MORZINE AVORIAZ
Portes du Soleil

LE CARLINA

PROMOTEAM

APPARTEMENTS NEUFS HAUT DE GAMME

Du F3 au F6

LUXURY NEW BUILD APARTMENTS

Range of 2 to 5 bedroom opportunities

RÉSIDENCE PRESTIGE SKIS AUX PIEDS

PRESTIGIOUS SKI-IN AND SKI-OUT RESIDENCE



morzine IMMOBILIER

LE CARLINA

RÉSIDENCE PRESTIGE SKI AUX PIEDS

Un emplacement unique au pied des pistes et à seulement 30m des remontées mécaniques qui desservent les 120km de pistes du domaine skiable des Gets-Morzine.

Ce prestigieux développement immobilier de 12 appartements du F3 au F6 est un mélange d'architecture montagnarde moderne et urbaine, utilisant des matériaux de qualité comme le mélèze naturel ou la pierre de taille.

Chaque appartement se caractérise par un grand confort moderne, un balcon ou une terrasse, et sera traité au goût du client grâce à une large gamme de choix de prestations.

Tous les logements bénéficient d'un local à ski et d'une place de parking couvert, permettant de profiter à pied d'une situation centrale privilégiée.

PRESTIGIOUS SKI-IN AND SKI-OUT RESIDENCE

A truly unique location at the foot of the slopes next to the main Pleney cable car. The perfect gateway to the Morzine/Les Gets ski area with 120km of ski slopes suitable for skiers of all levels. This prime residence offers an unrivaled location if you are seeking ease of access from your front door to the slopes. Morzine with all of its bars, restaurants and shops is also just on your doorstep.

The high-altitude resort of Avoriaz can be accessed with equal ease. A mere 5 minute walk or a 3 minute journey on the Morzine tourist train will take you to the Super-Morzine cable car. From the top of this cable car, you will be on the slopes of the wider Portes du Soleil ski area with a further 480km of skiing.

This prominent residence will have just 12 individual apartments ranging in size from 2 to 5 bedrooms. Each apartment is designed to maximise modern comforts with large living areas and spacious balconies. The architecture will respect mountain tradition with a modern edge. The exterior will be clad in aged larch wood and stone.

There are a wide range of high quality finishes and design aspects that each purchaser can choose to add their own personal touch and individuality to the apartment.

A ski locker and garage are also included in the price.

For those seeking a rental return, these apartments will perform exceptionally well given their prime location. We would be happy to discuss this further with you.

page 5
Plan de masse
Site plan

page 6
Plan de situation
Location

page 10
Repérage appartements
Location of apartments

page 11
Grille tarifaire
Price list

page 15
Plans individuels
Individual floorplans

page 33
Plans de niveaux
Level floorplans



Vue 1

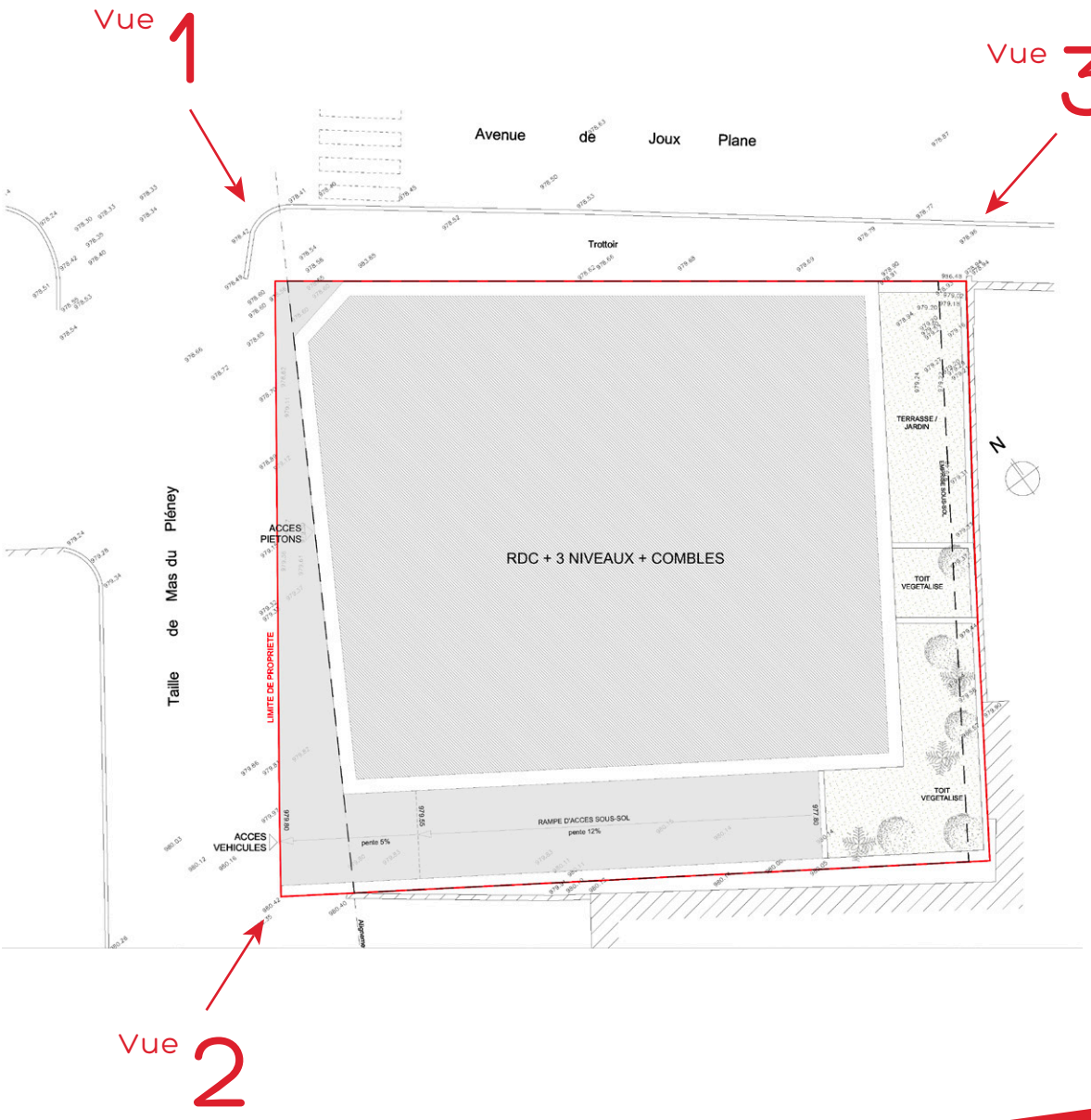


Vue 2



Vue 3





PLAN DE MASSE
SITE PLAN

UN EMPLACEMENT UNIQUE AU PIED DES PISTES



PLAN DE SITUATION LOCATION



A UNIQUE LOCATION AT THE BASE OF THE SKI SLOPES

DES PRESTATIONS HAUT DE GAMME POUR VOTRE PLUS GRAND CONFORT

La résidence sera construite selon des normes de construction de très haut niveau en utilisant les procédés de construction et les systèmes technologiques les plus récents.

CONFORT ET SÉCURITÉ

- Vidéophone dans chaque appartement
- Accès garage sécurisé
- Volet électrique sur chaque fenêtre et porte

CONFORT ET MODERNITÉ

- Chauffage au sol à l'eau avec pilotage individuel
- Local à ski inclus avec séchage des chaussures en option
- Place de parking couvert avec rampe d'accès chauffante

CONFORT ET SÉRÉNITÉ

- Cuisines modernes entièrement équipées
- Salles de bains équipées et carrelées toute hauteur
- Sol en parquet ou carrelage grès cérame
- Double vitrage et isolation phonique
- Pack luminaire et mobilier (en option)



HIGH-END FINISHES TO MAXIMISE YOUR COMFORT

The residence will be built to a very high standard of construction using the latest building processes and technological systems.

SECURITY

- Covered parking bay with secure entry
- Electric shutters on all windows and doors

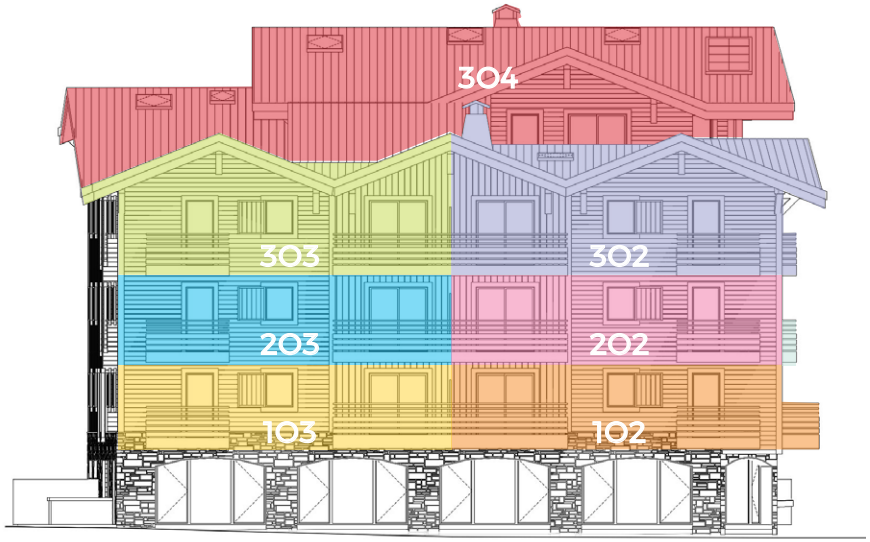


TECHNOLOGY

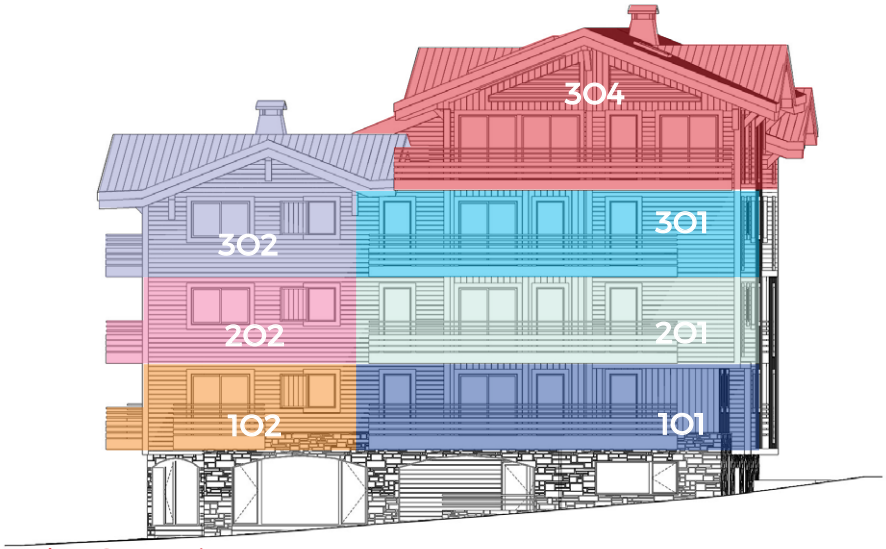
- Wet underfloor heating systems with individual room control
- Video intercom door entry system
- Heated entry ramp to basement parking

