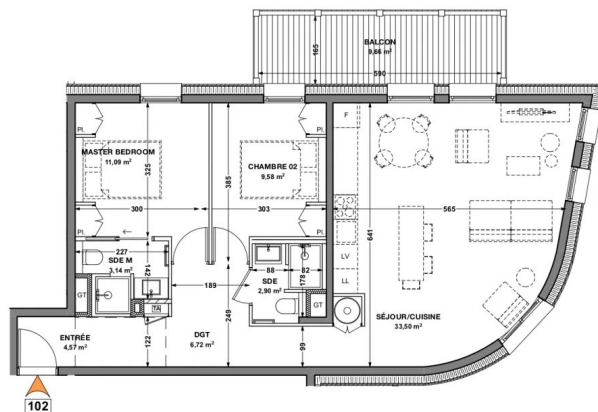


PLAN DE COMMERCIALISATION  
06/02/2025



TA Tableau d'abonné

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 libres, les équipements, la position des portes, les seuils, les cages, les rebordées, les soffits et faux plafonds, les plantations...peuvent évoluer ils sont figurés à titre indicatif et ne sont pas contractuels.

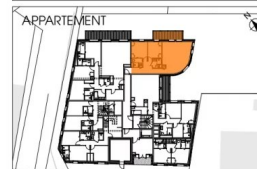
RÉSIDENCE  
**L'HÉRITAGE  
MORZINE**



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

N°	Type	Niveau
102	T3	RDC HAUT

LOGEMENT	
BUNO	1.05
CHAMBRE 02	9.58
DGT	6.72
ENTRÉE	4.97
MASTER BEDROOM	11.09
SDE	2.90
SDE M	3.14
SÉJOUR/CUISINE	33.96
<b>TOTAL</b>	<b>72.55 m²</b>
EXTÉRIEURS	
BALCON	9.66
<b>TOTAL</b>	<b>9.66 m²</b>



MAÎTRE D'OUVRAGE

**villes & villages**  
créations

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

**Price : 782 000 €**

**Reference Heritage - A102**

**Morzine**

**Apartment**

**Bedrooms 2**

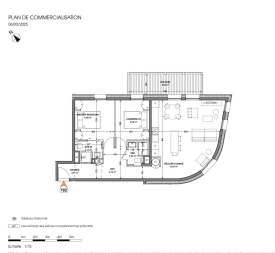
**Bathrooms 1**

**Habitable Area 72.55 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. Apartment 102 is located on the first floor and will consist of 2 bedrooms, a living room/kitchen of 22m<sup>2</sup> and two bathrooms for a total area of ??72.55m<sup>2</sup>. The living room also has a South-East facing balcony allowing you to enjoy the sun. 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 économe		

## Important Notice

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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.