

Lenzerheide Chalets

1hour 30mins from Zurich • 155km of pistes from 1500m to 2865m • Second phase of 8 chalets • 4 and 5 bedroom chalets remaining
Fabulous views • Ten minutes walk to the lift • Finished in high quality materials to be chosen by the purchaser • **Just one left**



Simon Malster
+44(0) 20 8905 5511
simon@investorsinproperty.com

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[Click here](#) to view the full description of the resort or look at the end of this brochure

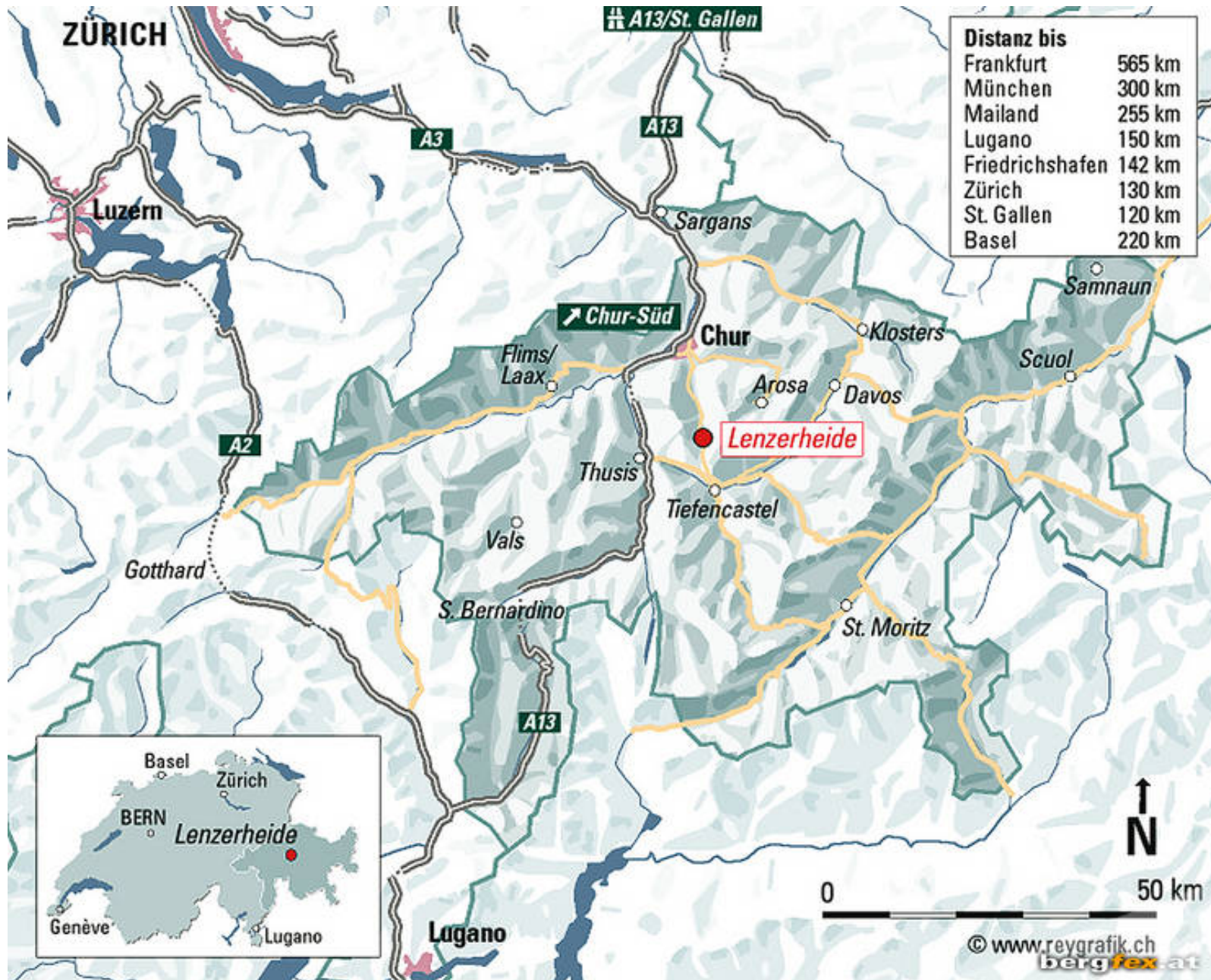
Lenzerheide – Essential Facts

- A charming traditional dual season resort with plenty of facilities
- Just over 1hour 30mins from Zurich and Friedrichshafen
- At 1500m set by a lake with skiing to 2865m
- 155km of prepared runs and just 1hr from Klosters and St Moritz
- Ski on both sides of the valley and follow the sun the all day!
- Longest illuminated night slope in Switzerland (3km) on Alp Stätz
- Good intermediate cruising slopes and off piste for experts
- Fabulous spa, sports centre and golf course
- Not well known outside Switzerland so reasonable property prices



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Property

This is the second phase of just 8 chalets – the first phase of 17 have already been sold and built.