COMFORT

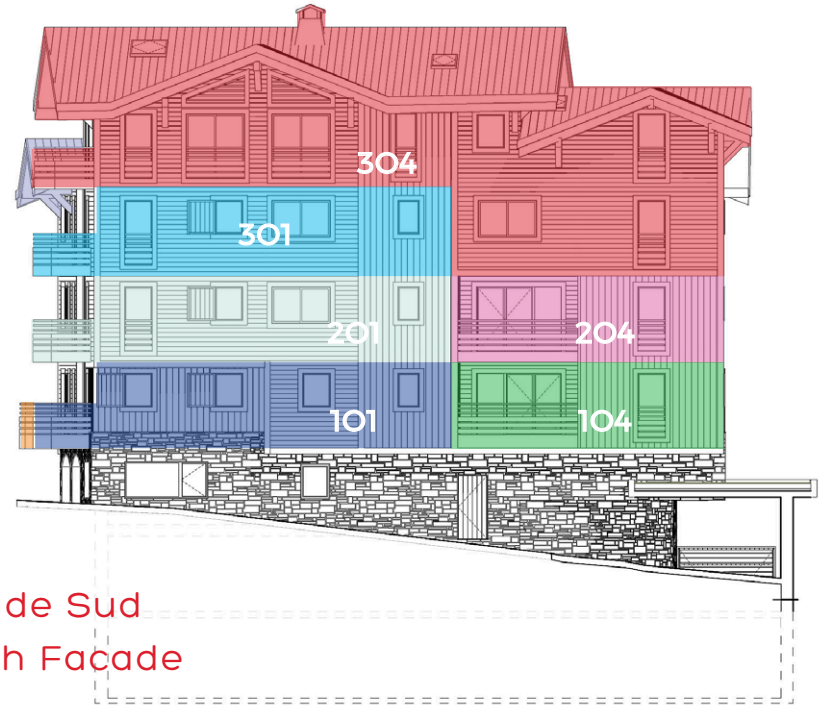
- Modern fitted kitchens
- Floor to ceiling tiles in bathrooms
- Choice of ceramic tile or wood for floor finishes
- Feature wall in brushed wood for all bedrooms
- Large open-plan living areas
- Oversized balconies/terraces to sit out on
- LED ceiling spot lights
- We offer separate packages for furniture and feature lighting



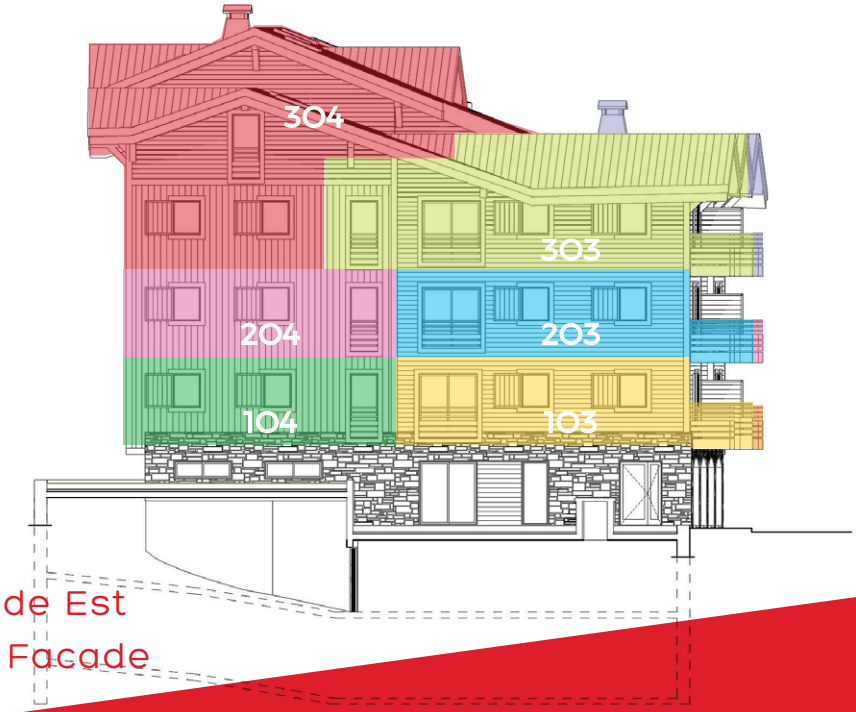
Facade Nord
North Facade



Facade Ouest
West Facade



Facade Sud
South Facade



Facade Est
East Facade

Repérage des appartements
Locations of apartments

N° Appartement	Etage	Superficie m^2	Balcon/ Terrasse	Chambre(s)	Salle de douche
101	1er	92,59	14,28	3 + coin montagne	3
102	1er	60,04	13,22	2 + coin montagne	2
103	1er	78,56	9,63	3 + coin montagne	3
104	1er	58,34	6,74	2 + coin montagne	2
201	2ème	96,36	14,28	3 + coin montagne	3
202	2ème	60,04	9,63	2 + coin montagne	2
203	2ème	78,56	9,63	3 + coin montagne	3
204	2ème	58,33	6,74	2 + coin montagne	2
301	3ème	96,36	14,28	3 + coin montagne	3
302	3ème	60,04	9,63	2 + coin montagne	2
303	3ème	78,96	9,63	2 + coin montagne	2
304	Duplex 3ème et 4ème	223,83 (30,32 < 1,80m)	31,72	6 + coin montagne	6


