



## A BRIGHT DUPLEX FLAT IN THE CENTRE OF NENDAZ-STATION!

Rte des Ecluses 5 | 1997 Haute-Nendaz | Reference : 5946685

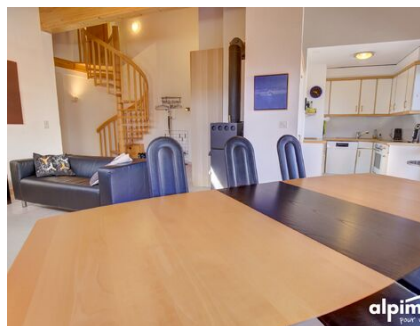
**CHF 920,000.-**

## TABLE OF CONTENTS

Description page	3
Detailed characteristics and conveniences	5
Big pictures	7

## A BRIGHT DUPLEX FLAT IN THE CENTRE OF NENDAZ-STATION!

CH-1997 Haute-Nendaz | Rte des Ecluses 5 | **CHF 920,000.-**



Ideally situated in the centre of Nendaz-Station, this magnificent duplex penthouse captivates with its exceptional light and alpine charm. Being a dual-aspect property with numerous skylights, it enjoys plenty of sunlight throughout the day.

This property offers breathtaking views over the resort centre and the Bernese Alps.

The apartment stands out for its spacious sloping ceilings, high ceilings and exposed beams, which lend it a warm and authentic atmosphere. The spacious living room with open-plan kitchen creates a welcoming living space, with direct access to the south-facing balcony. An entrance hall with a built-in wardrobe completes this area.

The sleeping area comprises three comfortable bedrooms, a bathroom fitted with a bath and shower, and a guest toilet with washbasin. Upstairs, a superb attic bedroom completes this property.

Comfort and amenities:

- Wood-burning stove for a cosy atmosphere
- Underfloor heating
- Two balconies (north and south)
- Parking space in the underground garage
- Cellar, ski storage and communal laundry room

### CHARACTERISTICS

Reference: **5946685**

Type: **Duplex/two-level**

Availability: **01.09.2026**

Rooms: **5.5**

Bedrooms: **4**

Bathroom: **1**

Location floor: **Attic**

Living area: **~ 110 m<sup>2</sup>**

Weighted Surface: **~ 125.5 m<sup>2</sup>**

Year of construction: **1994**

Heating types: **Fuel oil, Wood**

Heating installations: **Floor, Stove**



Prime location: immediate access to all amenities, the ski lifts and public transport (postal bus to Sion and ski bus).

A rare property, ideal as a main residence, second home or mountain investment.

## CHARACTERISTICS

CH-1997 Haute-Nendaz | Rte des Ecluses 5 | **CHF 920,000.-**

### CHARACTERISTICS

Availability	<b>01.09.2026</b>	Balconies	<b>2</b>
Type	<b>Duplex/two-level</b>	Total number of floors	<b>4</b>
Reference	<b>5946685</b>	Number of levels for the real asset	<b>2</b>
Second home	<b>Authorized</b>	Heating types	<b>Fuel oil, Wood</b>
Sale to persons abroad authorized	<b>Yes</b>	Heating installations	<b>Floor, Stove</b>
Rooms	<b>5.5</b>	Altitude	<b>1,350 m</b>
Bedrooms	<b>4</b>	Living area	<b>~ 110 m<sup>2</sup></b>
Bathroom	<b>1</b>	Weighted Surface	<b>~ 125.5 m<sup>2</sup></b>
Number of toilets	<b>2</b>	Balcony surface	<b>~ 8 m<sup>2</sup></b>
Location floor	<b>Attic</b>	PPE charges	<b>CHF 6,500.-/year</b>
Year of construction	<b>1994</b>	Interior parking	<b>1 included</b>

### CONVENIENCES

#### NEIGHBOURHOOD

- City centre
- Mountains
- Fog-free
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Public swimming pool
- Sports centre
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Doctor

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Parking

#### INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Cellar
- Ski storage
- Partially furnished
- Swedish stove
- Double glazing
- Skylights
- Bright/sunny
- With front and rear view
- Natural light
- Penthouse
- Timber frame

