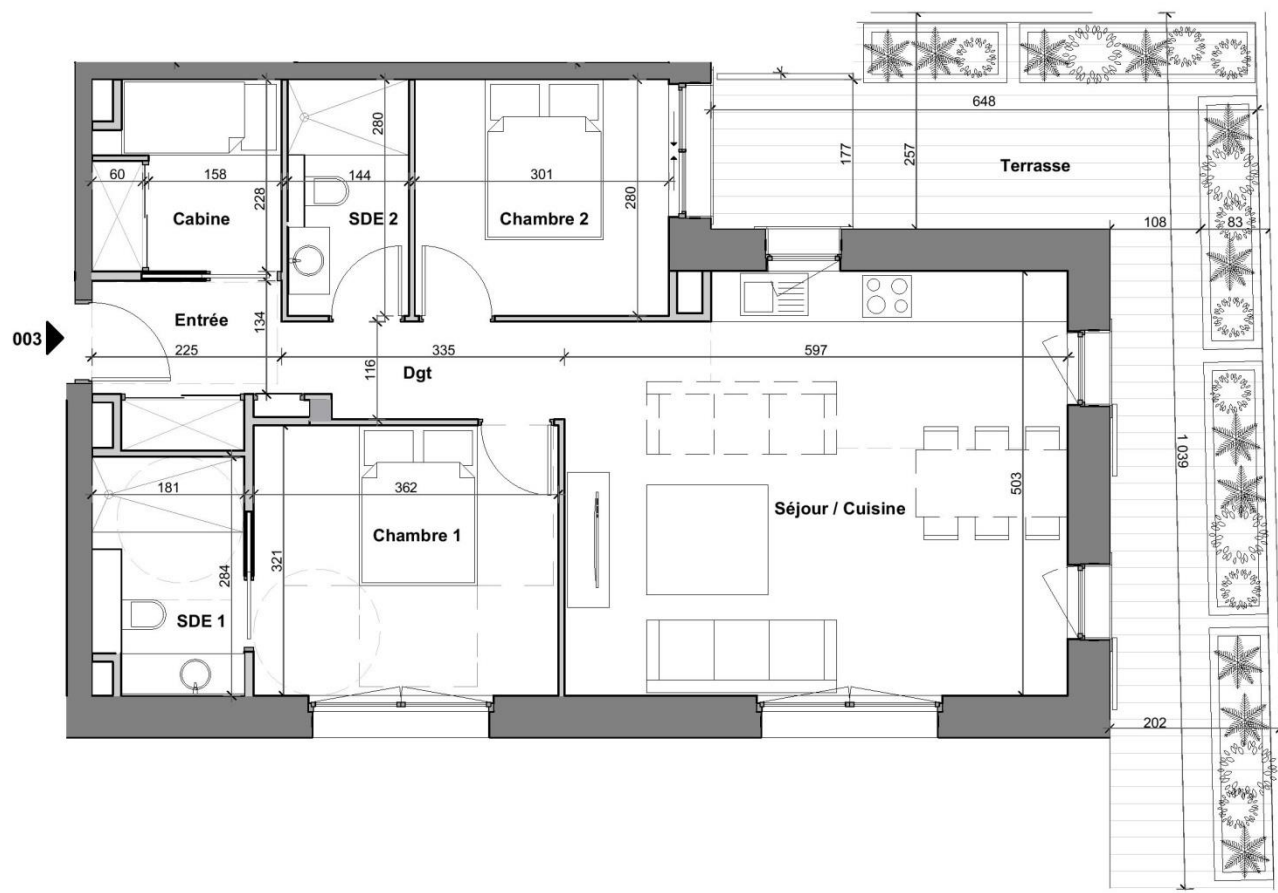
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Les portes du Pleney
MORZINE

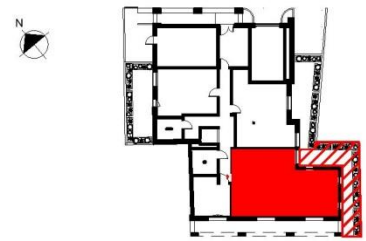


Niveau : RDC	Log. : 002
Orientation : Sud-est	Type : T2 cabine
Surface Habitable	
Séjour / Cuisine	22,02 m²
Chambre	12,22 m²
SDE	5,19 m²
Cabine	4,32 m²
Surface Totale Logement	43,75 m²
Terrasse	26,68 m²
Date : 07/12/2016	

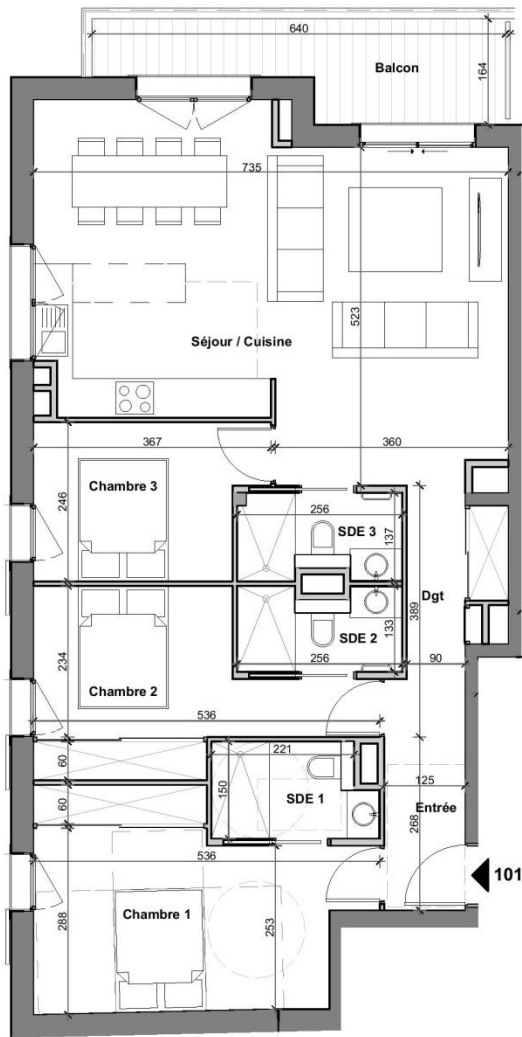


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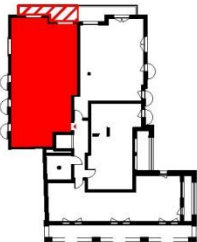


Niveau : RDC	Log. : 003
Orientation : Sud-est	Type : T3 cabine
Surface Habitable	
Séjour / Cuisine	29,02 m²
Chambre 1	11,43 m²
Chambre 2	8,46 m²
SDE 1	4,95 m²
Cabine	4,87 m²
SDE 2	4,04 m²
Entrée	4,00 m²
Dgt	3,71 m²
Surface Totale Logement	70,48 m²
Terrasse	29,31 m²
Date : 07/12/2016	