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Each chalet will be completed to a very high Swiss build quality, and may include a sauna, whirlpool, large living room with large fireplace and double height ceiling with mezzanine level. The chalets have large balconies, and a large terrace with an outdoor fireplace. Internally, the chalets will be fully finished in high quality materials that can be chosen by the purchaser and are included in the budget. Further alterations or expansions can be planned at an extra cost. Please ask for details.

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The chalets have 4 or 5 bedrooms, most of which are en-suite.

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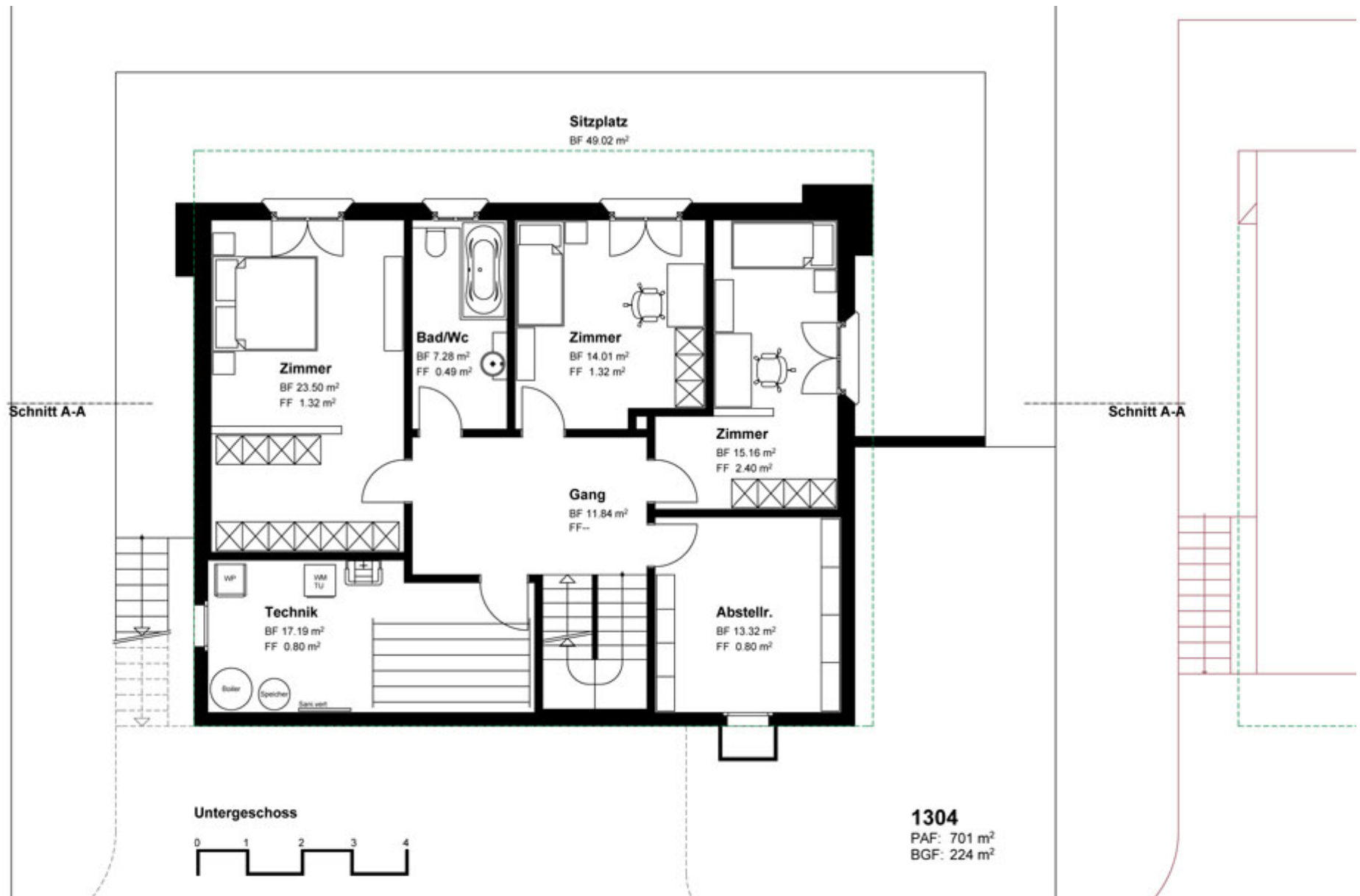
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There is a large open plan kitchen. The buyer may choose a modern or a traditional style.

