

Steiger  
& Cie

Sotheby's  
INTERNATIONAL REALTY

# CRANS-MONTANA



DUPLEX PENTHOUSE - PROMOTION JUST A  
STONE'S THROW FROM THE SKI SLOPES

**CHF 1'700'000.-**

Sale to non-Swiss residents/nationals: No

Steiger&Cie Verbier SA  
Rue de la Poste 11  
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Steiger&Cie Crans-Montana SA  
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Steiger&Cie Zermatt AG  
Tempel 9  
CH-3920 Zermatt  
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zermatt@steigercie.ch





## SITUATION AND DESCRIPTION

New duplex apartment exclusively for Steiger Cie | Sotheby's International Realty

This property under construction is located in a peaceful and green setting, it benefits from an ideal location for sports and mountain lovers.

Just a few minutes' walk from the Violettes cable car, it provides direct access to the ski slopes and all the resort's activities.

This quiet environment offers quick access to hiking trails, mountain bike rides and other outdoor recreation, summer and winter. Skiing, golf, horse riding or tennis: everything is within reach for an ideal lifestyle.

Designed according to the latest construction standards and equipped with heat pump heating, this apartment combines modernity and sustainability, guaranteeing a long-term investment while respecting

Swiss environmental standards.

With a surface area of approximately 147 m<sup>2</sup> spread over two levels, this duplex is perfect as a primary residence in a quiet residential area.

### Attic:

- 1 multipurpose space that can be used as a TV corner, office or bedroom.

### Annexes and exteriors

- Underground parking with 1 assigned indoor space.
- 1 cellar and 1 ski room.
- 1 outdoor parking space.

The proximity of public transport, including a bus stop,

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makes traveling easier. Families will also appreciate the proximity of schools and colleges.

Crans-Montana is a dynamic resort which offers a wide range of sporting and cultural activities throughout the year. This property offers you the opportunity to live in the heart of this exceptional setting, with all the amenities and leisure activities within reach.

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**SURFACES**

Living area ~ 147 m<sup>2</sup>

**CARACTERISTICS**

Number of rooms 5.5  
Number of bedrooms 3  
Number of bathrooms 2  
Location floor Attic

**DISTANCES**

Public transports 200 m  
Cable car 200 m

## INFORMATION

Year of construction	2025
Heating installation	Floor
Heating system	Heat pump

## NEIGHBOURHOOD

- Mountains
- Residential area
- Bus stop
- Horse riding area
- Sports centre
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail

## OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Covered parking space(s)
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Cellar
- Ski storage
- Double glazing

- Bright/sunny

## EQUIPMENT

- Bath
- Shower

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- New
- under construction

## ORIENTATION

- South
- East

## VIEW

- With an open outlook
- Rural
- Forest
- Mountains

## STYLE

- Modern

## FINANCIAL DATA

### Price

CHF 1'700'000.-

### Availability

immediately

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