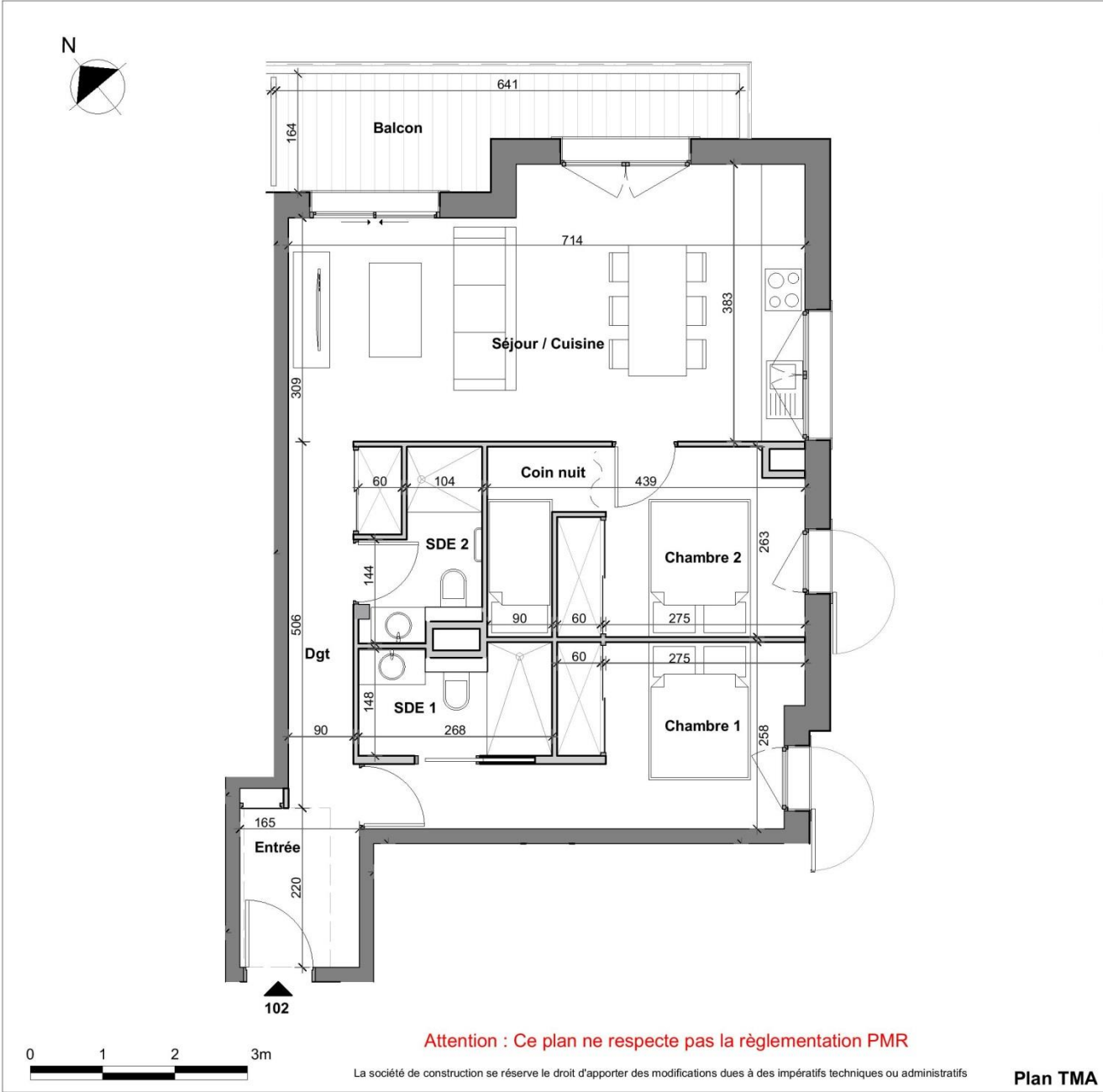


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Les portes du Pleney
MORZINE



Niveau : R+1	Log. : 101	
Orientation : NO / NE	Type : T4	
Surface Habitable		
Séjour / Cuisine	36,62	m²
Chambre 1	15,03	m²
Chambre 2	11,05	m²
Chambre 3	8,17	m²
Dgt	4,80	m²
SDE 1	3,61	m²
Entrée	3,35	m²
SDE 3	3,30	m²
SDE 2	3,22	m²
Surface Totale Logement	89,15	m²
Balcon	7,96	m²
Date : 07/12/2016		



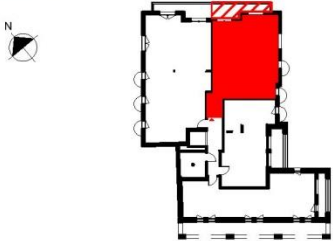

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Les portes du Pleney

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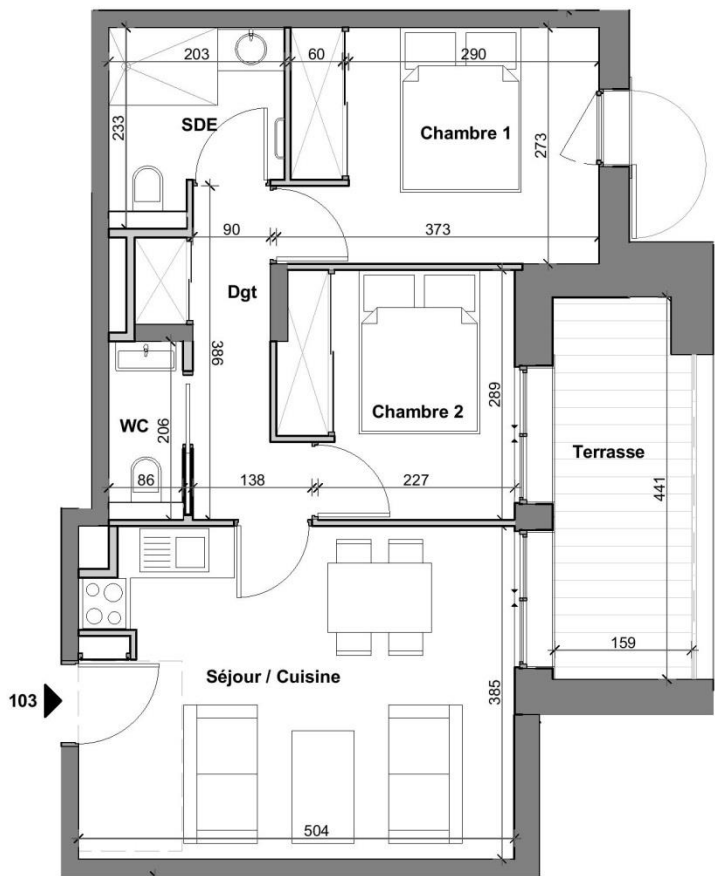


Niveau : R+1	Log. : 102
Orientation : NE / SE	Type : T3 cabine

	Surface Habitable	
Séjour / Cuisine	25,05	m²
Chambre 1	10,67	m²
Chambre 2	8,09	m²
Dgt	5,40	m²
SDE 1	3,95	m²
Entrée	3,65	m²
SDE 2	3,52	m²
Coin nuit	3,03	m²
	63,36	m²