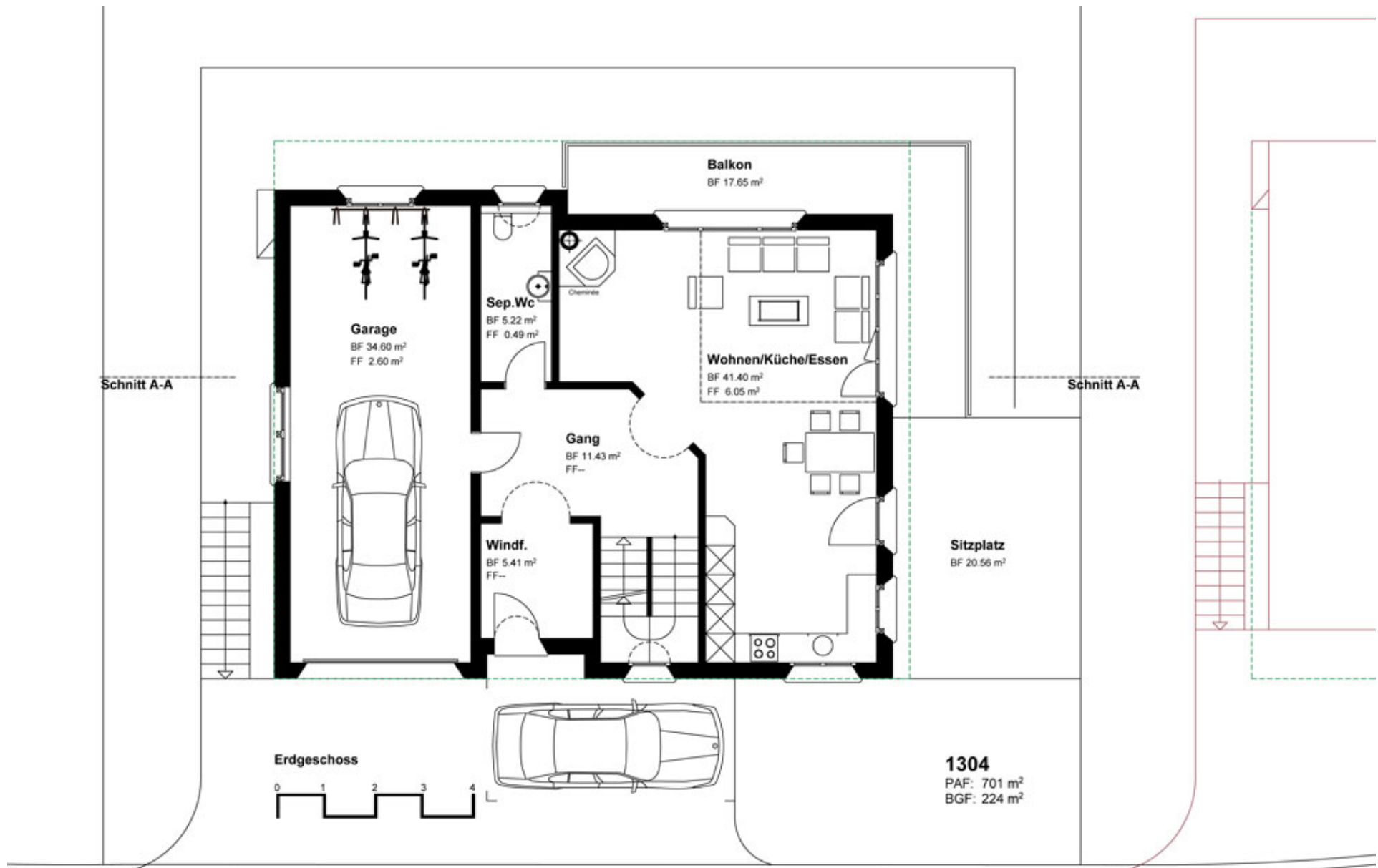
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Floor Plan – Haus 29 Basement