TAXIS
Pheney Sports



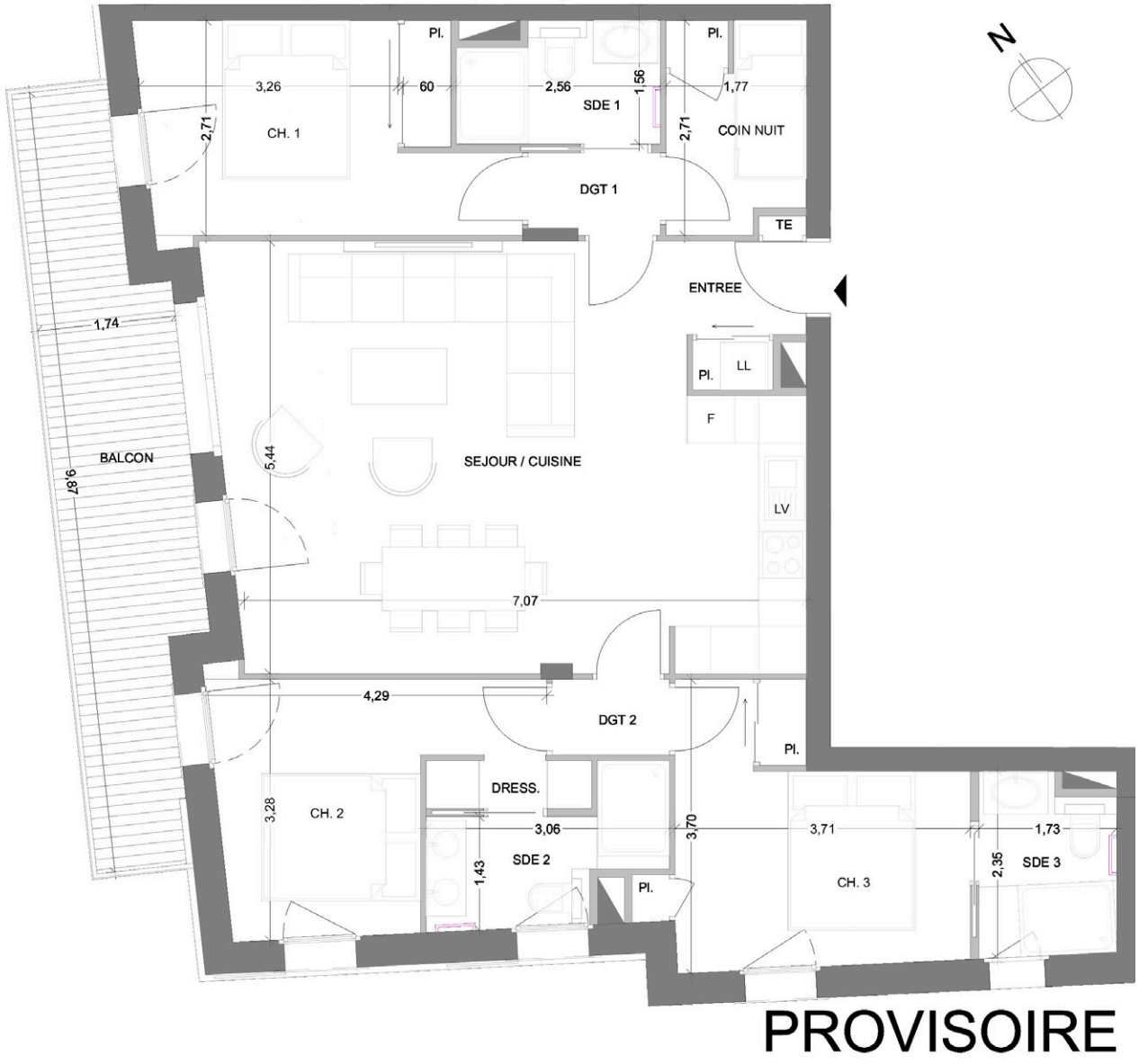
PLANS INDIVIDUELS

INDIVIDUAL FLOORPLANS

101

LE CARLINA
Morzine





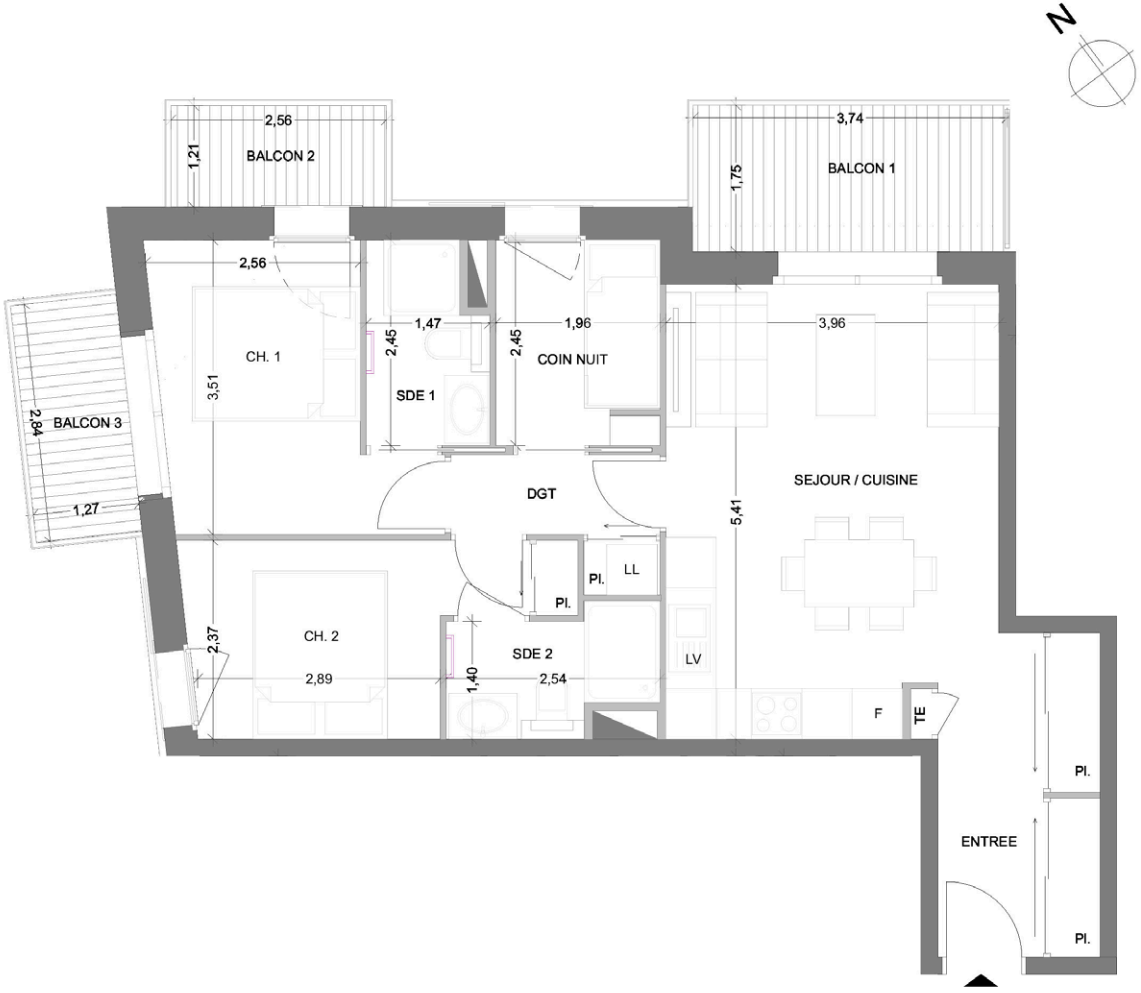


Appt 101

Niveau : R+1
Orientation : Sud-Ouest
Type : T4 Cabine

	Surface habitable	
CH 1	11,45	m²
CH 2	9,87	m²
CH 3	11,29	m²
COIN NUIT	4,52	m²
DGT 1	1,67	m²
DGT 2	1,40	m²
DRESSING	1,26	m²
ENTRÉE	2,46	m²
SDE 1	3,68	m²
SDE 2	4,21	m²
SDE 3	3,77	m²
SÉJOUR / CUISINE	37,01	m²
Surface totale logement	**92,59**	**m²**
BALCON	14,28	m²

102



PROVISOIRE

LE CARLINA
Morzine





Appt 102

Niveau : R+1
Orientation : Nord-Ouest
Type : T3 Cabine

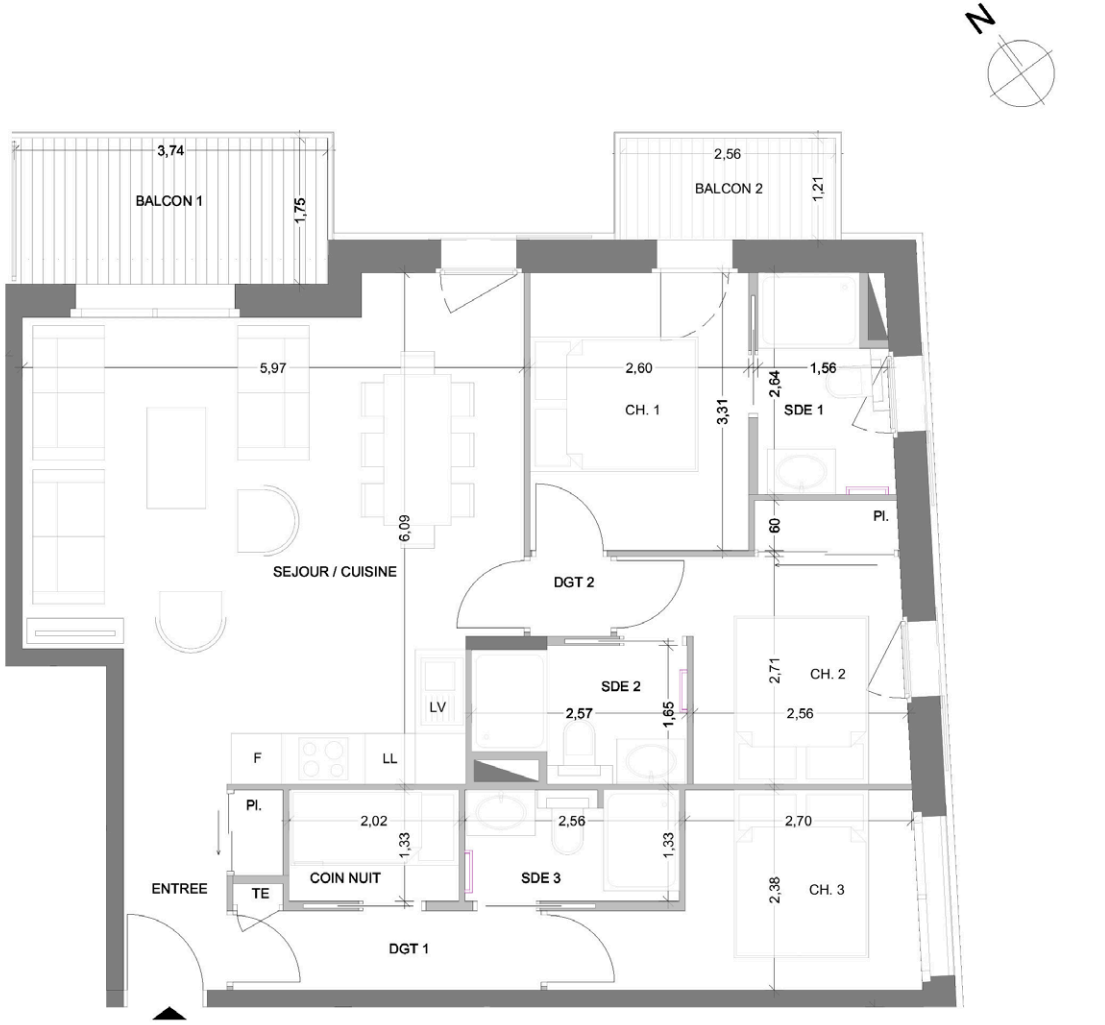
	Surface habitable	
CH 1	9,35	m²
CH 2	8,61	m²
COIN NUIT	4,75	m²
DGT	3,02	m²
ENTRÉE	6,94	m²
SDE 1	3,27	m²
SDE 2	3,39	m²
SÉJOUR / CUISINE	20,71	m²

Surface totale logement	60,04	m²
BALCON 1	6,53	m²
BALCON 2	3,10	m²
BALCON 3	3,59	m²

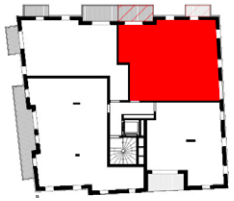
103

LE CARLINA
Morzine





PROVISOIRE



Appt 103

Niveau : R+1
Orientation : Nord-Est
Type : T4 Cabine

Surface habitable

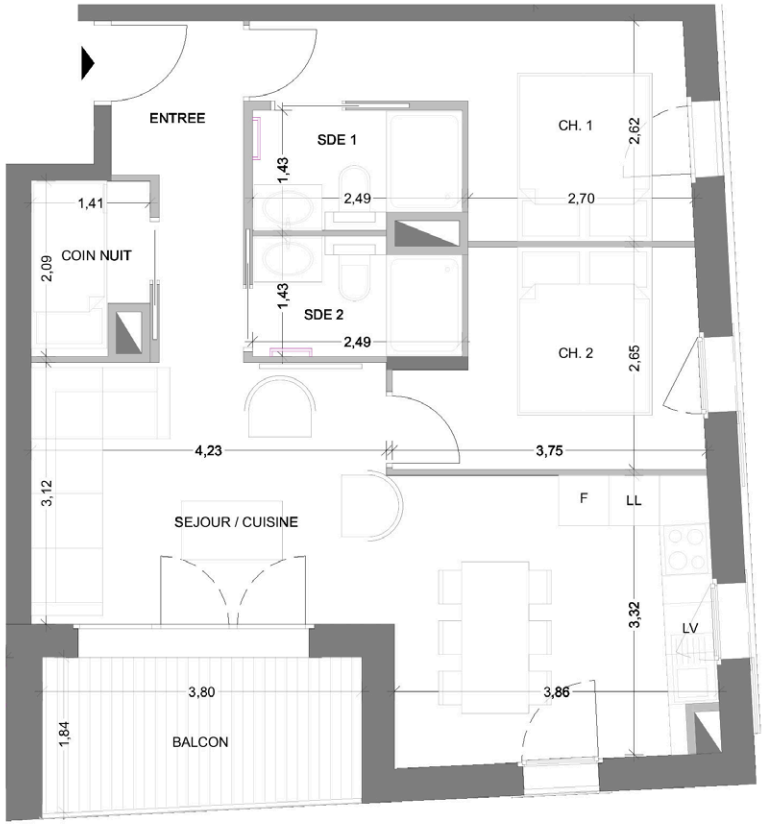
CH 1	8,62	m²
CH 2	8,86	m²
CH 3	8,14	m²
COIN NUIT	2,68	m²
DGT 1	3,48	m²
DGT 2	0,92	m²
ENTRÉE	3,71	m²
SDE 1	3,88	m²
SDE 2	3,83	m²
SDE 3	3,37	m²
SÉJOUR/CUISINE	31,07	m²