Surface Totale Logement	
Balcon	7,93 m²

Date : 07/12/2016

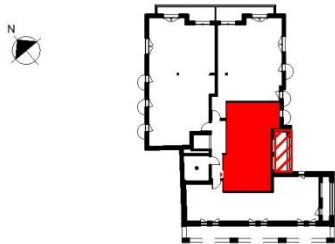


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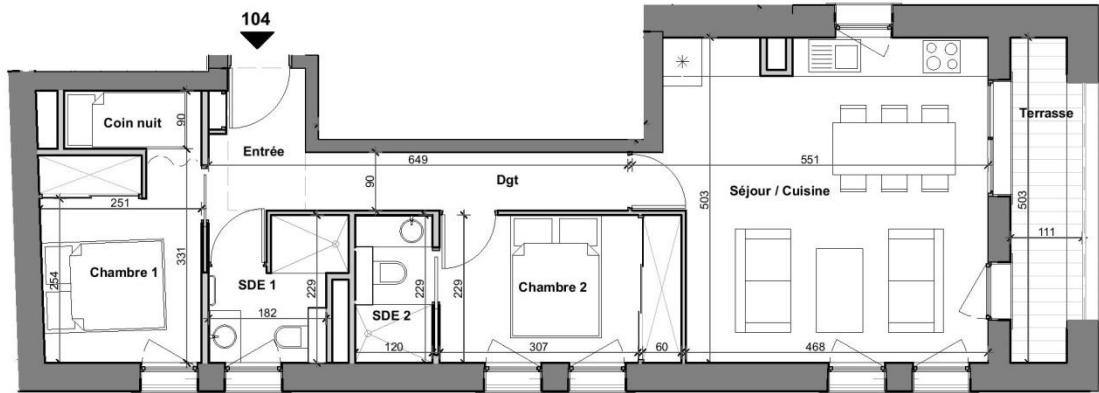
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Les portes du Pleney

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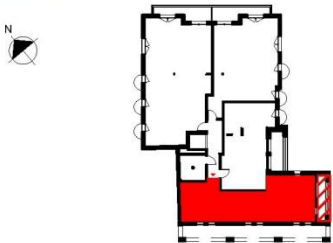
Niveau : R+1	Log. : 103	
Orientation : SE	Type : T3	
Surface Habitable		
Séjour / Cuisine	18,92	m²
Chambre 1	9,84	m²
Chambre 2	7,37	m²
Dgt	4,58	m²
SDE	4,09	m²
WC	1,77	m²
Surface Totale Logement	46,57	m²
Terrasse	6,95	m²
Date : 07/12/2016		



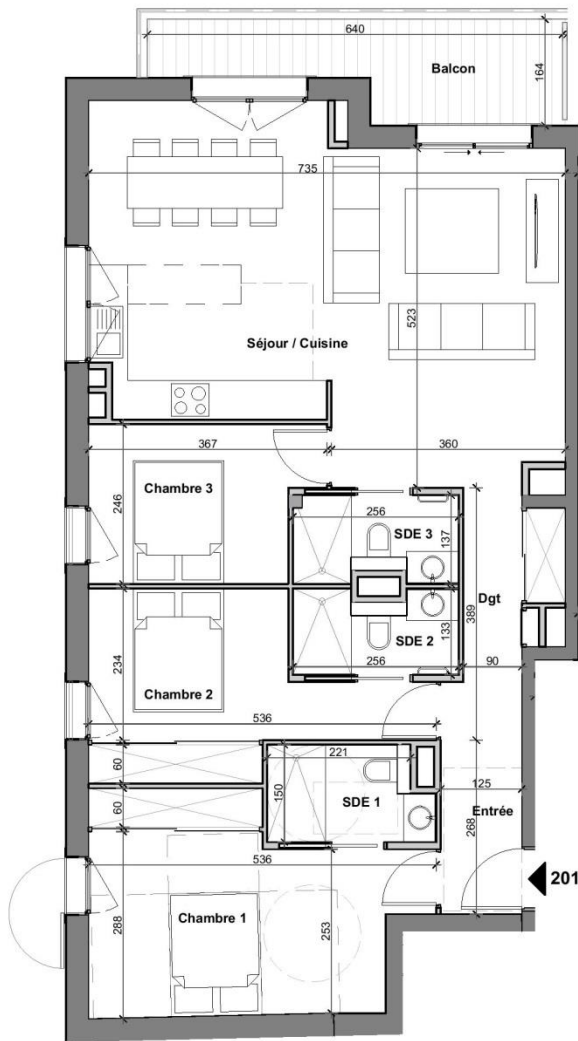
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Les portes du Pleney
MORZINE



Niveau : R+1	Log. : 104
Orientation : SE / SO	Type : T3 cabine
Surface Habitable	
Séjour / Cuisine	24,62 m²
Chambre 2	8,55 m²
Chambre 1	7,98 m²
Dgt	4,49 m²
Entrée	3,82 m²
SDE 1	3,60 m²
SDE 2	2,74 m²
Coin nuit	1,92 m²
Surface Totale Logement	57,72 m²
Terrasse	5,35 m²
Date : 07/12/2016	



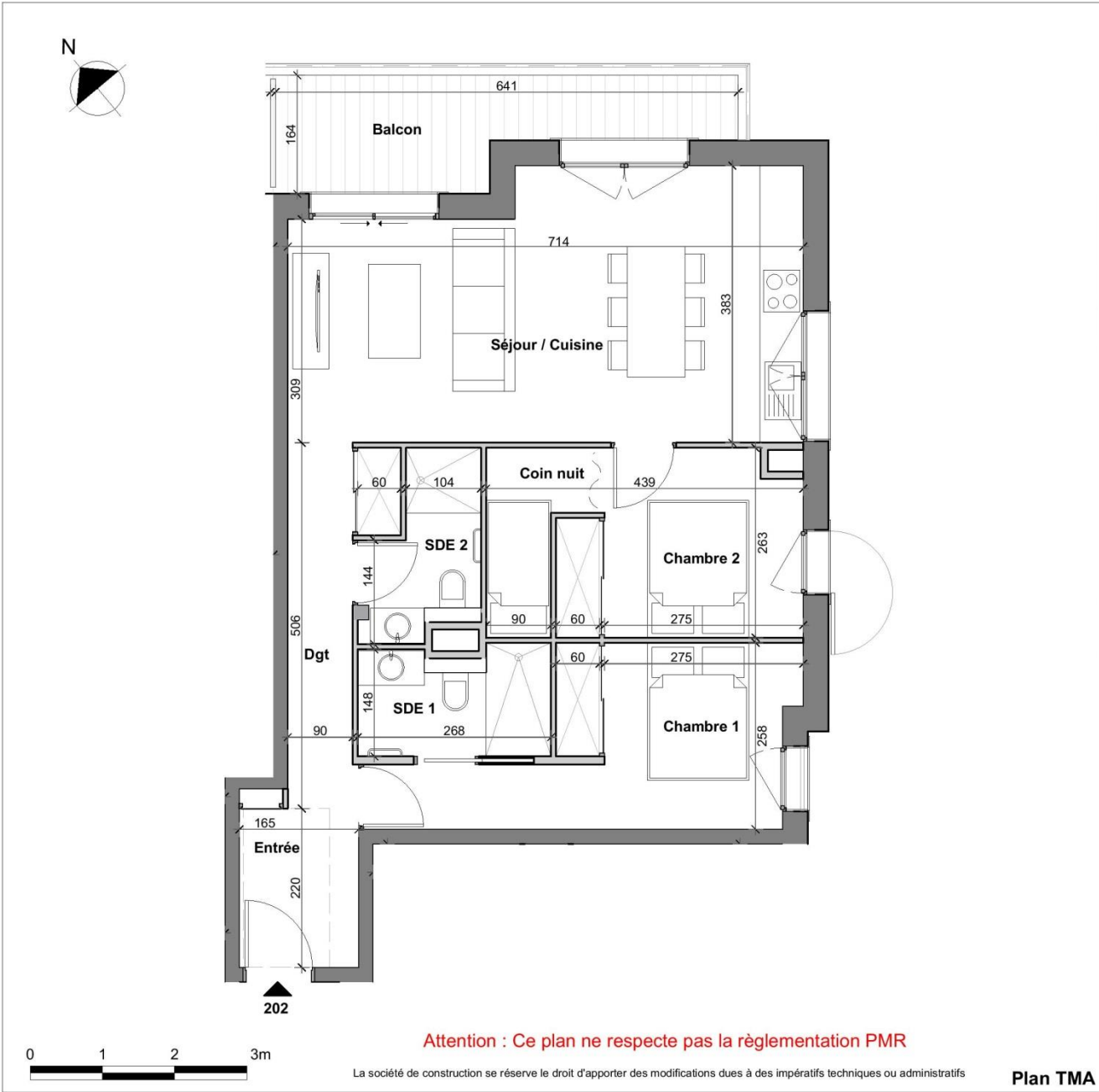
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Les portes du Pleney