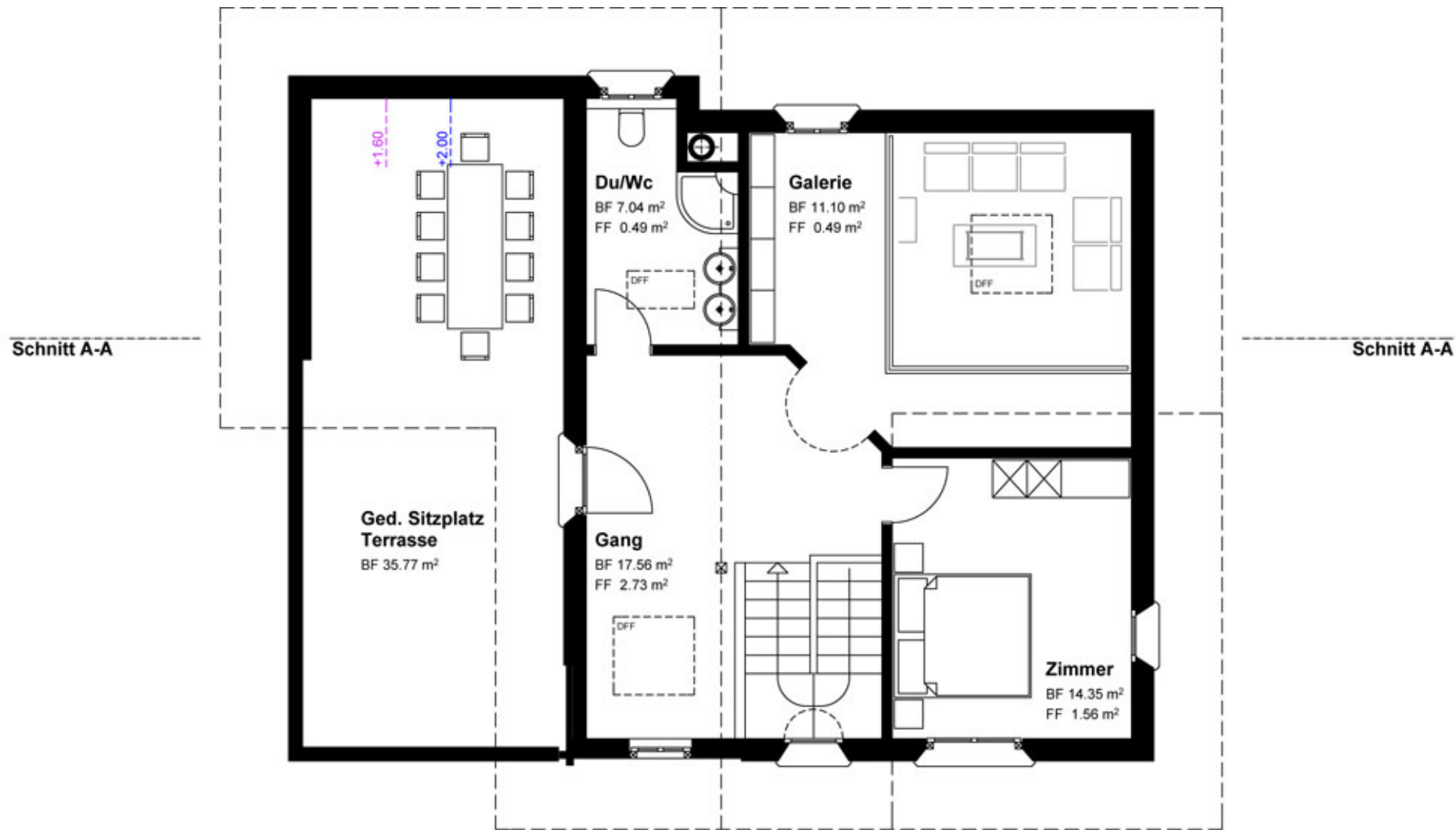
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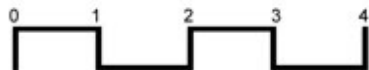
Floor Plan – Haus 29 Ground floor

Simon Malster
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simon@investorsinproperty.com

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Dachgeschoss



Floor Plan – Haus 29 First floor

Simon Malster
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simon@investorsinproperty.com

