

Pieds des Pistes Phase 1, Les Collons, Verbier ski area, Switzerland



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Pieds des Pistes

This new hamlet of twenty three chalets are to be built at 1550m, just 200m from the chair lift which takes you up to over 2000m. They are to be built by the same developer that built the Pyramides Village; a development of eighteen chalets nearby in Les Masses (shown right).

Key Facts

- Just 200m from the lift and restaurant at Les Masses
- First phase of six traditional three bedroom chalets
- South and East facing
- Stunning views of the Dent Blanche and Matterhorn
- 410km of pistes on your doorstep
- Under construction now
- First chalets to be delivered December 2012
- Foreigner purchase permits available
- Just 1 hour 45 minutes from Geneva
- 20 minutes from Sion airport



Just 1 hour 45 minutes from Geneva



Resort information

At 1800m Les Collons is the highest of the resorts which link into the Verbier ski system, the largest ski region in Switzerland with over 410km of pistes. Facing East and South Les Collons has magnificent mountain views looking up the stunning valley of the Val d'Herens to the famous Matterhorn. Les Collons has a couple of hotels, several restaurants, two supermarkets, ski shops and a few bars, but the real charm of the area is the feeling of traditional Switzerland as you gaze down at the larch forests with their delightful chalets dotted over the slopes and the spires of churches in the quaint villages on the other side of the valley.

This is one of the most stunning views in the Alps; you really feel that you are in the mountains, surrounded by alpine pastures and mountain peaks but you are just 20 minutes from the airport and busy town of Sion.

Getting there

Les Collons is just under 2 hours from Geneva airport. In the winter there are also flights from London to Sion 20 minutes away which is the fastest transfer time in the Alps. This makes Les Collons a good choice for a weekend visit but there is enough skiing to keep you busy for weeks.



The Chalets are South and East facing with fabulous views



Property

The Pieds des Pistes Chalets will be built on this sunny mountainside in two phases. The site is accessed from two roads. The upper access road is just opposite the two floodlit tennis courts. The first phase to be released for sale includes three large 5 bedroom chalets (the "Three Peak Chalets) and six three bedroom chalets (Pieds des Pistes Chalets) at the top of the site. As the site is steep each chalet has a clear view over the roofs of the chalets below to the stunning valley which leads to the pretty resort of Evolene and the backdrop of the peaks of the 4,000m plus peaks beyond.

The developer's in-house architect team has designed a compact three bedroom chalet and has made considerable savings by using a more cost-effective construction technique but without compromising the traditional high standard of construction. The kitchens will be supplied by Poggenpohl and buyers will be able to choose the tiles, flooring and the finish of their chalet so that each chalet will be bespoke and will reflect the taste of the owner. The compact design includes three double bedrooms, one shower room with w.c., and one bathroom with bath, shower and w.c. and the chalet has

a gross surface of 103m² including the walls without including balconies or terraces. Construction started on site in autumn 2011 with delivery of the first chalets by December 2012.

Location

The Chalets aux Pieds des Pistes are being built at 1550m just 200m from the chair lift which takes you up to over 2000m and from there you ski down to Les Collons 1850 where the ski school meets or take the new lift up to Etherolla 2450m and then ski over to Verbier. The piste back down to the chairlift has snow cannons so you will be able to ski home right to the end of the season to just 200m from your door. The lift company have announced plans to upgrade the chair lift to a new high speed lift for the season 2012/13. Just five minutes walk from the chalets is a restaurant and a shop for your morning croissants. You can buy your ski pass at the lift and the ski bus stops about 200m away and there is a shuttle service to Les Collons 1850 where the ski school meets. Everything you need is on your doorstep.