MORZINE



Niveau : R+2	Log. : 201
Orientation : NO / NE	Type : T4
Surface Habitable	
Séjour / Cuisine	36,62 m²
Chambre 1	15,03 m²
Chambre 2	11,05 m²
Chambre 3	8,17 m²
Dgt	4,80 m²
SDE 1	3,61 m²
Entrée	3,35 m²
SDE 3	3,30 m²
SDE 2	3,22 m²
Surface Totale Logement	89,15 m²
Balcon	7,96 m²
Date : 07/12/2016	

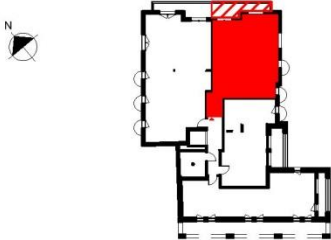


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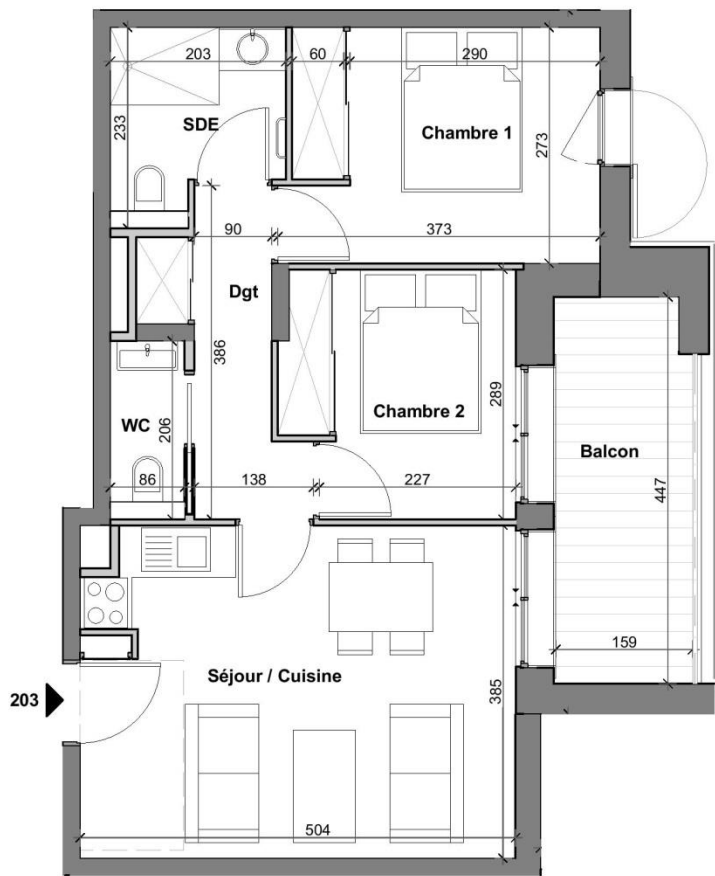
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Plan TMA

Les portes du Pleney
MORZINE



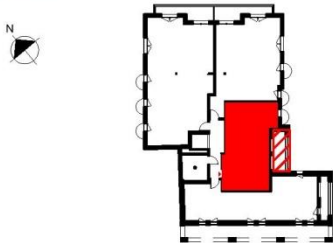
Niveau : R+2	Log. : 202
Orientation : NE / SE	Type : T3 cabine
Surface Habitable	
Séjour / Cuisine	25,05 m²
Chambre 1	10,66 m²
Chambre 2	8,10 m²
Dgt	5,40 m²
SDE 1	3,95 m²
Entrée	3,65 m²
SDE 2	3,52 m²
Coin nuit	3,03 m²
63,36 m²	
Surface Totale Logement	
Balcon	7,93 m²
Date : 07/12/2016	



Attention : Ce plan ne respecte pas la réglementation PMR

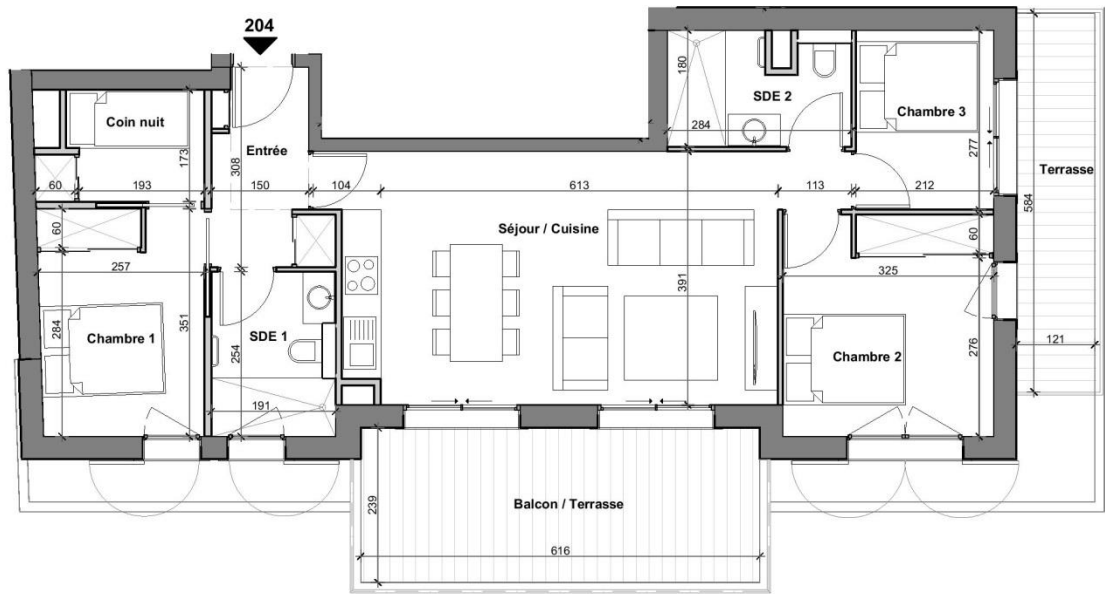
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Les portes du Pleney
MORZINE



Niveau : R+2	Log. : 203
Orientation : SE	Type : T3

Surface Habitable		
Séjour / Cuisine	18,92	m²
Chambre 1	9,84	m²
Chambre 2	7,37	m²
Dgt	4,58	m²
SDE	4,09	m²
WC	1,77	m²
Surface Totale Logement		46,57 m²
Balcon	7,10	m²

