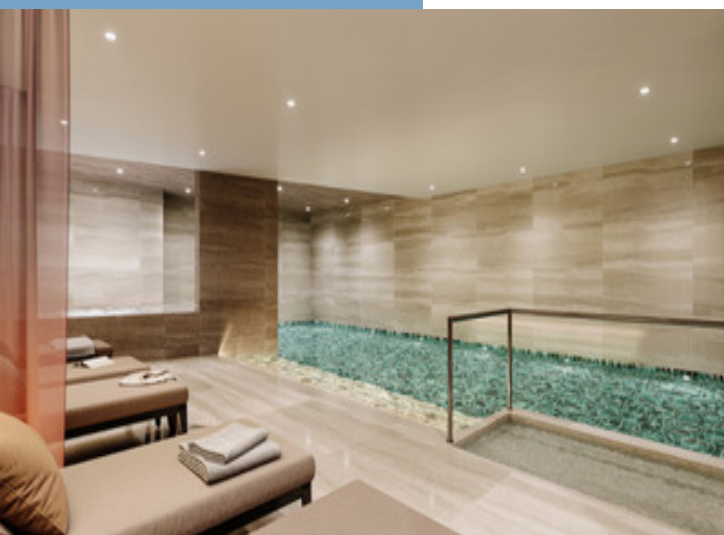




## HIGH END NEW BUILD 3 BEDROOM DUPLEX APARTMENT WITH EXCEPTIONAL MOUNTAIN VIEWS

HIGH END NEW BUILD 3  
BEDROOM DUPLEX  
APARTMENT WITH  
EXCEPTIONAL MOUNTAIN  
VIEWS...



## PROPERTY FACT FILE

|                                                                  |                                                              |
|------------------------------------------------------------------|--------------------------------------------------------------|
| REFERENCE                                                        | A35401JQB73                                                  |
| PRICE                                                            | € 1,750,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM                                                          | 3                                                            |
| BATHROOM                                                         | 3                                                            |
| ACCOMMODATION                                                    | 95 m²                                                        |
| LAND                                                             | 18 m²                                                        |
| TOWN                                                             | Tignes                                                       |
| DEPARTMENT                                                       |                                                              |
| LOCATION                                                         | Ski                                                          |
| TYPE                                                             | Appartement, Ski Apartment                                   |
| CONDITION                                                        | New Build                                                    |
| FEATURES                                                         | Swimming Pool, Mains Drains, Garage                          |
| *Price based on current exchange rate which is subject to change |                                                              |

### D604 LODGE 3 CHAMBRES + 1 CABINE LODGE 3 BEDROOMS + 1 CABIN



| PIÈCES / ROOMS                           | m² / SQM |
|------------------------------------------|----------|
| Entrée / Entrance                        | 4.70     |
| Séjour & Cuisine / Living room & Kitchen | 36.85    |
| Chambre 1 / Bedroom 1                    | 10.00    |
| Chambre 2 / Bedroom 2                    | 9.40     |
| Chambre 3 / Bedroom 3                    | 9.00     |
| Cabine / Cabin                           | 4.85     |
| Salle de bains 1 / Bathroom 1            | 5.05     |
| Salle de bains 2 / Bathroom 2            | 5.00     |
| Salle de bains 3 / Bathroom 3            | 3.20     |
| WC                                       | 2.10     |
| Superficie intérieure / Interior area    | 98.05    |
| Terrasse & Balcon / Terrace & Balcony    | 18.00    |
| Superficie totale / Total area           | 116.05   |

- 300km pistes Tignes & Val D'Isere
- Exceptional Mountain Views
- Private Underground Secure Parking
- Wellness Centre, Fitness Room, Spa
- Fibre High Speed Internet

HIGH END NEW BUILD 3  
BEDROOM DUPLEX  
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EXCEPTIONAL  
MOUNTAIN VIEWS...

Ref : A35401JQB73

Top Floor, High Quality Duplex Apartment, 3 En Suite Bedrooms plus additional Cabine Bedroom. Magnificent Mountain Views from the 6th and 7th Floors in this Brand New Residence. For Sale in the High Altitude, Snow Sure Ski Resort of Tignes.

Access to the Wellness Centre, Fitness Room and Luxury Spa

## DESCRIPTIF

Tignes ski area is connected to Val d'Isère and boasts over 300km of pistes from the dizzy heights of the Grande Motte glacier peaking 3456m, down to the quintessential village of Les Brévières, nestled at 1550m.

In addition to the Tignes renowned awesome winter sports of Skiing and Snowboarding, winter thrill-seekers can explore activities such as Ice Diving, Paragliding or take a flight in an ultralight aircraft. Slightly tamer winter activities include taking a Dog Sled ride across the frozen lake ride or Snowtubing.

In summer, Tignes transforms into the perfect mountain playground for family and friends alike with mountain biking, golf (the highest course in Europe at 2100m altitude), Tennis, Soccer, Beach Volleyball, Archery and trampolining. The stunning lake offers Water Sport activities such as Stand-up paddleboarding, Pedal 'Eau Boating and Giant "Accro Land" Water Slide Jumps (not for the faint hearted).

Located on the 6th and 7th Floor (the top 2 floors), in the DIYA residence, this Duplex apartment has an Stunning East Exposure, the property consists:

Entrance = 8.7m<sup>2</sup>  
 Living Room & Kitchen = 36.85m<sup>2</sup>  
 Bedroom 1 = 11.1m<sup>2</sup>  
 Bedroom 2 = 9.4m<sup>2</sup>  
 Bedroom 3 = 9m<sup>2</sup>  
 Cabine / Bunk Room = 4.65m<sup>2</sup>  
 Bathroom 1 = 5.05m<sup>2</sup>  
 Bathroom 2 = 5m<sup>2</sup>  
 Bathroom 3 = 3.2m<sup>2</sup>  
 WC = 2.1m<sup>2</sup>  
 Habitable Interior Living Space = 95.05m<sup>2</sup>

2 x Balcony Total = 18m<sup>2</sup>

Total Area = 113.05m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35401JQB73>

COMPLETE FILE AND PHOTO ON REQUEST



DISTANCES  
 Modane - Tignes: 57 km, 1h05  
 Grenoble - Tignes: 206 km, 2h40  
 Lyon - Tignes: 239 km, 3h40  
 Paris - Tignes: 753 km, 7h45

CAR / TRAIN STATION  
 Bourg-Saint-Maurice: 20 km, 30 min

AEROPORTS INTERNATIONAUX  
 INTERNATIONAL AIRPORTS  
 Lyon-Saint-Exupéry: 207 km, 2h40  
 Grenoble: 220 km, 2h40

AEROPORTS / AIRPORTS  
 Chambéry: 142 km, 1h40  
 Annecy-Mont-Blanc: 156 km, 2h20  
 Grenoble-Alpes-Mérle: 223 km, 2h40



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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

DPE not required.

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A3540IJQB73  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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