The run home, ski almost back to your chalet

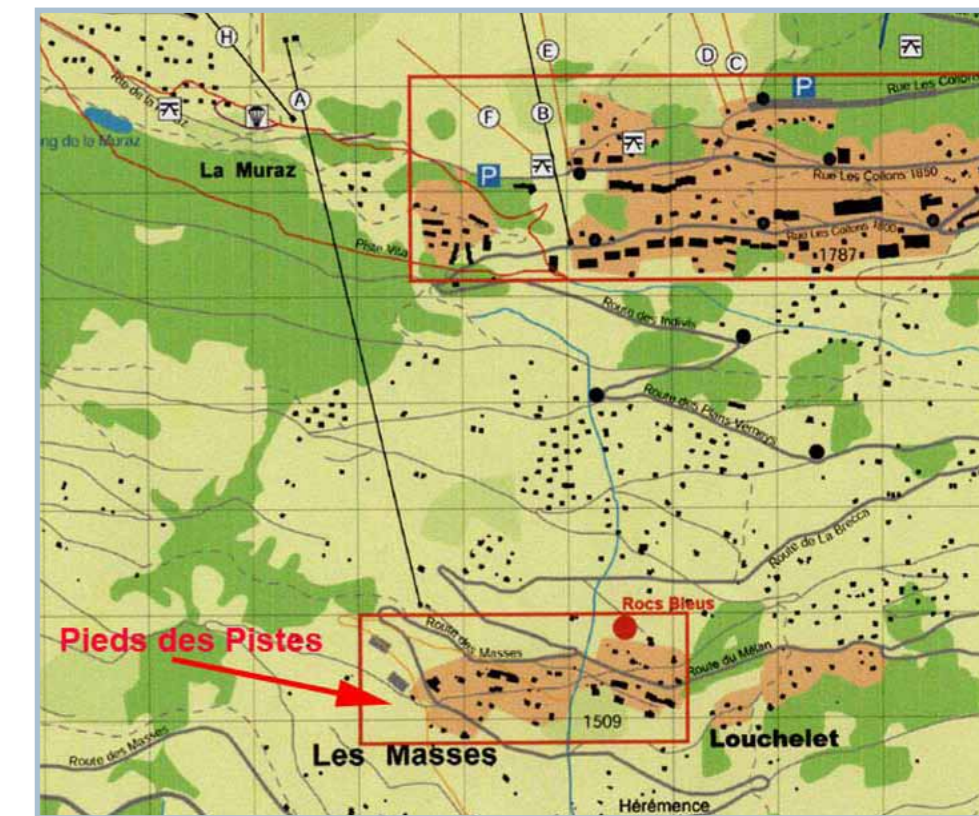


Anyone for tennis?

The Chalets aux Pieds des Pistes have stunning views up the valley towards the pretty ski resort of Evolene and South to the Dixence dam. This stunning site is just below these floodlit tennis courts (below) which are owned by the commune and may be rented. The sunny site faces South and East and the true magic of



the location is that you really feel that you are in the mountains; you see hardly any other chalets, just alpine pastures and the peaks of the Bishorn, Weisshorn, and Dent Blanche leading to the Matterhorn. The fascinating rock formation, the Pyramides of Euseigne is below.



Prices: Chalets aux Pieds du Pistes Phase 1

(Phase 1 - Delivery December 2012) - Prices correct as of: 24 January 2012

Chalet No.	Type	Bedrooms	Plot m ²	Chalet m ²	Price / Status	Comments
1	Three Peaks	5	951	185	SOLD	
2	Three Peaks	5	982	185	SOLD	
3	Three Peaks	5	982	185	SOLD	
4	Pieds des Pistes	3	693	105	SOLD	
5	Pieds des Pistes	3	679	105	SOLD	
6	Pieds des Pistes	3	694	105	SOLD	
7	Pieds des Pistes	3	690	105	735,000 Sfrs	
8	Pieds des Pistes	3	694	105	SOLD	
9	Pieds des Pistes	3	693	105	735,000 Sfrs	

See payment terms and list of extras available on the following pages.

Prices do not include garage, parking place, stone cladding (as shown on the CGI), hot tub, jacuzzi. See list of extras.

Prices: Chalets aux Pieds du Pistes Phase 2

(Phase 2 - Delivery December 2013) - Prices correct as of: 24 January 2012

Chalet No.	Type	Bedrooms	Plot m ²	Chalet m ²	Price / Status	Comments
10	Pieds des Pistes	3		105	745,000 Sfrs	OPTION (GK)
11	Pieds des Pistes	3		105	745,000 Sfrs	
12	Pieds des Pistes	3		105	745,000 Sfrs	
13	Pieds des Pistes	3		105	745,000 Sfrs	
14	Pieds des Pistes	3	693	105	745,000 Sfrs	
15	Pieds des Pistes	3		105	745,000 Sfrs	
16	Pieds des Pistes	3		105	745,000 Sfrs	
17	Pieds des Pistes	3		105	745,000 Sfrs	
18	Pieds des Pistes	3		105	745,000 Sfrs	
19	Pieds des Pistes	3	894	105	745,000 Sfrs	
20	Three Peaks	4		162	1,295,000 Sfrs	
21	Three Peaks	4		162	1,280,000 Sfrs	
22	Three Peaks	4		162	1,280,000 Sfrs	
23	Three Peaks	4	965	162	1,295,000 Sfrs	

Model of the Pieds des Pistes development



Plot plan



Three Peaks Chalets - Phase 1 - Chalets 1, 2, and 3 (all sold).

Three Peaks Chalets - Phase 2 - Chalets 20, 21, 22, and 23 (for details of these please see separate brochure).