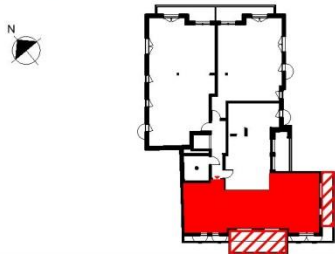


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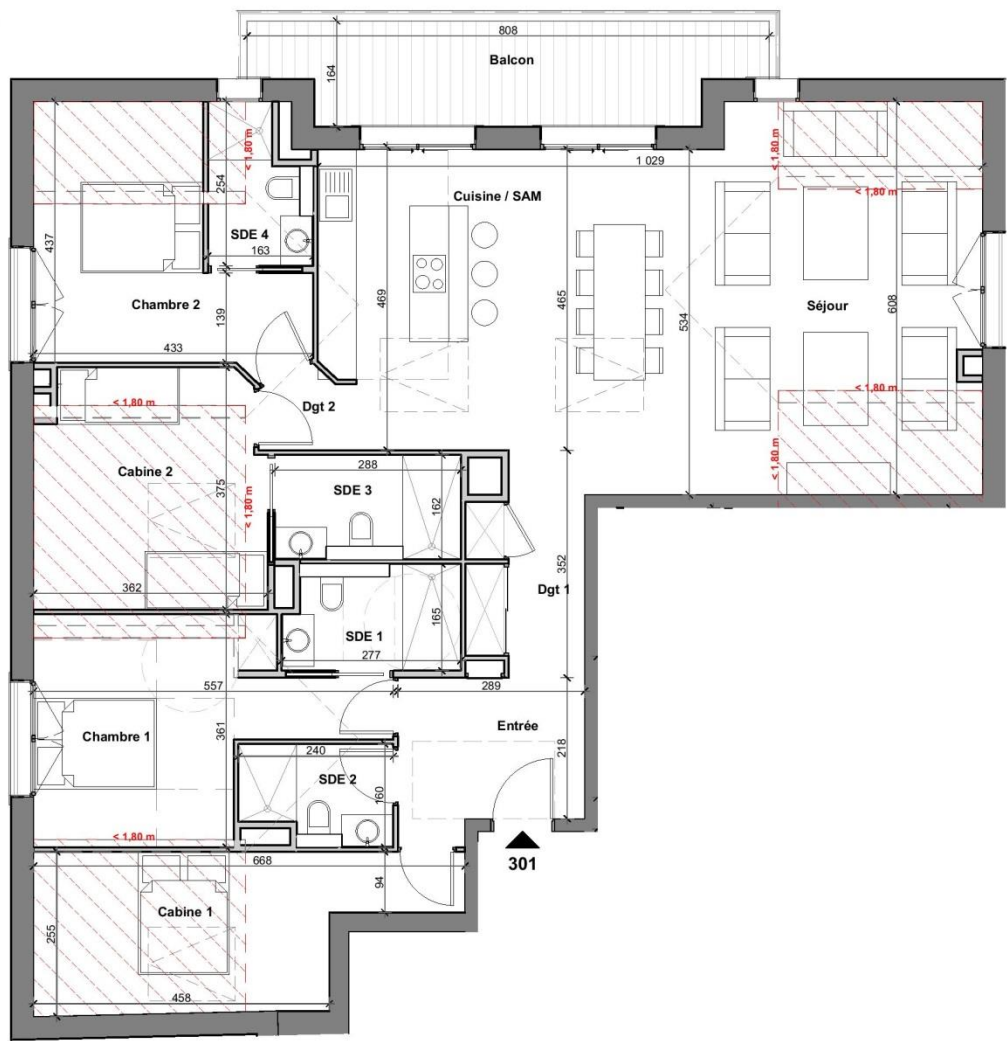
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Plan TMA

Les portes du Pleney MORZINE



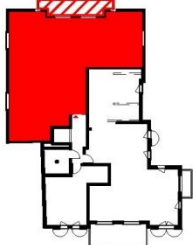
Niveau : R+2	Log. : 204
Orientation : SE / SO	Type : T4 cabine
Surface Habitable	
Séjour / Cuisine	27,48 m ²
Chambre 2	11,10 m ²
Chambre 1	8,85 m ²
Chambre 3	5,87 m ²
SDE 1	4,87 m ²
SDE 2	4,76 m ²
Entrée	4,66 m ²
Coin nuit	4,00 m ²
Surface Totale Logement	71,59 m ²
Balcon / Terrasse	14,70 m ²
Terrasse	7,18 m ²
Date : 07/12/2016	



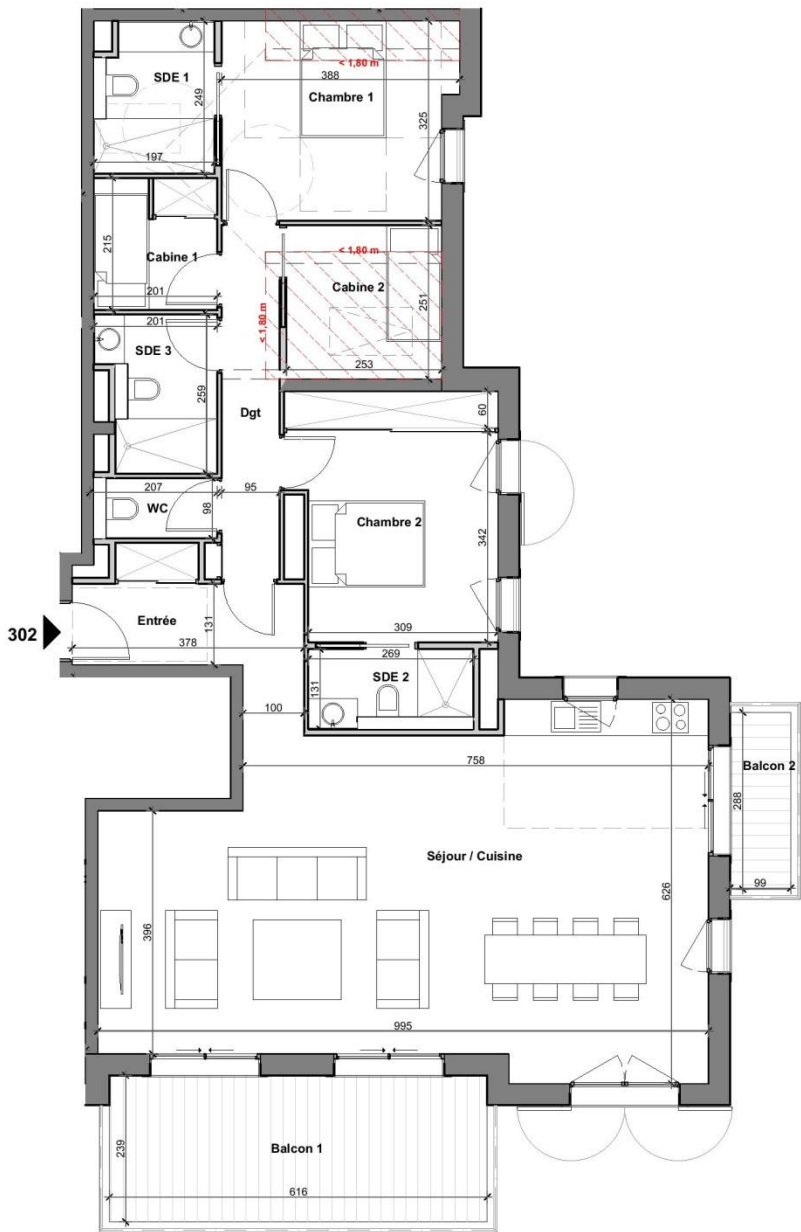
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Les portes du Pleney