#### EQUIPMENT

- Fitted kitchen

#### FLOOR

- Tiles
- Carpet

#### CONDITION

- Good

#### ORIENTATION

- North
- South

#### VIEW

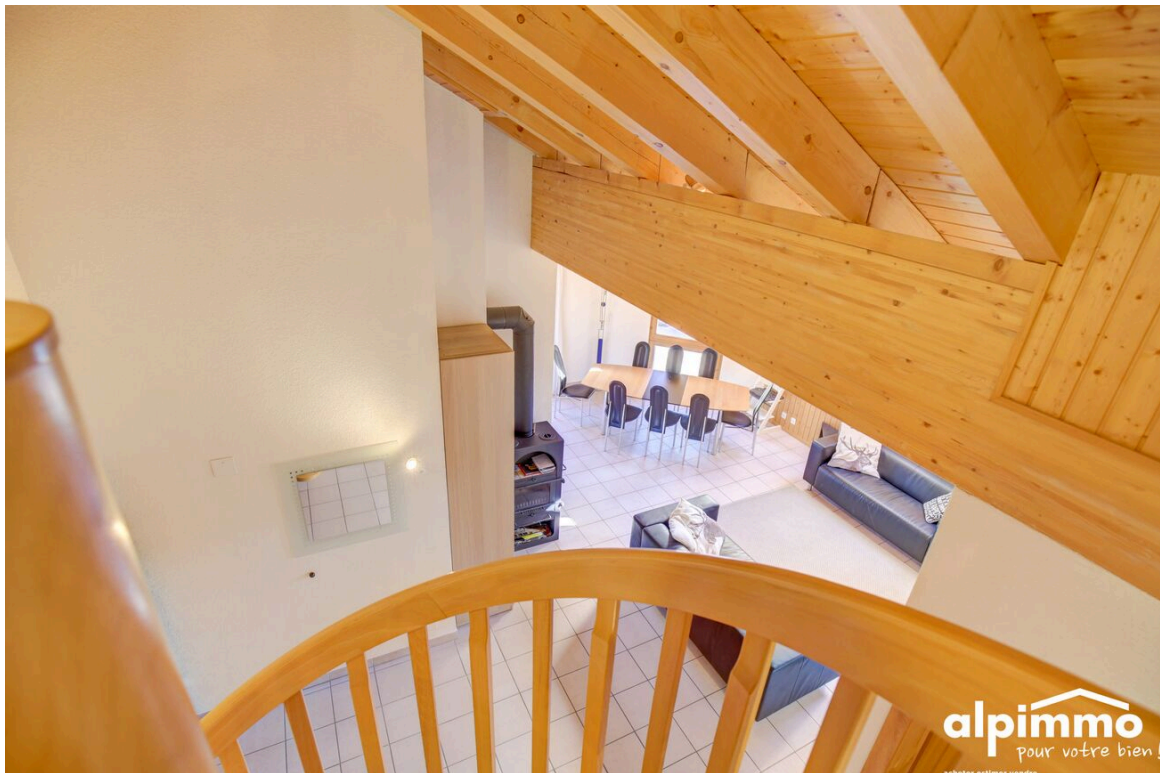
