



STUDIO AU COEUR DE NENDAZ-STATION !

Route de la Télécabine 12 | 1997 Haute-Nendaz | Reference : 5381171

CHF 265,000.-

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STUDIO AU COEUR DE NENDAZ-STATION !

CH-1997 Haute-Nendaz | Route de la Télécabine 12 | **CHF 265,000.-**



Turnkey rental investment - Renovated flat in the heart of Nendaz, at the foot of the slopes

CHARACTERISTICS

Reference: **5381171**

Type: **Apartment**

Availability: **Immediate**

room: **1**

Bedroom: **1**

Bathroom: **1**

Discover this unique opportunity to acquire a perfectly located property in Nendaz, in the heart of the prestigious 4 Vallées ski area. Ideally located in the centre of the resort, this flat offers direct access to the ski lifts and is just a few steps from shops, restaurants and local amenities. Recently renovated to a high standard and fully furnished, it is ready to move into immediately, with no work required.

Designed to meet the expectations of modern travellers and demanding investors, this property combines comfort, profitability and peace of mind. With management already in place, including an operational self check-in system and a reliable local cleaning service, it makes renting out effortless, while ensuring an excellent customer experience.

Main features:

Flat completely renovated with quality materials

Tastefully furnished and decorated, ready to be occupied or rented out as soon as purchased



Panoramic views of the surrounding mountains

Central location, close to all amenities (shops, restaurants, transport)

Direct access to the slopes of the 4 Vallées ski area - ski-in/ski-out in winter

Automated self check-in: ideal for seasonal rentals

Local cleaning lady available for maintenance between stays

No work required - invest with peace of mind

A property designed for profitability:

Current rental income: CHF 1,000/month (lease renewable every 3 months)

Immediate gross yield of 4.53

Potential income via Airbnb: up to CHF 23,400/year

Estimated gross yield of 8.83

Great rental flexibility: current lease terminable at any time to switch to short-term rental according to your objectives

The flat is already listed and ready to be used on the main rental platforms

Strategic advantages :

Excellent starting point for your first rental property investment

Automated management already in place: ideal for remote investors

Very high tourist demand in Nendaz in both summer and winter, guaranteeing a high occupancy rate

Exceptional location in a dynamic and popular resort, just 20 minutes from Sion

Low charges, few constraints, and strong potential for long-term value enhancement

This property represents a rare opportunity on the market: a ready-to-use flat in a well-known mountain destination, with proven profitability and still plenty of potential for growth. Whether you're looking to secure a stable passive income or maximise your return on investment through seasonal rental, this property ticks all the boxes.

Contact us now to arrange a viewing or to obtain the full file.

CHARACTERISTICS

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CHARACTERISTICS

Availability	Immediate	room	1
Type	Apartment	Bedroom	1
Reference	5381171	Bathroom	1
Second home	Authorized	PPE charges	CHF 2,300.-/year
Sale to persons abroad authorized	Yes		

CONVENIENCES

NEIGHBOURHOOD

- | | | |
|-------------------|------------------|---------------------------|
| - City centre | - Bank | - Ski resort |
| - Mountains | - Bus stop | - Ski lift |
| - Fog-free | - Child-friendly | - Cross-country ski trail |
| - Shops/Stores | - Tennis centre | - Bike trail |
| - Shopping street | - Ski piste | - Doctor |

OUTSIDE CONVENIENCES

- Balcony/ies

EQUIPMENT

- | | |
|------------------|---------------------|
| - Fitted kitchen | - Furnished kitchen |
|------------------|---------------------|