MORZINE



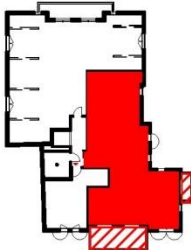
Niveau : R+3		Log. :	301
Orientation : NO / SE		Type :	T4
	Surface <1,80m	Surface Habitable	
Cuisine / SAM		25,03	m²
Séjour	9,37 m²	19,99	m²
Chambre 1	1,57 m²	12,56	m²
Chambre 2	4,15 m²	8,99	m²
Entrée		6,76	m²
Dgt 1		5,68	m²
Cabine 1	8,24 m²	5,17	m²
SDE 3		4,66	m²
SDE 1		4,36	m²
SDE 2		3,47	m²
Cabine 2	10,27 m²	2,69	m²
SDE 4	0,92 m²	2,58	m²
Dgt 2		1,71	m²
TOTAUX	34,52 m²	103,65	m²
Surface Totale Logement		138,17	m²
Balcon		11,71	m²
Date : 12/12/2016			



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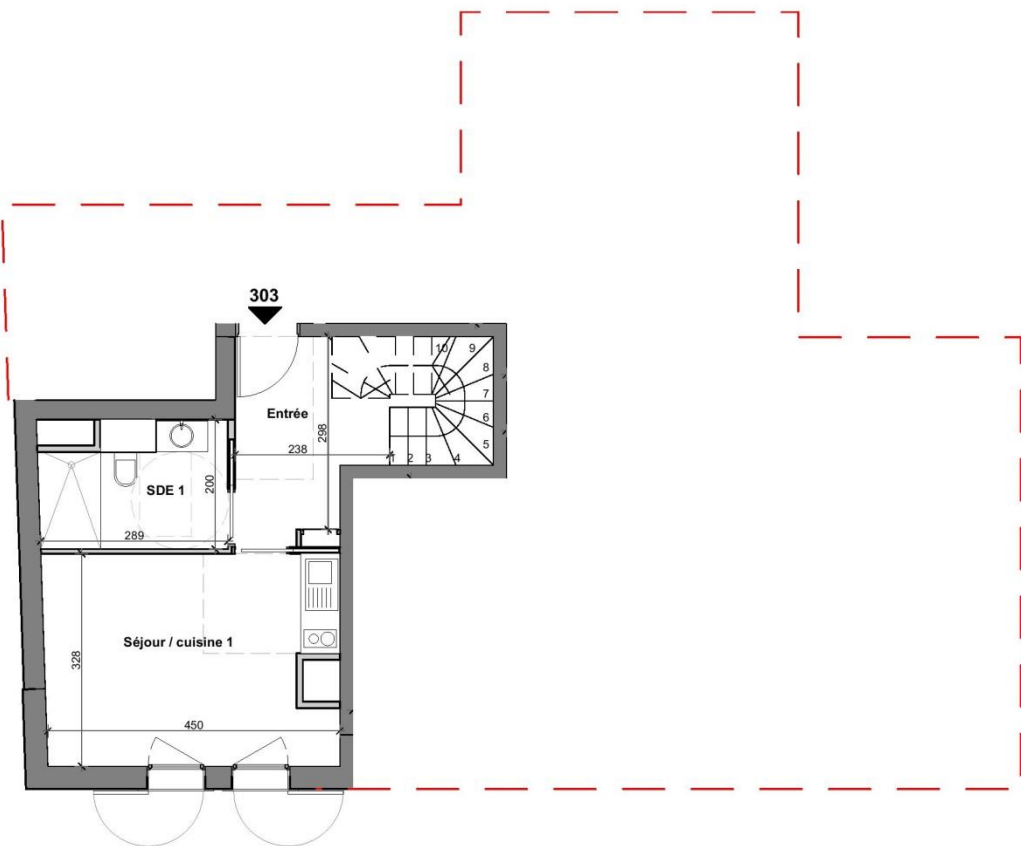
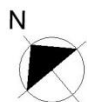
Les portes du Pleney

MORZINE



Niveau : R+3		Log. :	302
Orientation : SE / SO		Type :	T4
	Surface <1,80m	Surface Habitable	
Séjour / Cuisine		52,26	m²
Chambre 2		13,26	m²
Chambre 1	2,02 m²	9,99	m²
Entrée		6,11	m²
Dgt	0,48 m²	5,01	m²
SDE 1		4,66	m²
SDE 3		4,59	m²
Cabine 1		4,28	m²
SDE 2		3,51	m²
WC		1,98	m²
Cabine 2	5,24 m²	1,11	m²
TOTAUX	7,74 m²	106,76	m²
Surface Totale Logement		114,50	m²
Balcon 1		14,69	m²
Balcon 2		2,85	m²
Date : 12/12/2016			

Apt 303 – Penthouse Duplex - €1,600,000



Attention : Ce plan ne respecte pas la réglementation PMR

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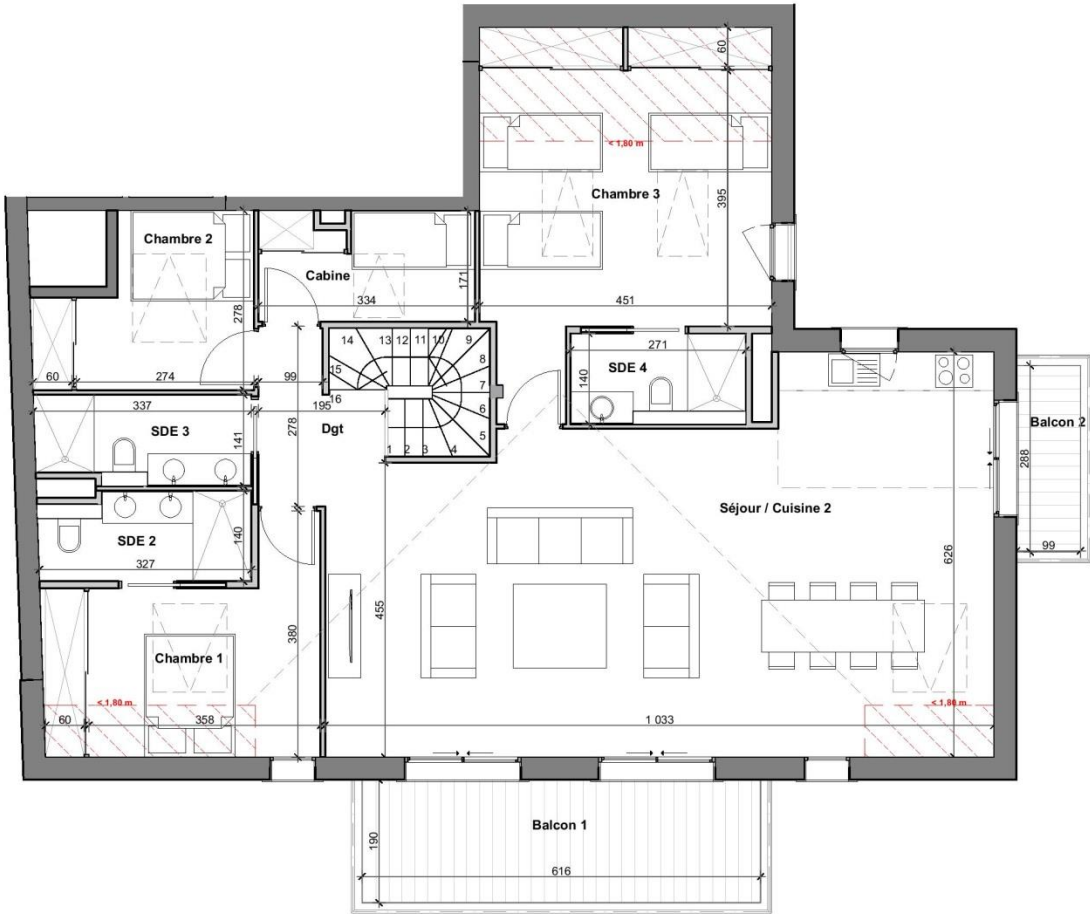
Plan TMA