Surface totale logement	**78,56**	**m²**

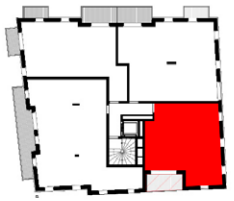
BALCON 1	6,53	m²
BALCON 2	3,10	m²

104





PROVISOIRE



Appt 104

Niveau : R+1
Orientation : Sud-Est
Type : T3 Cabine

Surface habitable		
CH 1	9,36	m²
CH 2	8,40	m²
COIN NUIT	2,65	m²
ENTRÉE	5,11	m²
SDE 1	3,37	m²
SDE 2	3,37	m²
SÉJOUR/CUISINE	26,08	m²

Surface totale logement	58,34	m²

BALCON	6,74	m²



Salon / Living room

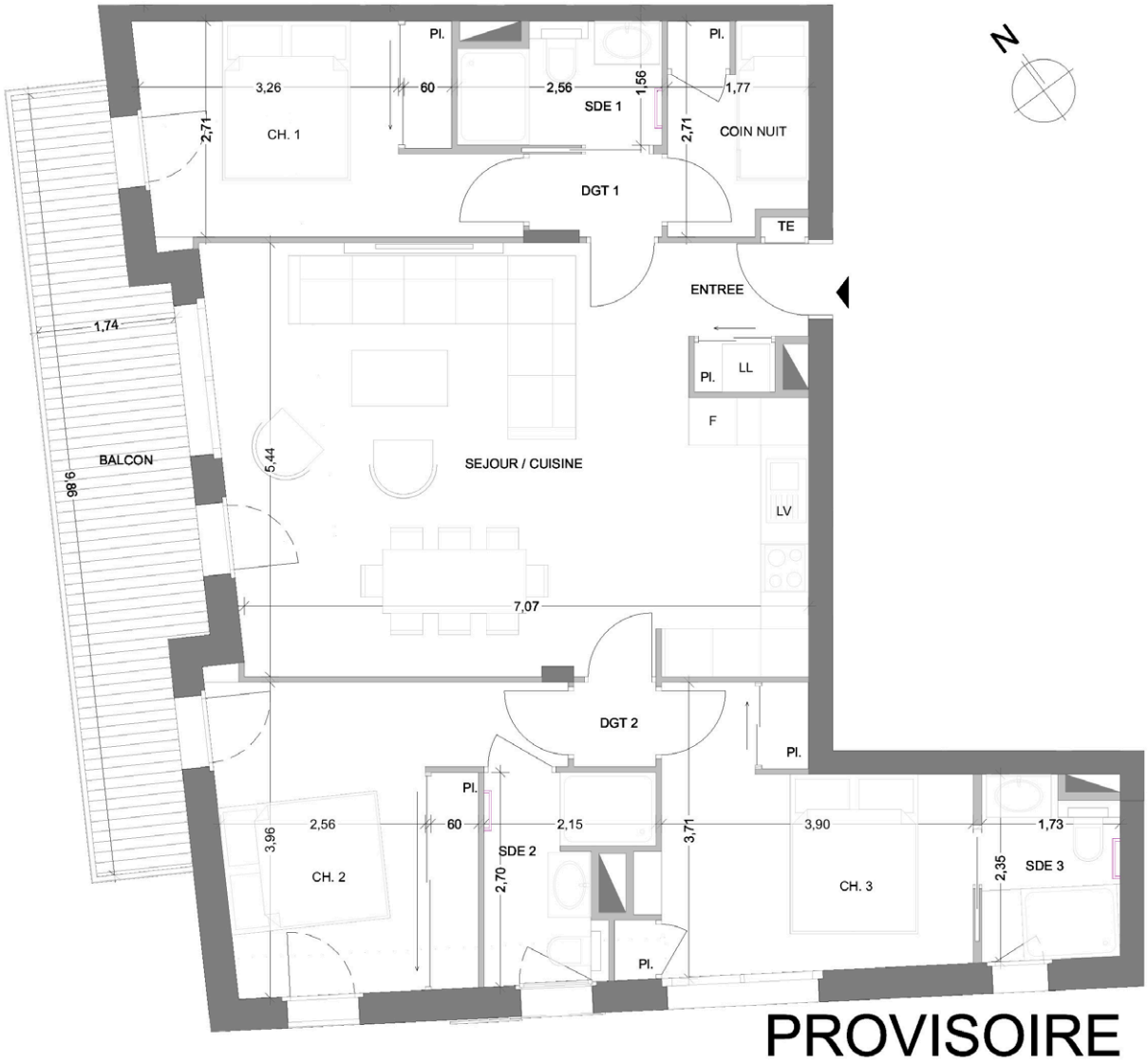


Salon / Living room



Chambre / Bedroom

201



LE CARLINA
Morzine





Appt 201

Niveau : R+2
Orientation : Sud-Ouest
Type : T4 Cabine

	Surface habitable	
CH 1	11,45	m²
CH 2	13,83	m²
CH 3	12,42	m²
COIN NUIT	4,52	m²
DGT 1	1,67	m²
DGT 2	1,09	m²
ENTRÉE	2,46	m²
SDE 1	3,68	m²
SDE 2	4,46	m²
SDE 3	3,77	m²
SÉJOUR/CUISINE	37,01	m²

Surface totale logement	96,36	m²
BALCON	14,28	m²

202

LE CARLINA
Morzine





PROVISOIRE



Appt 202

Niveau : R+2
Orientation : Nord-Ouest
Type : T3 Cabine

Surface habitable		
CH 1	9,35	m²
CH 2	8,61	m²
COIN NUIT	4,75	m²
DGT	3,02	m²
ENTRÉE	6,94	m²
SDE 1	3,27	m²
SDE 2	3,39	m²
SÉJOUR / CUISINE	20,71	m²

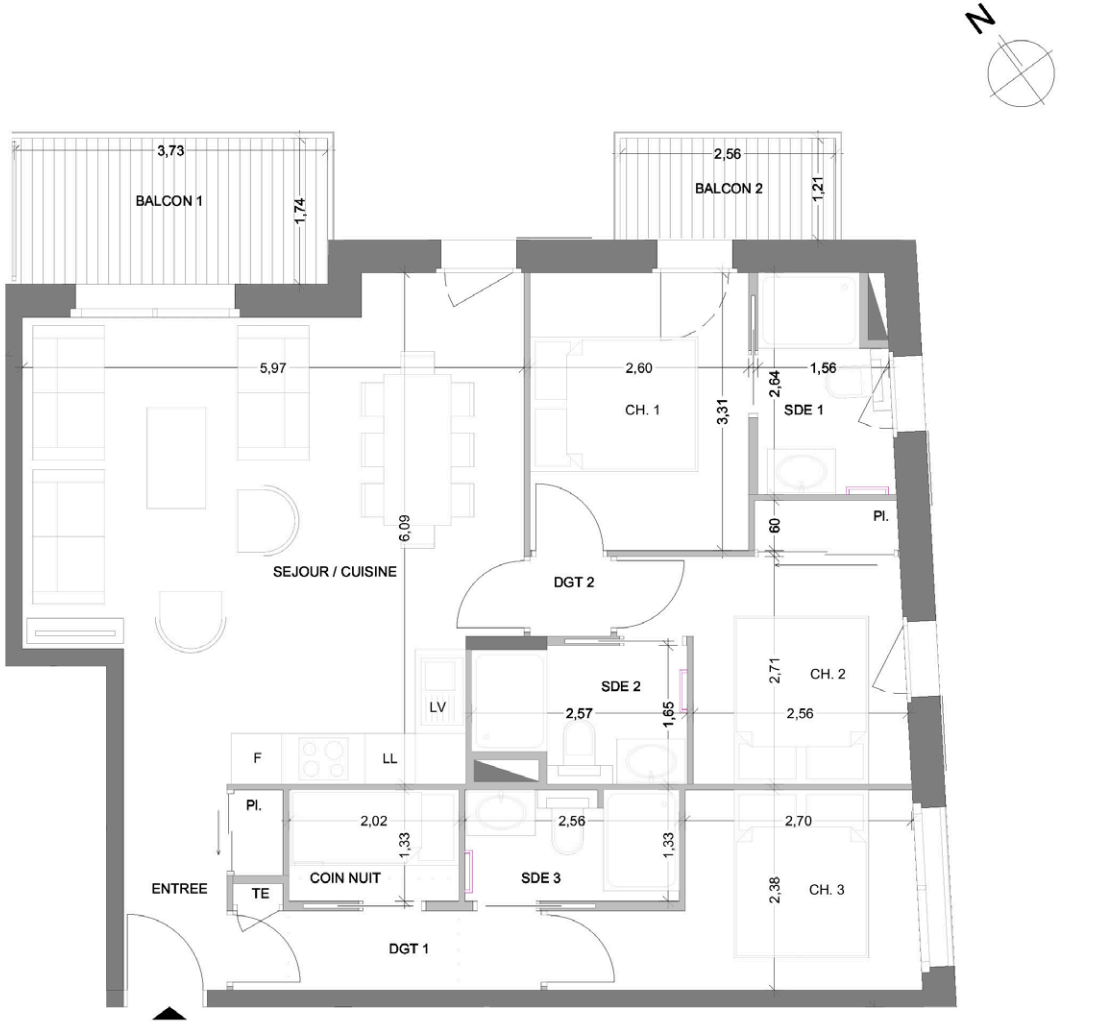
Surface totale logement	60,04	m²

BALCON 1	6,53	m²
BALCON 2	3,10	m²

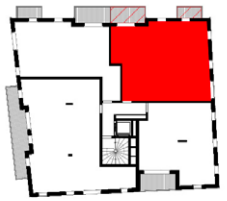
203

LE CARLINA
Morzine





PROVISOIRE



Appt 203

Niveau : R+2
Orientation : Nord-Est
Type : T4 Cabine

Surface habitable		
CH 1	8,62	m²
CH 2	8,86	m²
CH 3	8,14	m²
COIN NUIT	2,68	m²
DGT 1	3,48	m²
DGT 2	0,92	m²
ENTRÉE	3,71	m²
SDE 1	3,88	m²
SDE 2	3,83	m²
SDE 3	3,37	m²
SÉJOUR /CUISINE	31,07	m²