CONDITION

- As new

ORIENTATION

- East

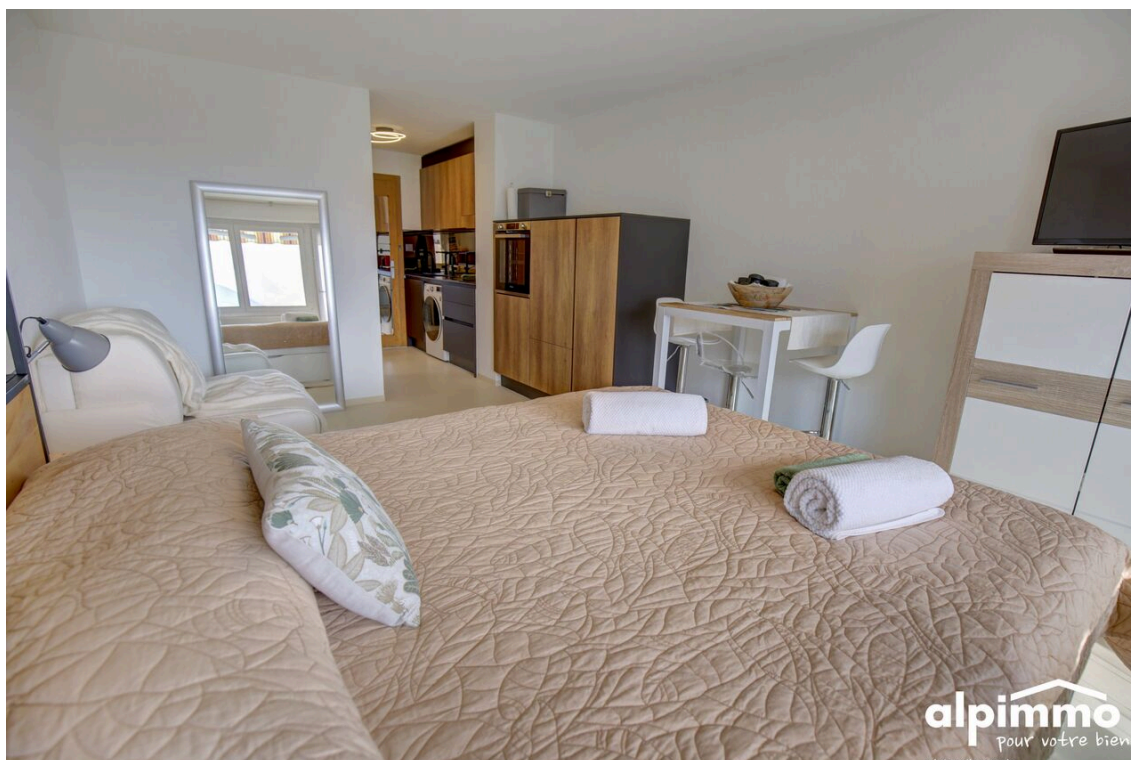
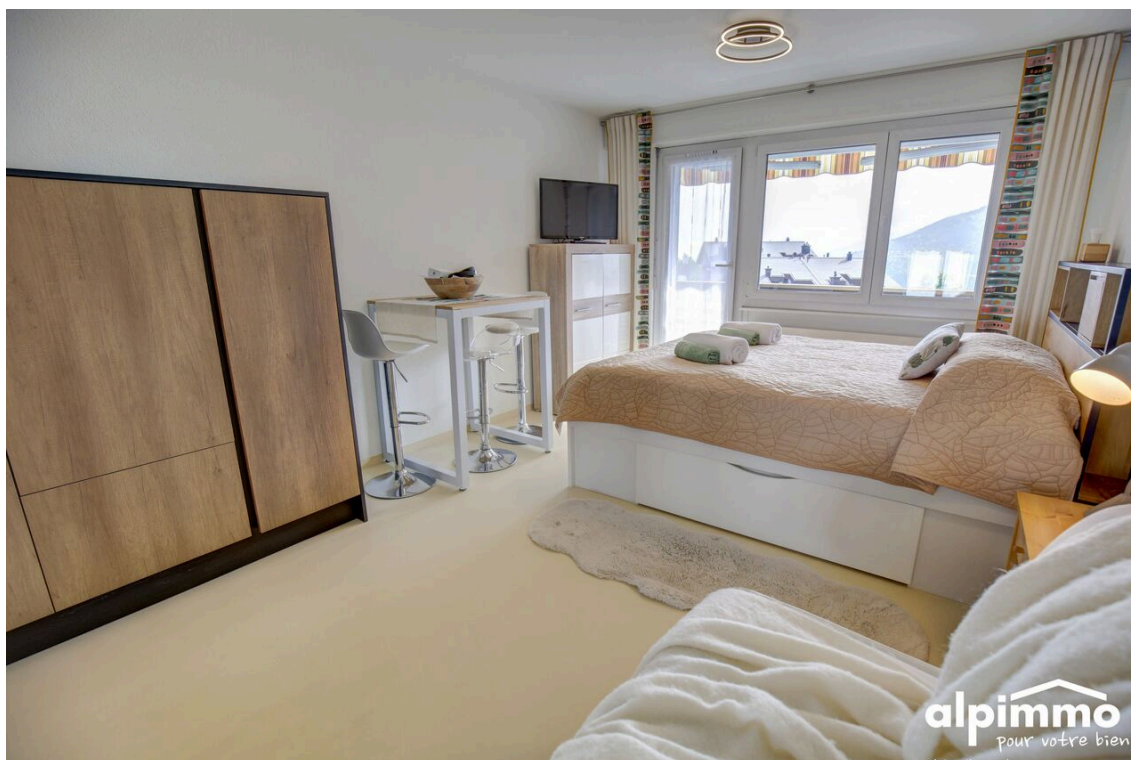
EXPOSURE