Les portes du Pleney MORZINE



Niveau : R+3	Log. : 303
Orientation : SE / SO	Type : T6 cabine
Surface <1,80m	
Surface Habitable	
Séjour / cuisine 1	14,38 m²
Entrée	6,58 m²
SDE 1	5,37 m²
Séjour / Cuisine 2	1,60 m² 52,76 m²
Chambre 3	7,12 m² 14,49 m²
Chambre 1	2,61 m² 9,74 m²
Chambre 2	7,72 m²
Cabine	5,54 m²
SDE 3	4,51 m²
Dgt	4,48 m²
SDE 2	4,40 m²
SDE 4	3,79 m²
TOTAUX	11,33 m² 133,76 m²
Surface Totale Logement	145,09 m²
Balcon 1	11,69 m²
Balcon 2	2,85 m²
Date : 12/12/2016	

Apt 303 – Penthouse Duplex - €1,600,000 – vaulted ceilings



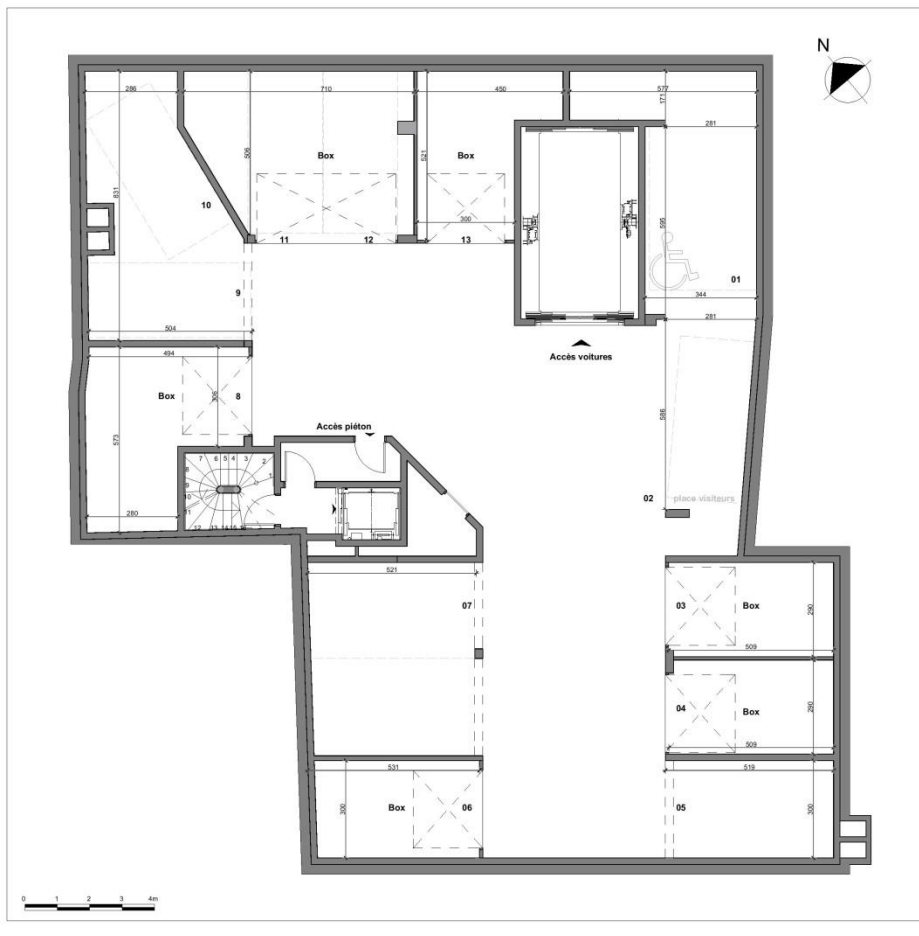
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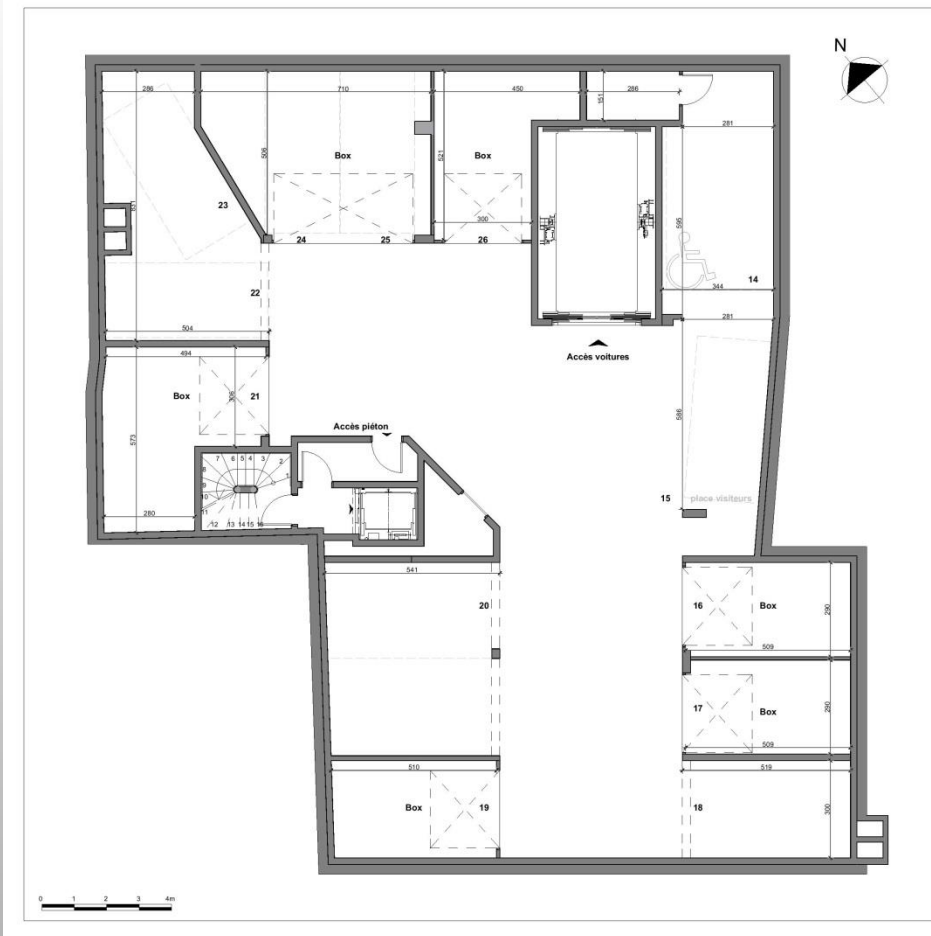
Les portes du Pleney
MORZINE



