

14 HOLIDAY APARTMENTS  
BUILDING PROJECT  
ST-LUC

# T S A T E L L A





# Project

The "Tsatela" Residences in St-Luc is a new construction project of a 14-flat holiday residence (according to art. 7 al. 2 let. b of the Law on Secondary Residences) divided into two large chalets, located at the entrance to the station of St-Luc.

The renowned architectural firm Kittel SA in Vissoie has taken care to ensure that the project is in keeping with the spirit of the Anniviers' villages by using traditional architecture and materials typical of the valley: natural stone, old wood, larch, copper. The village centre is only a few minutes away on foot and a shuttle bus stopping in front of the residences will take skiers to the funicular. The south-western orientation ensures that the future owners will have optimal sunshine and a view of the mountains.

The energy concept of the development is resolutely sober thanks to a high-performance thermal envelope, its system combining geothermal heat pump and photovoltaic solar panels.

From the 3.5 to the 5.5 room duplex flat, the comfortable flats of the Résidences Tsatela are characterised by the quality of the materials used. The design combining traditional and contemporary styles will offer guests a sense of well-being in perfect harmony with the alpine environment.

Each flat benefits of spacious balconies or terraces ideally facing south-west, which will offer south-west facing, which will offer their fortunate owners generous sunshine and sunshine and enchanting views of one of the most beautiful valleys in the Swiss Alps.



# Pleasure & reason

## **An ideal holiday destination and a sound investment**

**PLEASURE** Tsatela Residences are designed to combine pleasure and reason. We offer an ideal mountain holiday destination designed to enjoy unforgettable moments of relaxation and festivities with family, friends or as a couple.

The luxurious flats are delivered fully furnished, decorated and equipped - down to the teaspoons, according to a quality selection offered to the future owners.

**REASON** Following the "warm bed" concept, when you are not occupying your property, the accommodation will be offered for rent according to the schedule of your choice, offering a return that not only covers the costs, but also provides an additional return.

All aspects of rental - advertising, check-in and check-out, communication with tenants, rent collection, linen provision, check-out and cleaning will be handled by the rental agency.



# Pleasure & reason

## **Benefits and services**

- > Full rental management service
- > Rentals reception area
- > Covered (15) and outdoor (3) parking spaces + 1 unloading space
- > Access for disabled people to all flats
- > One flat with facilities for people with reduced mobility (N°1)
- > Access management with badges
- > Ski and mountain bike room
- > Private cellars
- > Lift

## **Wellness area**

- > Sauna area with changing room, shower, wc



# St - Luc

The Val d'Anniviers with its 220 km of ski slopes - often described as the most beautiful valley in the Valais Alps valley in the Valais Alps, located between the Matterhorn and Verbier - has the longest ski seasons and the and the best sunshine in the region.

St-Luc, 2 hours from Geneva, is one of its most picturesque villages and is gifted by the spectacular St-Luc-Chandolin ski area: 70 km of slopes culminating at 3000 metres, freeride areas, marked ski touring and snowshoe trails, cross-country skiing, a 4.1 km toboggan run, 14 restaurants and bars. The old village is bestowed with the particular charm of the hamlets of Anniviers. A few minutes by car suffice to reach one of the to one of the other ski areas in the valley: Grimentz-Zinal and Vercorin. Sierre is 30 minutes away and Sion 40 minutes.

In summer, the Val d'Anniviers is a gigantic playground: 490 km of magnificent hiking trails, 200 km of mounting bike and e-bike trails to enjoy while admiring the 5 summits of more than 4000 m, high mountain trails, paragliding, bungee jumping, the via ferrata at the Moiry dam, swimming pools, ice rinks, wellness centres, not forgetting the restaurants and bistros offering local gastronomy and the traditional and the traditional festivals for which the valley is famous.





# Activities

## ST-LUC IS ALSO...

- > 70 km of ski runs up to 3000 m (220 km within 20 minutes)
- > 39 km of marked snowshoe trails
- > Ski-touring parks: 21 km of marked ski touring trails
- > 4.1 km of toboggan runs
- > Bike Park: 3 downhill mountain bike tracks
- > Two wellness centres with swimming pool, sauna, hammam, spa, massages.
- > The FXB astronomical observatory
- > The Planet Trail
- > The magical waterfalls of the torrent des Moulins
- > Many quality restaurants and bistros
- > The mythical Weisshorn Hotel (2337 m), accessible only on foot

## THE VAL D'ANNIVIERS IS ALSO...

- > The spectacular Sierre-Zinal race (oldest mountain trail race in the world)
- > Grand Raid (Verbier-Grimentz) superlative mountain bike race
- > A huge choice of Ski-touring routes
- > Swiss Ski national races
- > Cross country skiing / skating
- > Indoor and outdoor climbing
- > Paragliding schools
- > Via Ferrata at the Moiry dam
- > Open air swimming pool
- > Pumptrack

CHALET A / CHALET B



DINING ROOM / LIVING ROOM





BEDROOM



## LIVING ROOM AND BATHROOM



## LOCATION



VILLAGE

