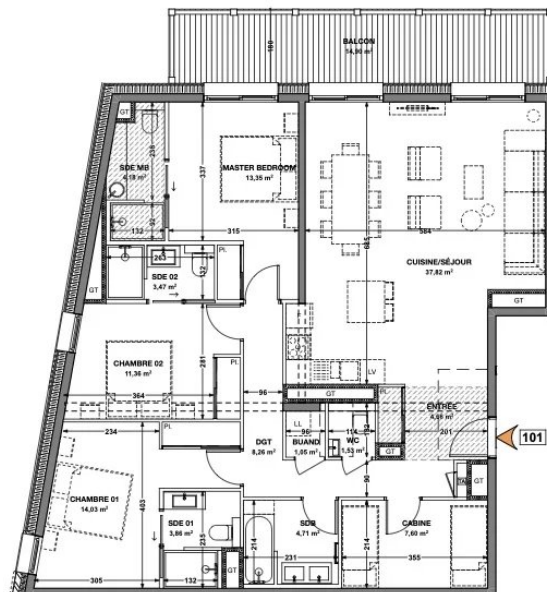


**PLAN DE COMMERCIALISATION**  
23/12/2024


TA Tableau d'abonné  
Faux-plafond, caisson ou soffite  
m² Les surfaces des pièces comprennent les placards

0 1m 2m 3m 4m 5m

Echelle : 1:75

NOTA : Des modifications pourront être apportées au plan suivant les nécessités techniques et administratives rencontrées lors de la réalisation. Les surfaces indiquées et les côtes sont approximatives. Les dimensions finales, les équipements, la position des boîtes, les vœux, les câbles, les rebordements, les soffites et faux plafonds, les planifications... peuvent évoluer. Ils sont figurés à titre indicatif et ne sont pas contractuels.

**Résidence l'Héritage**


848, avenue de Joux Plane - La Cruzaz - 74110 Morzine

N°	Type	Niveau
101	T4+ 1 cabine	RDC HAUT

LOGEMENT	
CABINE	7.60
CHAMBRE 01	14.03
CHAMBRE 02	11.36
CUISINE/SÉJOUR	37.82
DGT	8.26
ENTRÉE	4.56
MASTER BEDROOM	13.35
SDB	4.71
SDE 01	3.86
SDE 02	3.47
SDE MB	4.18
<b>TOTAL</b>	<b>113.30 m²</b>
EXTÉRIEURS	
BALCON	14.90
<b>TOTAL</b>	<b>14.90 m²</b>



MAÎTRE D'OUVRAGE  
villes & villages créations

## Exclusive Opportunity: Prime apartments in the centre of Morzine

**Price : 1 209 000 €**

**Reference Héritage**

**Morzine**

**Apartment**

**Bedrooms 3**

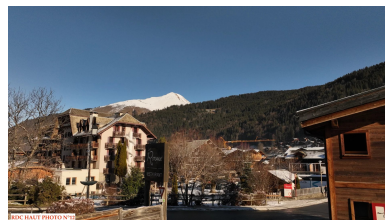
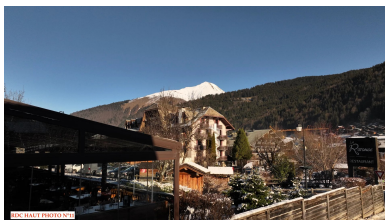
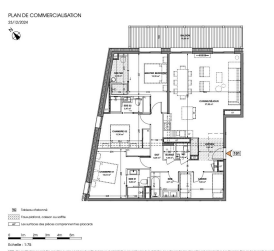
**Bathrooms 4**

**Habitable Area 113.3 m²**

## Description

Exclusive Opportunity: Prime apartments in the centre of Morzine Imagine waking up to the crisp Alpine air, breathtaking mountain vistas, and the vibrant charm of Morzine at your doorstep. Welcome to your future luxury residence—a brand-new build, meticulously designed to combine the pinnacle of modern elegance with the timeless allure of this iconic mountain town. Prime Location Nestled in the heart of Morzine, this residence offers unmatched convenience and accessibility. You'll be just steps away from world-class ski slopes, bustling markets, gourmet dining, and a lively après-ski scene. Whether it's winter sports, summer hikes, or simply soaking in the ambiance of a quintessential Alpine village, your home is the perfect starting

point. The residence is positioned equidistant from both Pleney and Super Morzine cable cars (3 minute walk to each) allowing swift access into the mountains during summer and winter. Apartments available This apartment is a great 3 bedroom with a large open plan living area opening onto a sunny terrace. There are 2 double bedrooms and an additional bunk room. There are a number of apartments available in the residence from 1 to 5 bedrooms. Penthouses have extensive terrace areas with panoramic views. All apartments come with great outdoor space and good sized open plan areas. Each apartment has its own air source heat pump which will make this a far more efficient system. You will be able to control your apartment individually without any reliance on a central system at the behest of a management company. Take back control and you will also control your costs. Exceptional Interiors Internal finishes are all high end but you will be able to provide your own personal stamp on the property. Choices of finishes are available to all purchasers. Private Amenities This residence offers an exclusive fitness area in which to keep on top of your Strava stats during your holiday! An Investment in Lifestyle and Value Whether you're seeking a year-round residence, a holiday retreat, or a lucrative rental opportunity, this property delivers unparalleled value. Your Alpine Haven Awaits Opportunities like this are rare. Morzine's reputation as a premier destination ensures strong rental demand and consistent returns, making this not just a home but an investment in a lifestyle of exclusivity and ease. Please do not hesitate to contact us for more information or to arrange a viewing at Morzine Immobilier on [contact@morzine-immo.com](mailto:contact@morzine-immo.com)



Logement économe		Logement
≤ 50	A	En attente du diagnostic
51 à 90	B	
91 à 150	C	
151 à 230	D	
231 à 330	E	
331 à 450	F	
> 450	G	
Logement énergivore		

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- (2)** These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They assume no responsibility for any statement that may be made in these particulars.
- (3)** Photos etc: the photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive.
- (4)** Regulations :It should not be assumed that the property has all the necessary planning, building regulation or other consents and Morzine Immobilier have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.