Surface totale logement	78,56	m²

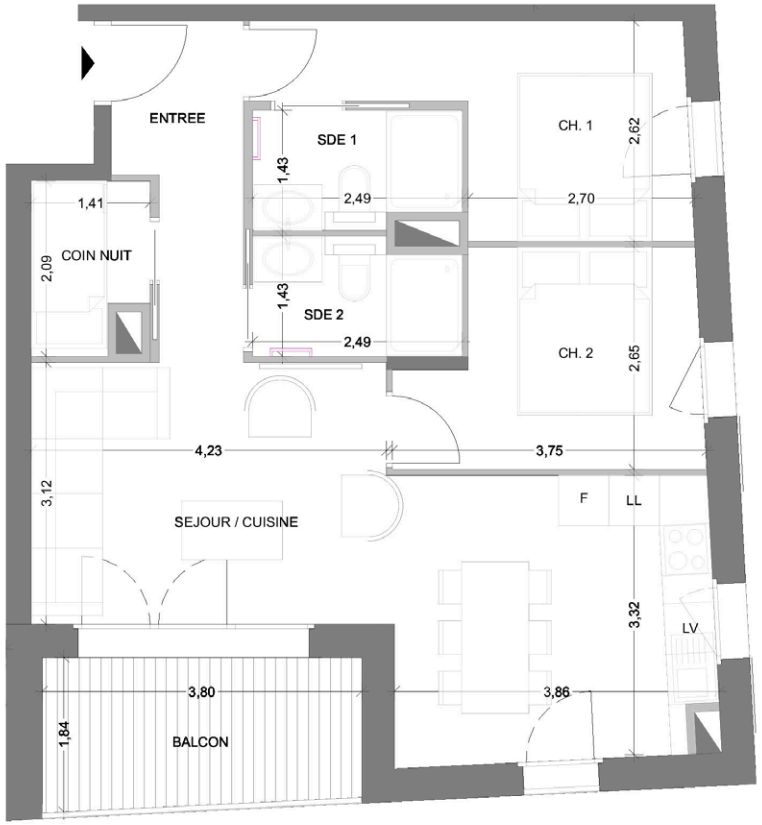
BALCON 1	6,53	m²
BALCON 2	3,10	m²



204

LE CARLINA
Morzine





PROVISOIRE



Appt 204

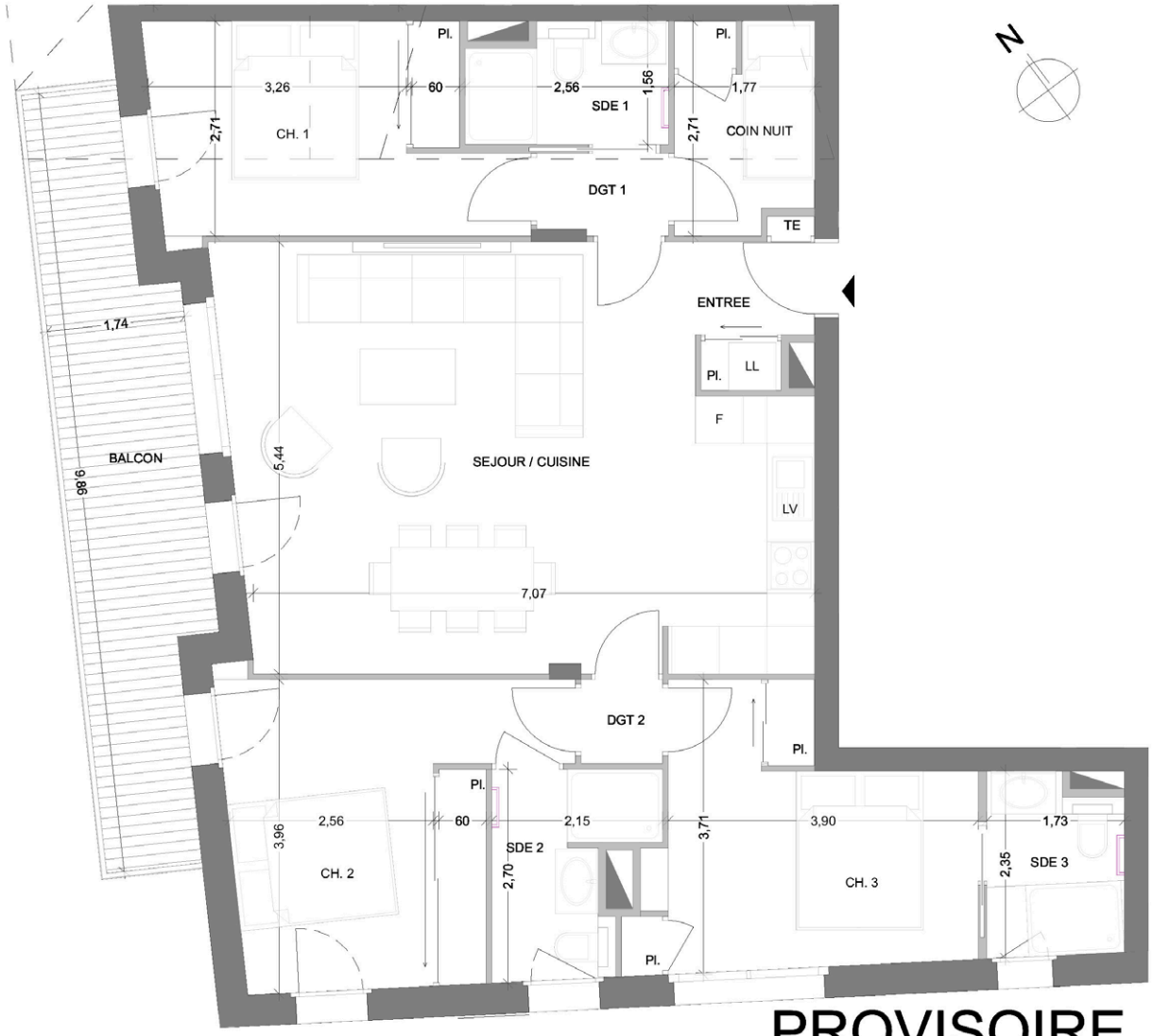
Niveau : R+2
Orientation : Sud-Est
Type : T3 Cabine

	Surface habitable	
CH 1	9,36	m²
CH 2	8,40	m²
COIN NUIT	2,64	m²
ENTRÉE	5,11	m²
SDE 1	3,37	m²
SDE 2	3,37	m²
SEJOUR/CUISINE	26,08	m²

Surface totale logement	58,33	m²

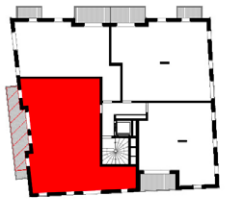
BALCON 1	6,74	m²

301



LE CARLINA
Morzine





Appt 301

Niveau : R+3
Orientation : Sud-Ouest
Type : T4 Cabine

	Surface habitable	
CH 1	11,45	m²
CH 2	13,83	m²
CH 3	12,42	m²
COIN NUIT	4,52	m²
DGT 1	1,67	m²
DGT 2	1,09	m²
ENTRÉE	2,46	m²
SDE 1	3,68	m²
SDE 2	4,46	m²
SDE 3	3,77	m²
SÉJOUR / CUISINE	37,01	m²
Surface totale logement	**96,36**	**m²**
BALCON	14,28	m²