Niveau :	R+4	Log. :	303
Orientation :	SE / SO	Type :	T6 cabine
		Surface <1,80m	Surface Habitable
Séjour / cuisine 1		14,38	m²
Entrée		6,58	m²
SDE 1		5,37	m²
Séjour / Cuisine 2		1,60 m²	52,76 m²
Chambre 3		7,12 m²	14,49 m²
Chambre 1		2,61 m²	9,74 m²
Chambre 2		7,72	m²
Cabine		5,54	m²
SDE 3		4,51	m²
Dgt		4,48	m²
SDE 2		4,40	m²
SDE 4		3,79	m²
TOTAUX		11,33 m²	133,76 m²
Surface Totale Logement			145,09 m²
Balcon 1		11,69	m²
Balcon 2		2,85	m²
Date :		12/12/2016	

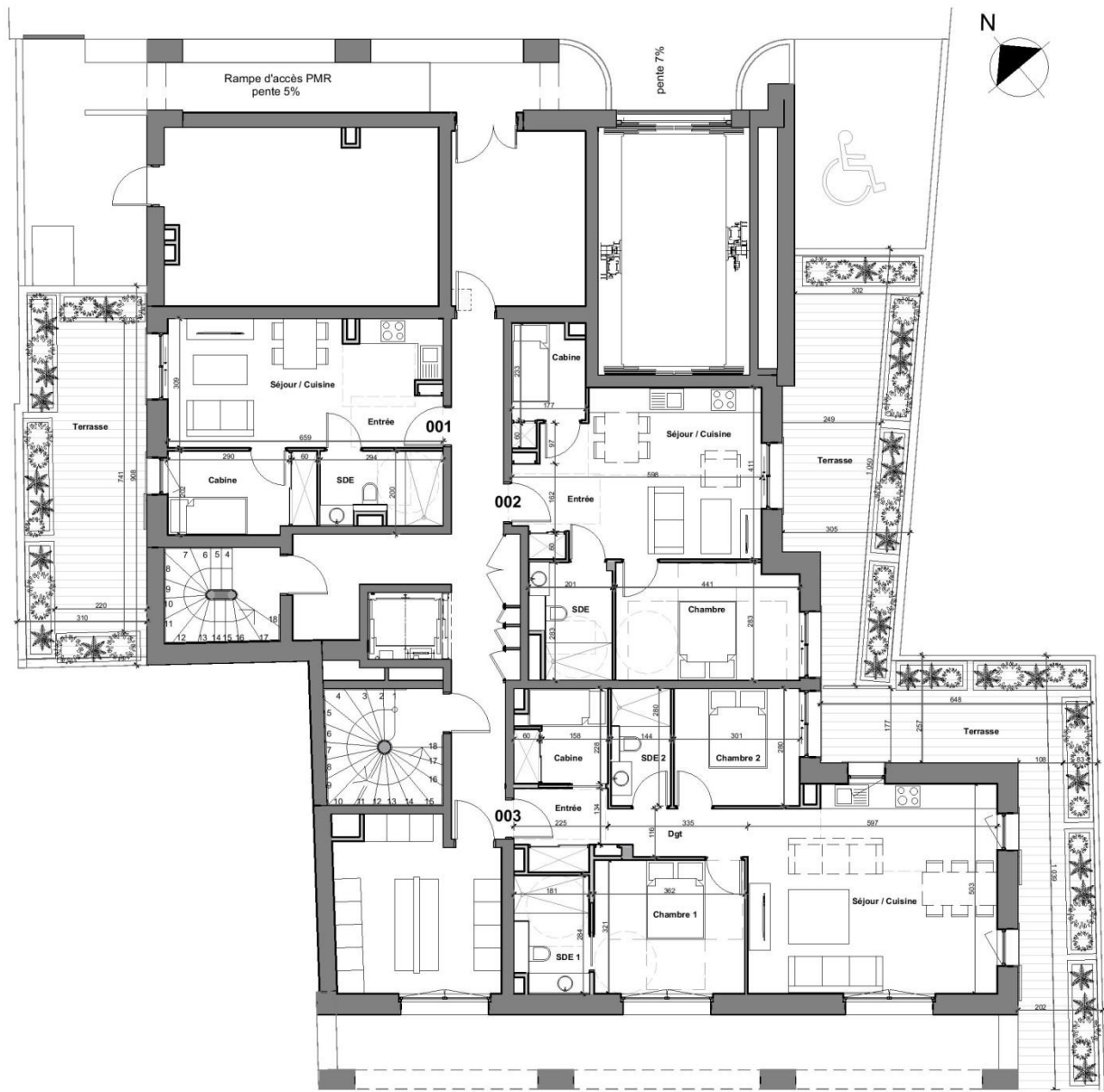


Basement 1



Basement 2

Ground floor



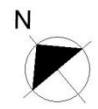
Les portes du Pleney
MORZINE



Niveau : RDC 3 logements

001 - T1 cabine	31,90 m ²
002 - T2 cabine	43,75 m ²
003 - T3 cabine	70,48 m ²

Date : 07/12/2016



Les portes du Pleney MORZINE



Niveau : R+1	4 logements
101 - T4	89,15 m ²
102 - T3 cabine	63,36 m ²
103 - T3	46,57 m ²
104 - T3 cabine	57,72 m ²

Second floor



Les portes du Pleney
MORZINE



Niveau : R+2	4 logements
201 - T4	89,15 m ²
202 - T3 cabine	63,36 m ²
203 - T3	46,57 m ²
204 - T4 cabine	71,59 m ²



Les portes du Pleney
MORZINE



Niveau : R+3	3 logements
301 - T4	$103,65\text{ m}^2 + 34,52\text{ m}^2 = 138,17\text{ m}^2$
302 - T4	$106,76\text{ m}^2 + 7,74\text{ m}^2 = 114,50\text{ m}^2$
303 - T6 cabine - duplex	$133,76\text{ m}^2 + 11,33\text{ m}^2 = 145,09\text{ m}^2$

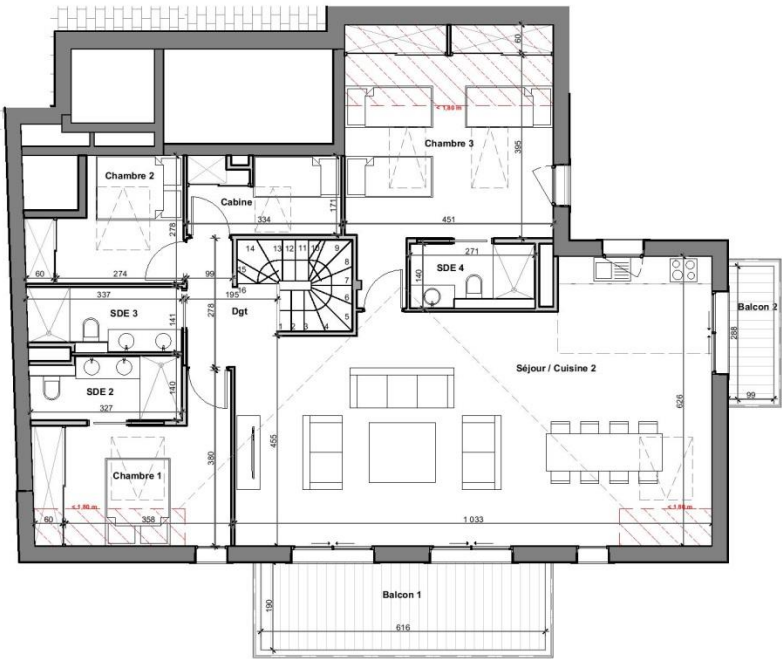


Les portes du Pleney
MORZINE



Niveau : R+4 duplex

303 - T6 cabine - duplex $133,76\text{ m}^2 + 11,33\text{ m}^2 = 145,09\text{ m}^2$



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