- Nice view
- Clear
- Mountains

## INTERIOR VIEW



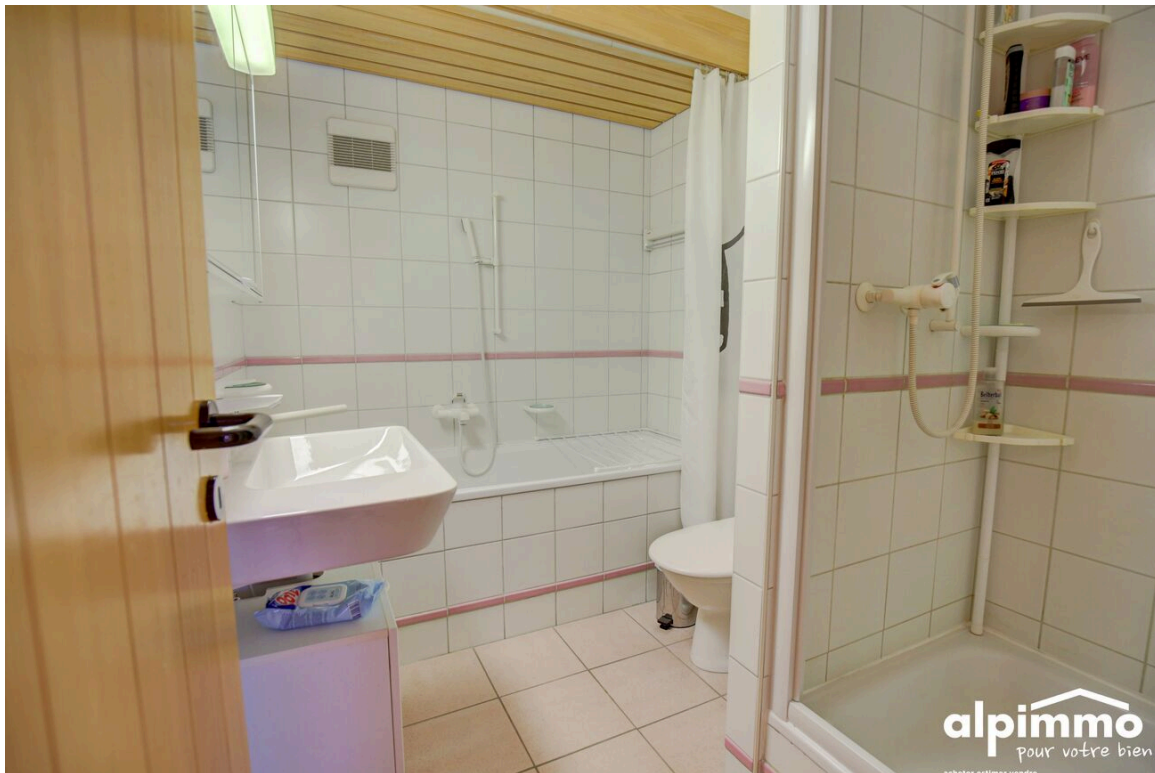
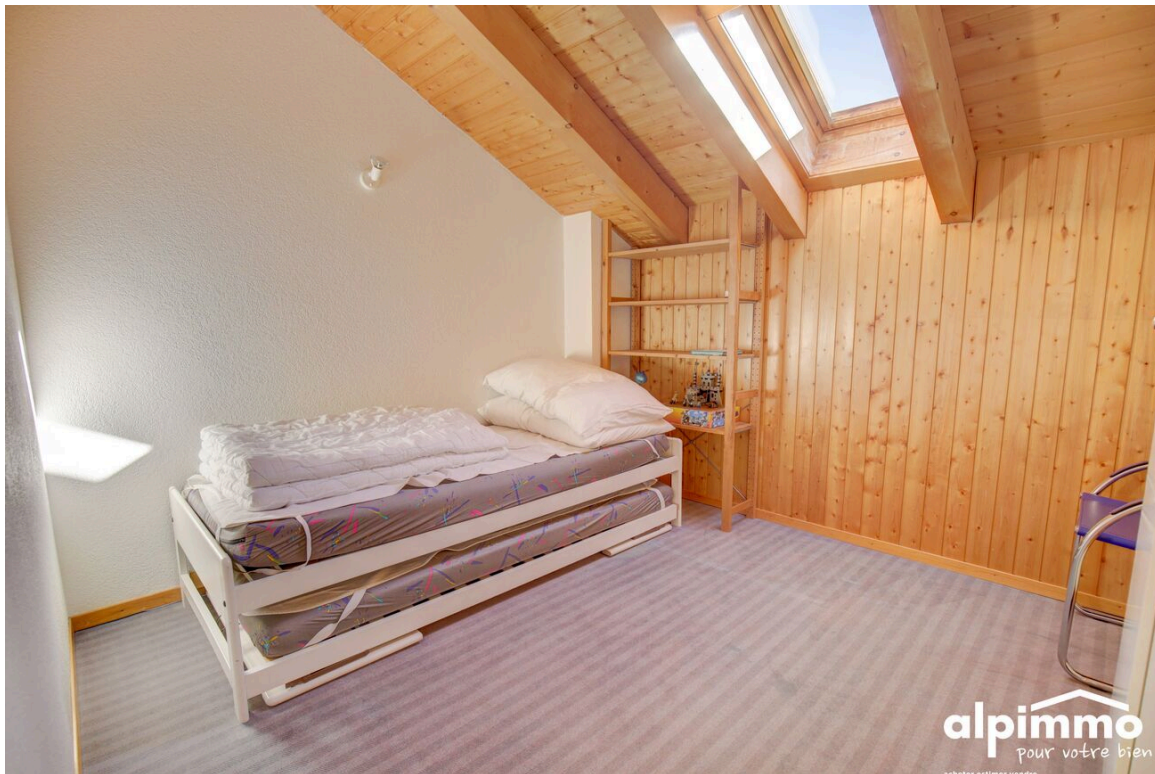














## EXTERIOR VIEW