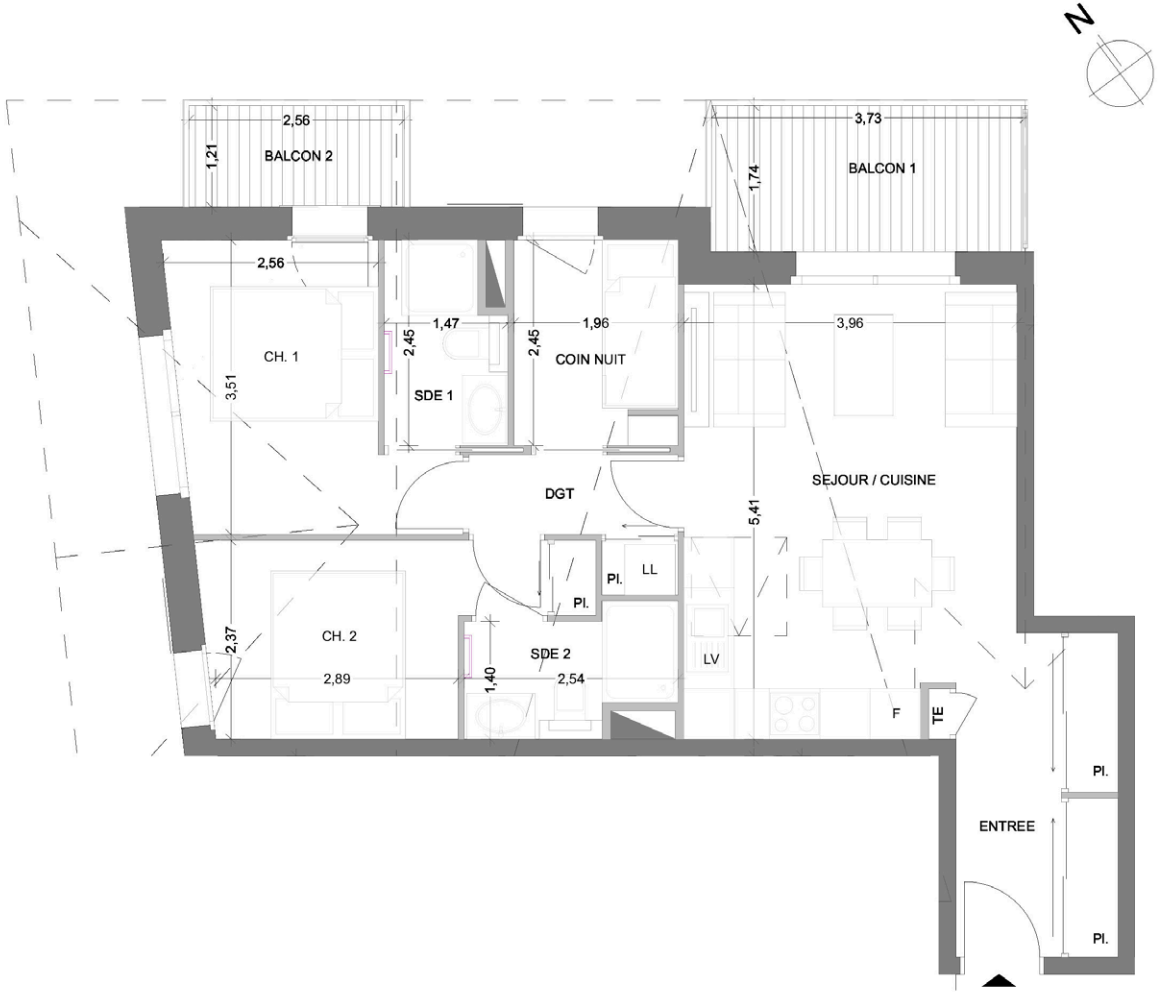
Salon / Living room

Chambre / Bedroom

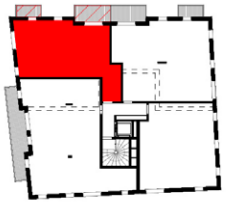


302





PROVISOIRE



Appt 302

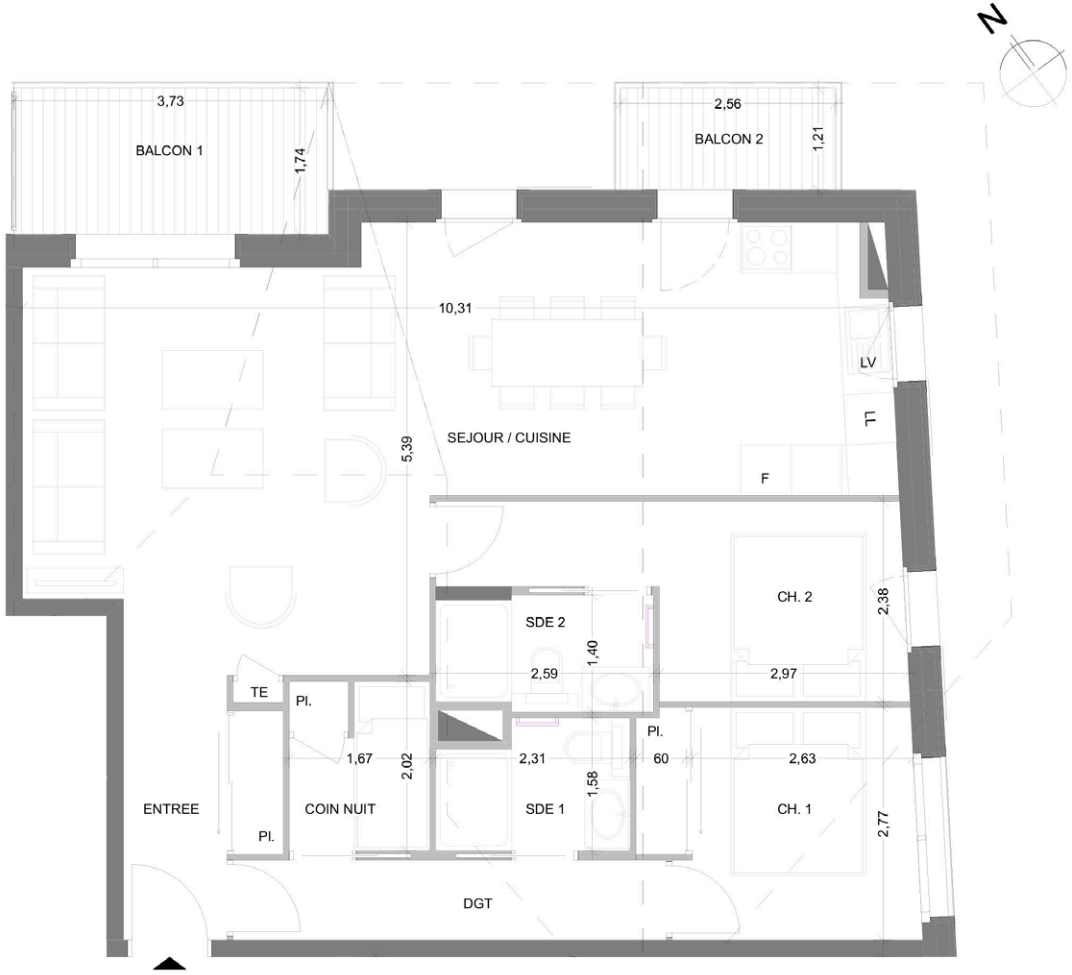
Niveau : R+3
Orientation : Nord-Ouest
Type : T3 Cabine

Surface habitable		
CH 1	9,35	m²
CH 2	8,61	m²
COIN NUIT	4,75	m²
DGT	3,02	m²
ENTRÉE	6,94	m²
SDE 1	3,27	m²
SDE 2	3,39	m²
SÉJOUR / CUISINE	20,71	m²

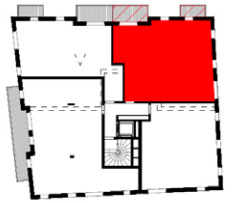
Surface totale logement	60,04	m²
BALCON 1	6,53	m²
BALCON 2	3,10	m²

303





PROVISOIRE



Appt 303

Niveau : R+3
Orientation : Nord-Est
Type : T3 Cabine

	Surface habitable	
CH 1	8,76	m²
CH 2	9,66	m²
COIN NUIT	3,33	m²
DGT	4,90	m²
ENTRÉE	5,03	m²
SDE 1	5,33	m²
SDE 2	3,45	m²
SÉJOUR/CUISINE	40,50	m²
SÉJOUR/CUISINE	40,50	m²

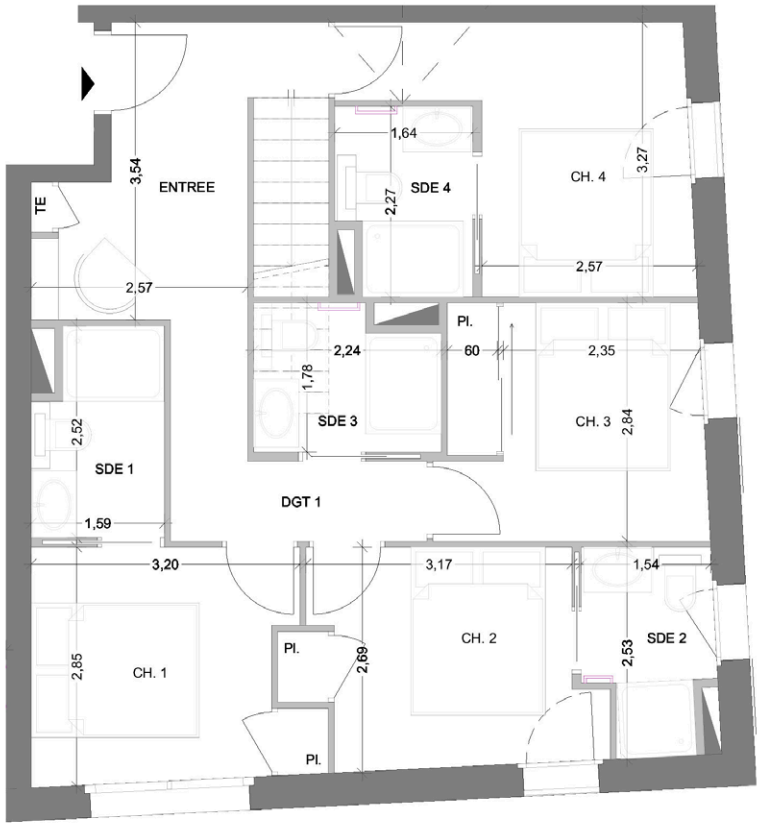
Surface totale logement	78,96	m²

BALCON 1	6,53	m²
BALCON 2	3,10	m²

304

LE CARLINA
Morzine







Appt 304

Niveau : R+3
Orientation : Sud-Est
Type : T7 Cabine Duplex

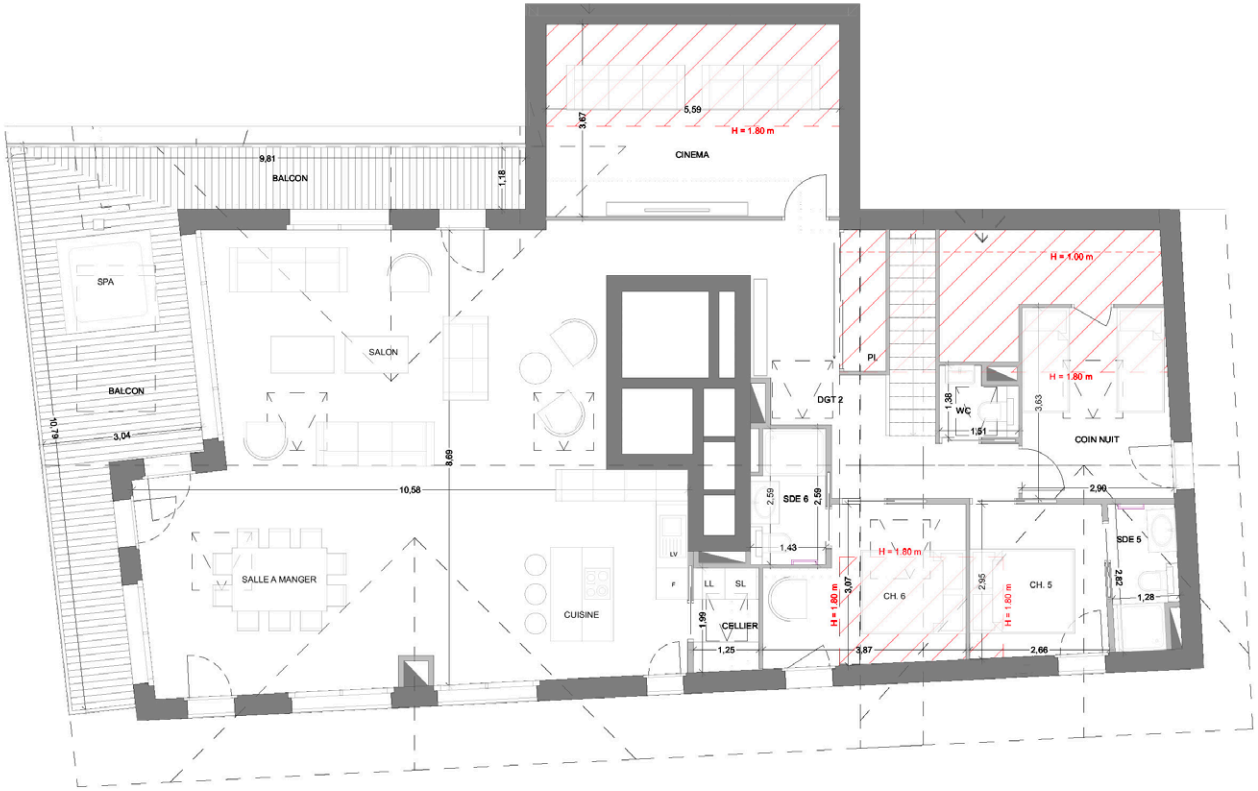
	Surface < 1,80 m		Surface habitable	
CH 1			8,86	m²
CH 2			8,69	m²
CH 3			8,80	m²
CH 4			9,74	m²
DGT			4,44	m²
ENTRÉE			7,98	m²
SDE 1			3,66	m²
SDE 2			3,38	m²
SDE 3	0,28	m²	3,36	m²
SDE 4			3,43	m²
Totaux	0,28	m²	62,34	m²
Surface totale niveau			62,62	m²