Pieds des Piste Chalets - Three bedrooms - Chalets 4 to 19

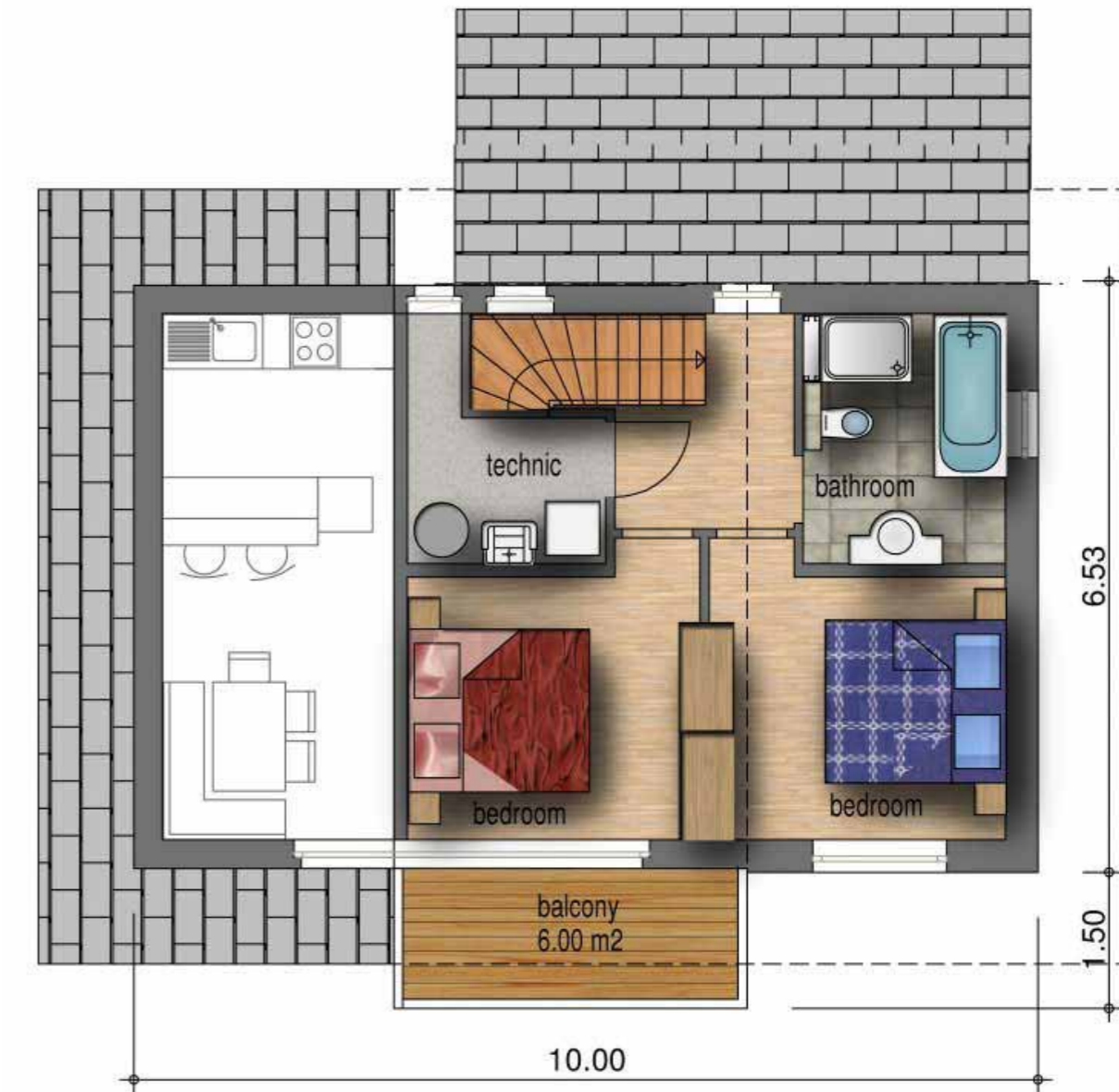
Floor Plans - 3 bedroom chalet (chalets 4 – 19) – ground floor

On two floors
 Chalet 105m² +
 Technical room 7m² +
 Garage 21m² +
 Cellar /Ski Room 10m² +
 Terrace 19.4m² +
 Balcony 6m²



Poggenpohl kitchen, large living room, double height ceiling in part open to the exposed roof beams, doors opening on to a large East facing balcony and south facing terrace. Fireplace and outside Jacuzzi are available at additional cost.

Floor Plans - 3 bedroom chalet – upper floor



Two double bedrooms, bathroom with bath and separate shower. Technical room with water heater and washing machine.