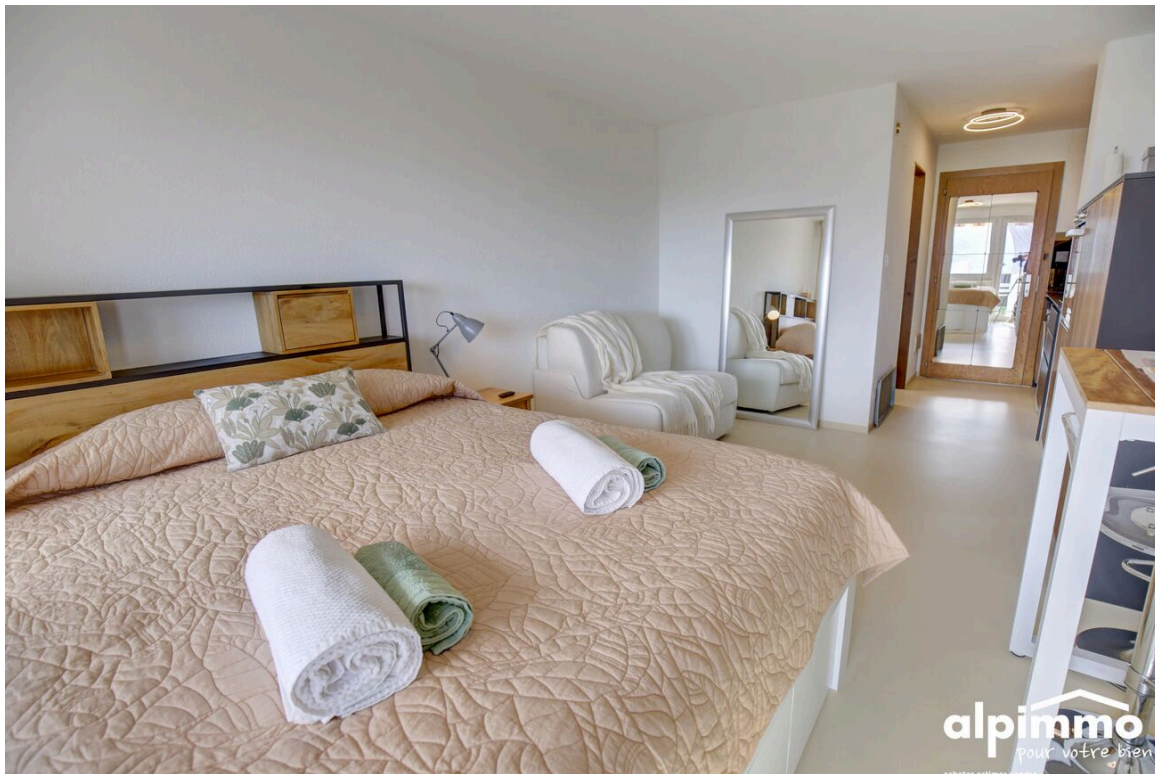
- | | |
|-----------|-----------|
| - Optimal | - Morning |
|-----------|-----------|

VIEW

- Nice view
- Clear
- Panoramic
- Mountains

INTERIOR VIEW











EXTERIOR VIEW