PROVISOIRE

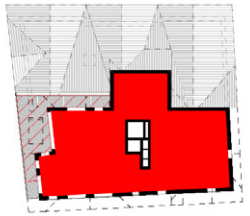
304

LE CARLINA
Morzine





PROVISOIRE



Appt 304

Niveau : R+3
Orientation : Sud
Type : T7 Cabine Duplex

	Surface < 1,80 m		Surface habitable	
CELLIER			2,46	m²
CH 5	1,24	m²	6,24	m²
CH 6	4,83	m²	5,38	m²
CINÉMA	10,85	m²	9,68	m²
COIN NUIT	10,99	m²	6,83	m²
DGT 2	2,19	m²	14,30	m²
SDE 5	0,22	m²	3,06	m²
SDE 6			3,49	m²
SÉJOUR / CUISINE			76,65	m²
WC			1,80	m²
Totaux	30,32	m²	129,89	m²
Surface totale niveau			160,21	m²
Surface totale logement			**222,83**	m²
BALCON			29,58	m²

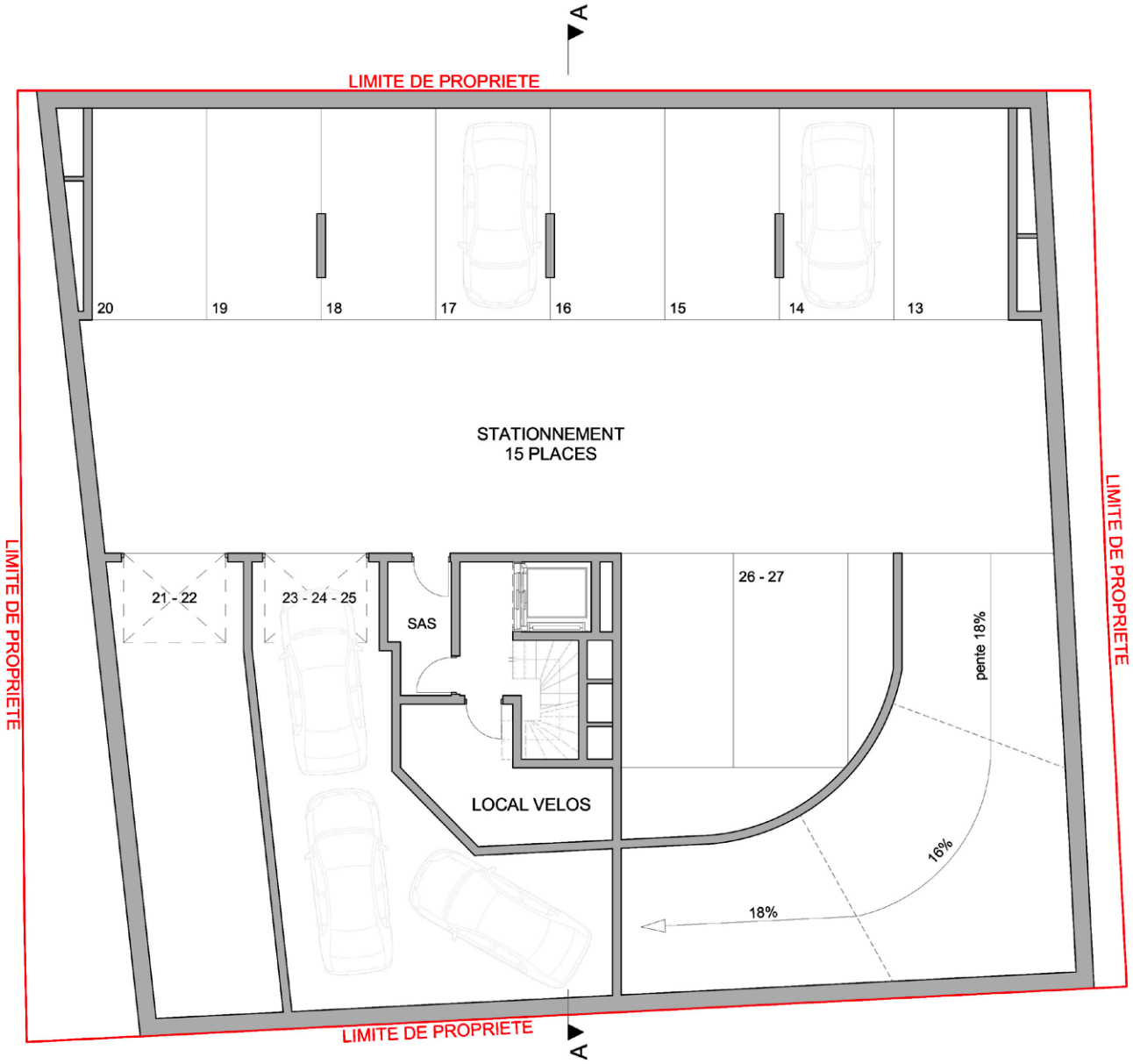




PLANS DE NIVEAUX
LEVEL FLOORPLANS