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Price list – 27th June 2009

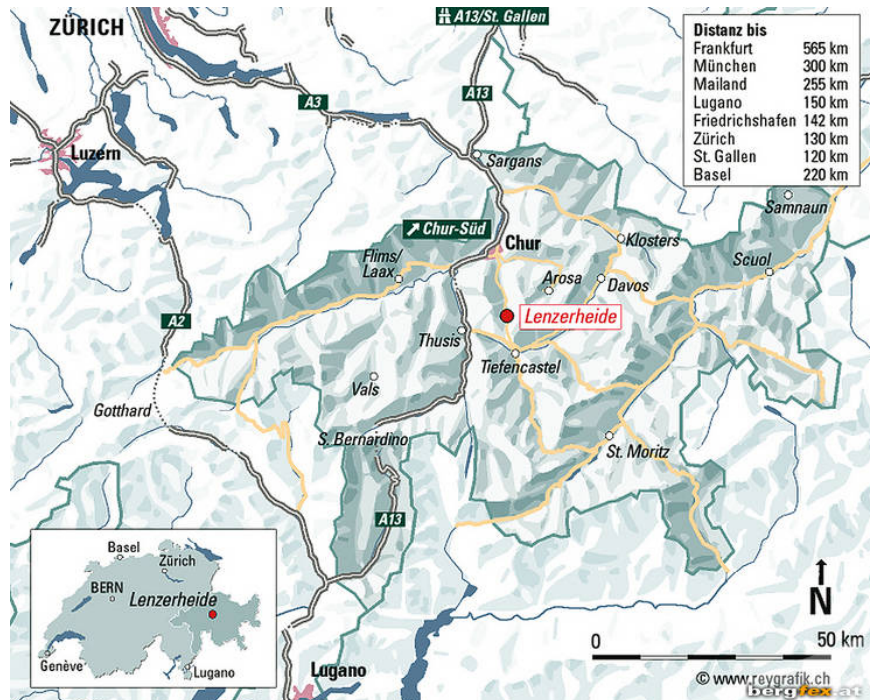
Development plot	Surface in M2	Haus	Price	Status
1303	721	27	1,063,800 Sfrs	Sold
1304	701	29	1,042,200 Sfrs	Available only for Swiss or B permit
1305	848	31	1,074,600 Sfrs	Sold (G- Swiss)
1306	365	32	1,166,400 Sfrs	Sold (M- B permit)
1307	539	30	1,296,000 Sfrs	Reserved (NM – C permit)
1308	622	28	1,382,400 Sfrs	Reserved
1309	919	24	972,000 Sfrs	Sold
1309	919	26	810,000 Sfrs	Sold

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Resort information - Lenzerheide



Lenzerheide is in the canton of Graubünden and is just 90 minutes from Zurich. Access is very quick by motorway to Chur and then an easy road through forests up the valley to Lenzerheide. You can also take the train to Chur and then the post bus to Lenzerheide.

The resort is at an altitude of 1500m and set by a pretty lake with skiing up to 2865m on 155km of prepared runs. Skiing is on both sides of the valley, east and west so you can follow the sun all day and with 39km of artificial snow and access to high altitude skiing, good snow is assured.

The resort is attractive with some up-market shops and good hotels with spa facilities such as the Lenzerhorn Hotel www.lenzerhorn.ch The villages of Churwalden, Parpan, and Valbella, are all connected to the ski system of Lenzerheide, and each has a unique charm.

In 2001 the Lenzerheide holiday region was designated a certified "families welcome" resort and is UNICEF's first and only tourism partner.

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Piste Map – 155km of pistes up to 2865m

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Winter

The high valley area is stunning with its white peaks and clear blue skies. Lenzerheide is a sunny resort with slopes to suit all standards but there is much more to do than just ski. The 52 km of cross-country runs are freshly prepared each day and lead past cosy mountain restaurants. A network of over 80 km of trails with the frozen Heidsee Lake at its centre awaits winter hikers and Nordic skiers.

Almost every village has a natural ice rink for ice skating and curling. The new sports centre in Lenzerheide has a covered ice rink and much more. There's a range of activities on offer the whole year round: games on the ice rink, training in the fitness room and lots of fun to be had on the outdoor minigolf course.

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After skiing relax in the new spa pool H2Lai. The spa pool H2Lai waterworld will entice you with its 175 m² outdoor whirlpool with massage loungers, stand jacuzzi, stand jacuzzi jets, massage jets, neck showers and an all-year-round water temperature of 35°C. At the spa you can enjoy a 25 m long swimming pool with four lanes and a water temperature of 28.5°C, a children's paddling pool, and an 85 m long giant "Black Hole" slide for the more adventurous.