Chalets du Rhone built by the same developer



Finance

Swiss banks will lend up to 70% of the purchase price and interest rates are currently around 2.5%. It is possible to defer changing pounds sterling or euros in to Sfrs for 3 years as the bank will invest your 30% equity in a £ or € investment account. Purchase costs (notary, taxes etc.) are approximately 2.5%. Foreigner purchase permits are allocated by the Canton of Valais twice per year. The notary will apply for your permit when you reserve a chalet. When the permit has been allocated you will pay a 10% deposit to the notary and the developer will start construction of your chalet. If you take 70% finance the bank will take over the stage payments after you have paid the first 30%.

Payment terms

- 10% upon signing the sales deed
- 20% upon commencement of the ground works
- 32.5% upon completion of the roof
- 32.5% upon installation of the bathrooms
- 5% upon completion and handover of keys

Deposit CHF 30,000 to reserve a chalet. The notary will apply for a permit when you reserve a chalet. Payments start when the permit is received.

Renting

Many owners wish to rent their chalet out when they are not using it but they also want maximum flexibility to use it themselves when they want. There is no obligation to rent your chalet but a few weeks rental will easily cover your annual property taxes and outgoings. We will introduce you to a specialist company which already rents chalets for other owners in the area and a local company which will deal with cleaning and checking the property. You can rent very easily and with no trouble or hassle.

Extras available

Parking places	7,500 Sfrs
Garages and personal store	25,000 Sfrs
Traditional style fireplace	16,000 Sfrs
Swedish oven type fire	9,000 Sfrs
Outside Jacuzzi	28,000 Sfrs
Outside traditional style hot tub	21,000 Sfrs

Stone cladding as per CGI on the front page and the chalet shown here may be made with real or false stone. Please ask about extra cost.

Part of the Verbier ski area with 410km of pistes for all abilities



Winter

The "Prinze" ski pass covers Les Collons, Veysonnaz and the pretty village of Evolene just 15 minutes away is enough to keep most

skiers busy for a week. There is so much skiing on your doorstep that there is no real need to ski over to Verbier but you can also buy a

4 Valleys ski pass which covers all 410km of piste or even a Valais ski pass which covers all the resorts in Valais except Zermatt and is

the largest ski area in the world accessible on a single pass. You can reach the slopes above Verbier on skis in just over an hour.



You will enjoy your chalet at all times of the year



Summer

There is so much to do in the area, including tennis courts, mountain biking and walking. Lake Dix can be reached by taking a cable car from the foot of the dam (the highest dam in Europe) and then you can take a boat across the lake and admire the views from the restaurant or hike to the ski resort of Arolla.

In the Rhone valley there are golf courses and natural spas with pools and water slides. You will enjoy your chalet at all times of the year.



Panoramic views of the Dent Blanche and the Matterhorn



Investment

Les Collons has the most potential of all the villages which link into the Verbier ski system as there is still some land which could be developed and there are currently schemes to build hotels in the area including, Le Mayens d'Heremence, a 4* hotel with a spa, apartments, restaurant and commerce.

Most of the land between the lifts is zoned only for the construction of individual chalets so the essential character of the region will be maintained and we see Les Collons becoming more "up market" as the chalets being built are now larger and more luxurious than those built previously.

There is also an investment program to upgrade some of the ski lifts and the new high speed Etherolla Chair lift (2450m) opened this winter to improve the access to Verbier and there is a proposal to replace the old two man chair lift from Les Masses with a high speed new one.

Rental

A German tour operator which rents only chalets (not apartments) has been very successful renting chalets in the Pyramides Village, and Chalets du Rhone on the international markets. We are currently marketing the second phase of the Chalets du Rhone and the Matterhorn Village Chalets which are being built by the same developer. Please ask for rental figures.

Legal Requirements

Demand for property in the Verbier ski area is so high that to stop prices going up too fast the Canton of Valais only permits foreigners to buy certain designated properties. They also restrict the number of foreigners who are permitted to buy. These properties are authorised for sale to foreigners and the notary will apply for your foreigner purchase permit as part of the purchase procedure. Buyers may not resell to a foreigner within 10 years but they may re-sell at any time to a Swiss national or to a foreigner who is residing in Switzerland (with a B or C permit).

Contact us for advice or to arrange a visit



Viewing

Viewing is easy - take a flight to Geneva (see www.easyjet.com). Why not stay at the Hotel Terminus in Sierre and treat yourself? The restaurant in the hotel is the "Didier de Courten", one of Switzerland's best new restaurants (2 Michelin stars, 19 Gault Millau points, and Chef of the Year 2006) but they also have a more reasonably priced brasserie next door. They also have some newly refurbished ultra-modern rooms. www.hotel-terminus.ch

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Company Profile

Investors in Property specialise in the sale of ski chalets and apartments in Switzerland, Austria, France & Italy. We have over 20 years experience and an unrivalled knowledge of well established and up and coming ski resorts. We will provide expert advice and professional guidance through every step of your purchase. If you have any questions or need general advice please do not hesitate to contact us.



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