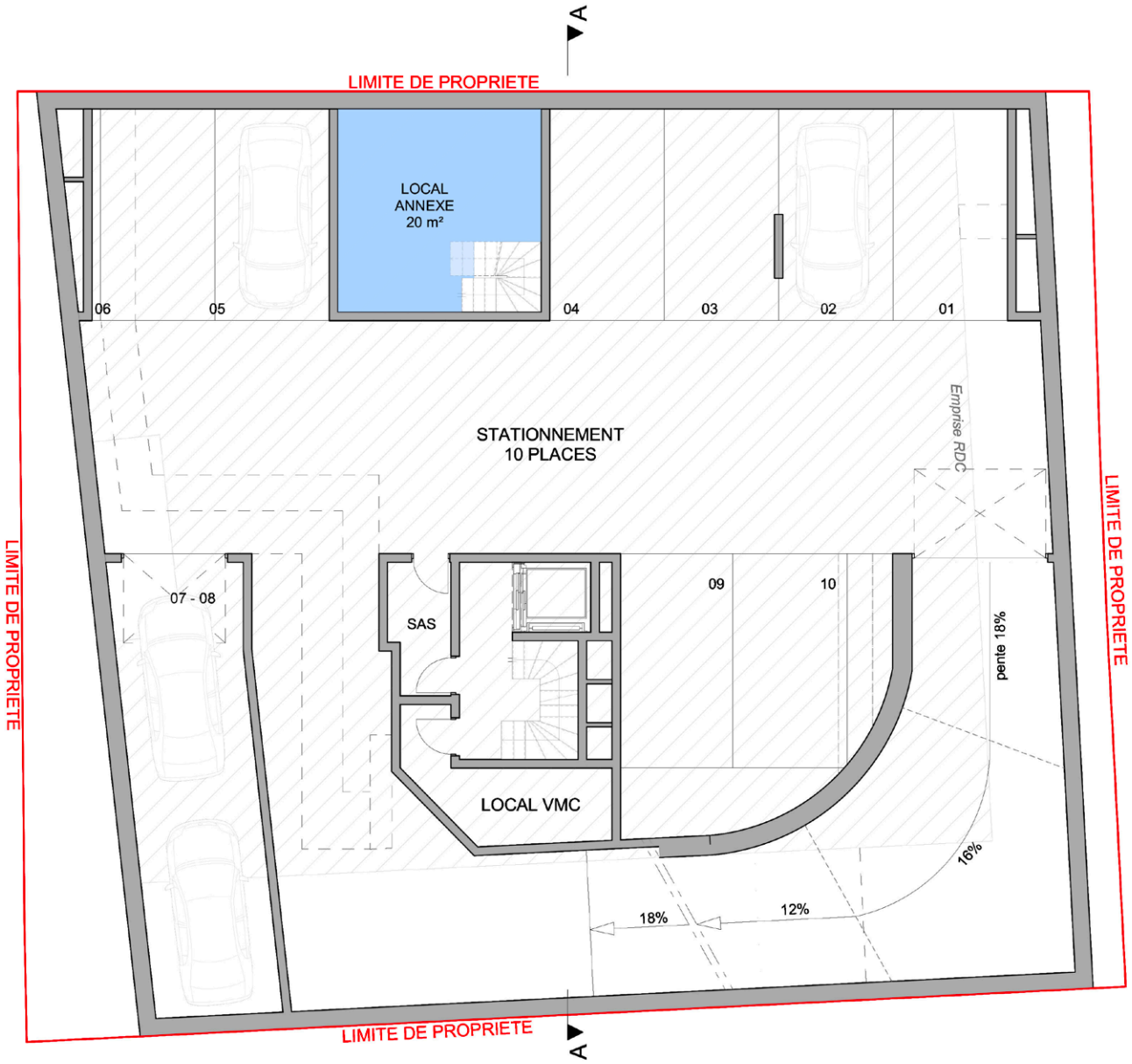
Niveau R-2



PLAN DE NIVEAUX
LEVEL FLOORPLANS



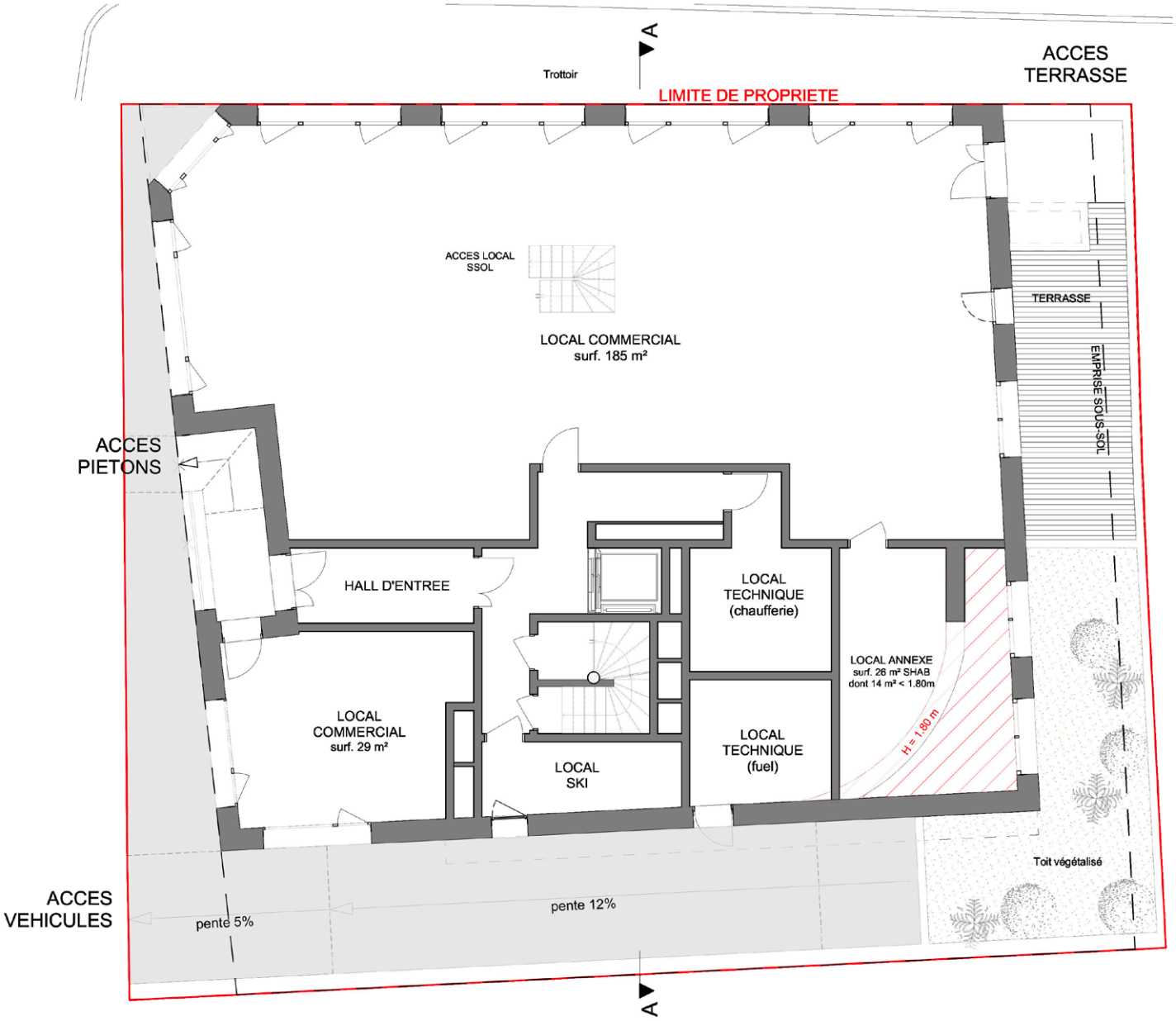
Niveau R-1



PLAN DE NIVEAUX
LEVEL FLOORPLANS



RDC



PLAN DE NIVEAUX
LEVEL FLOORPLANS



Niveau R+1



PLAN DE NIVEAUX
LEVEL FLOORPLANS



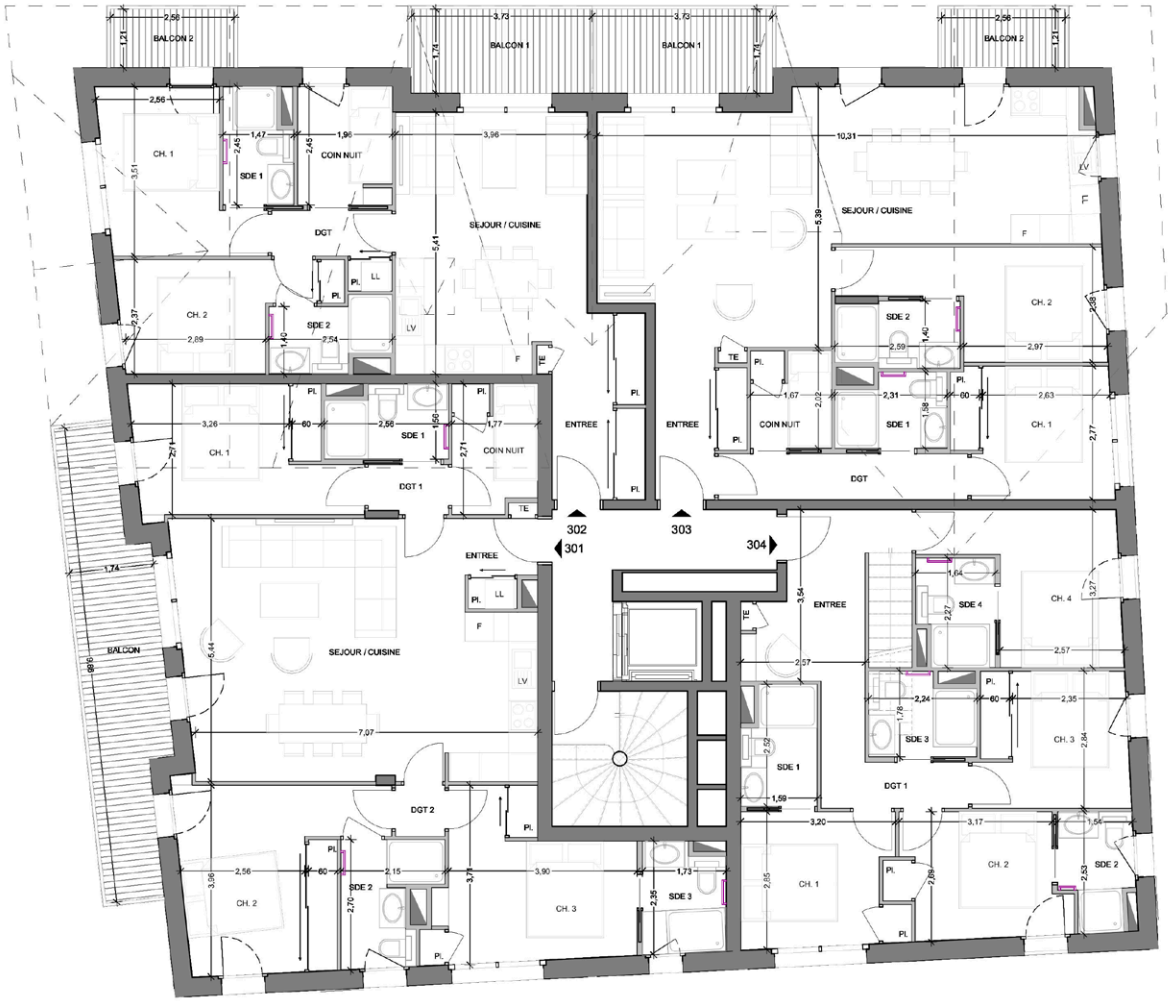
Niveau R+2



PLAN DE NIVEAUX
LEVEL FLOORPLANS



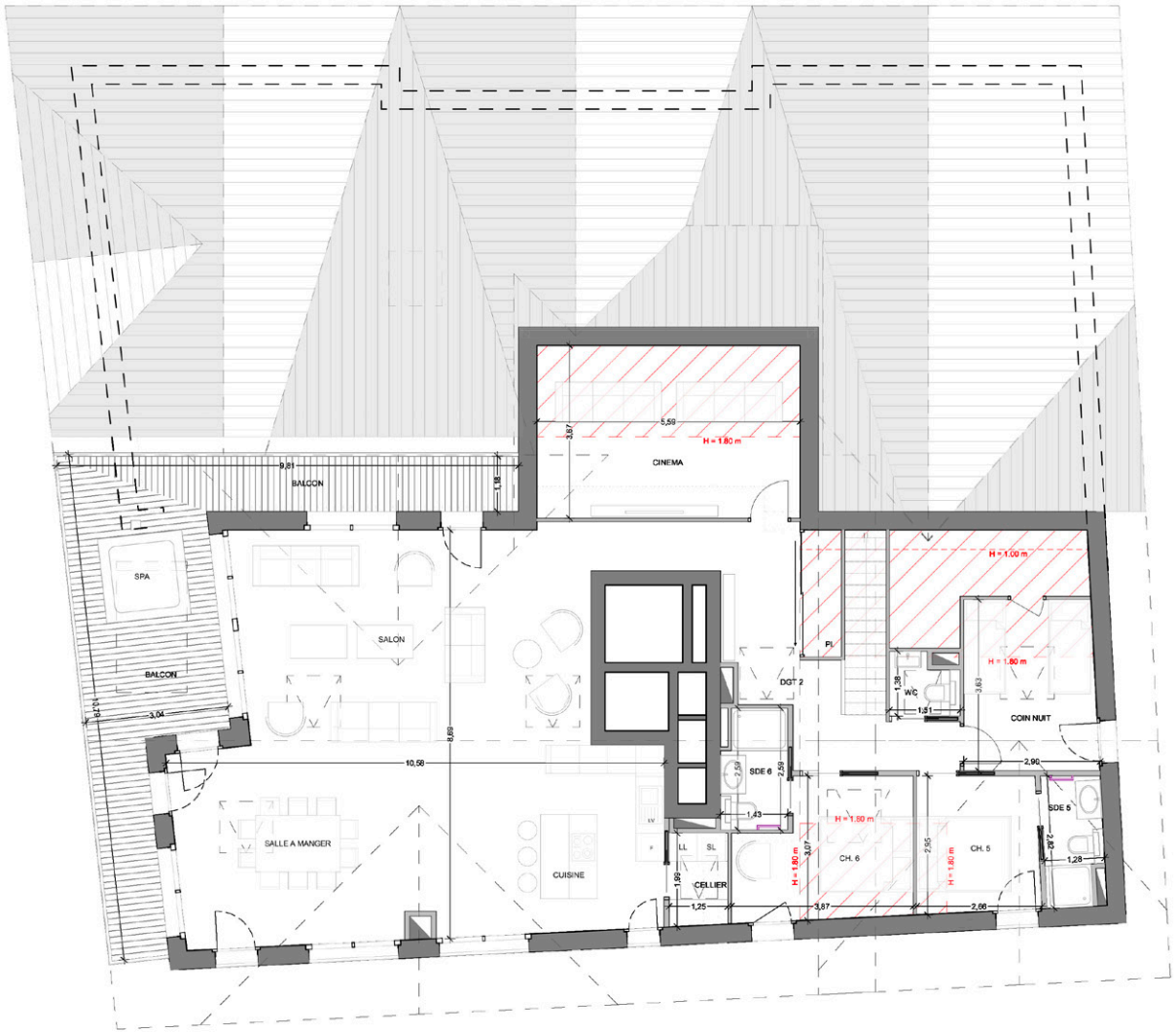
Niveau R+3



PLAN DE NIVEAUX
LEVEL FLOORPLANS



Niveau R+4



PLAN DE NIVEAUX
LEVEL FLOORPLANS

LE CARLINA

Une réalisation / a realization

PROMOTEAM

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