In the spa area on the top floor of the H2Lai spa pool you can enjoy the steam bath, Bio-soft sauna, Finnish sauna, Kneipp pool or relax in the quiet room or in one of the solarium cabins on a sun bed. A special spa feature is the sauna on the top floor with an open-air whirlpool and a small lounging area.

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The gym in the Lenzerheide sports centre has a treadmill, several Bike Race exercise bikes, two steppers, a rowing machine and various Technogym equipment for strength and endurance training.

There are several runs for tobogganing; the longest is the descent from Scharmoin to Canols. Hire your toboggan at the cable car and take ascend to the Scharmoin midway station for a breathtaking 3.8 km descent with a 406 m change in altitude - that's some tobogganing!

Pradaschier bob run winds round 31 bends and through a change in altitude of 480 m and a length of 3,100 m down into the valley. The ride from the start at the midway station (mountain restaurant) down to the valley station in Churwalden takes between seven and ten minutes. The bobs run on rails and is open both in summer and in winter. Thanks to a brake lever you can determine your own speed!

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Skiing

Lenzerheide has the longest illuminated night slope in Switzerland (3km) on Alp Stätz, a natural Fun Pipe, Table High Jumps and 3 racing slopes. There are a total of 155km of prepared runs and lots of off piste skiing. I snow.

The Graubünden ski pass covers Graubünden's top three regions; Lenzerheide, Davos Klosters & Flims Laax. Enjoy discovering 655km of snow-reliable ski slopes, over 1,000 km of signposted hiking routes and about 860km of cycle routes. Both Klosters and St Moritz are just an hour away for a change of scene. There is also a proposal to link Lenzerheide with Arosa.

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 **www.investorsinproperty.com**
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Summer

Lenzerheide is a true dual season resort. The Heidsee lake sparkles like a diamond in the centre of the Lenzerheide valley, surrounded by snowy peaks. There is a water sports centre and lido with children's pool which is an attraction for families and for all ages you can fish from the lakeshore. Discover the region on over 170 km of signposted hiking routes and Nordic walking trails or cycle to the most beautiful spots in the region using one of over 23 GPS tours or following over 300 km of signposted cycle routes. What could be nicer than dipping your feet in the cool waters of the Heidsee lake after an exciting bike tour or a delightful hike in the hills?

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Lenzerheide has its own 18-hole golf course which nestles in wonderful natural surroundings about 1,400 m above sea level. Golfers can enjoy the dreamlike landscape surrounded by thick pine and spruce woods. The golf course also has a two-level, partially covered driving range, so you can practice your shots even when the weather is poor. There is also a putting green and a chipping area. There is an 18-hole outdoor mini golf course for younger players! For tennis players there is an indoor tennis court open all year round and outdoor courts for the summer.

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LenziBike; this is where fun knows no bounds! Take the 3.8 km long stretch from the Scharmoir middle station down to the Rothorn valley station on off-track wheels for a change. LenziBikes are lots of fun for families, schools, companies and clubs alike.

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Legalities

In the Canton of Graubünden there are sufficient foreigner purchase permits and no waiting list so we are able to sell 2 or 3 of the last seven chalets to foreign buyers.

Property transfer taxes (Handänderungssteuer) are around 2% and notary fees are around 0.5% so total sales costs are in the region of 2.5% of the sales price. The notary will also register your mortgage and the costs for this are about 0.1% so for a mortgage of 500'00.00 it will cost around 500 sfrs. Swiss banks will lend up to 70% of the purchase price and interest rates are currently as low as 2.5%. Swiss loans are over 25 years and unless you take a fixed rate loan it is usually possible to pay off part of the loan or all of it without penalty. Most banks do not charge set up or valuation fees.

Viewing

Arranging to visit is easy and inexpensive. As EasyJet (www.easyjet.com) have many cheap flights to Zurich and the transfer to Lenzerheide is only 90 minutes, it is possible to make a day trip but if you would like to stay overnight, we can recommend good hotels in the area. For our tips on visiting and recommended hotels contact:

Simon Malster – Investors in Property

Tel: +44 (0)20 8905 5511

simon@investorsinproperty.com

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Company Profile

Investors in Property specialise in the sale of ski chalets and apartments in Switzerland, Austria, France & Italy. We have over 20 years experience and an unrivalled knowledge of well established and up and coming ski resorts. We will provide expert advice and professional guidance through every step of your purchase. If you have any questions or need general advice please do not hesitate to contact us.

Ski chalets for sale in Lenzerheide • Ski chalets for sale in Switzerland • Ski property for sale in the Swiss Alps

Disclaimer

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