



RÉSIDENCE MARAGNENA

BRAMOIS | SION



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The Commune

Overlooked by the Alps, Bramois enjoys a cool climate in summer and proximity to ski resorts in winter. Ideal for hiking and climbing, the village combines natural beauty with a cultural heritage of churches, monuments and local traditions.

Inhabitants enjoy Valais cuisine, local crafts and snow-capped peaks. Attached to Sion, Bramois benefits from urban amenities and a strong school system.

Sion, rich in history and culture, boasts a medieval old town, cathedral, castle and numerous festivals and exhibitions. The city remains a major economic, tourist and cultural center, while striving for sustainable development and a high quality of life.



Overlooked by the majestic Alps



Twelve school centers in towns and villages



Sion is an active community with a rich historical and cultural heritage.



The Project

The new "Résidence Maragnena" development, where modernity and sustainability meet in harmony, is ideally located in Bramois, on the outskirts of Sion.

The development comprises 12 terraced apartments of 2.5, 4.5 and 5.5 rooms, offering modern, practical living in close proximity to amenities.

Each lot has been designed with the latest technologies to ensure optimum comfort while respecting the environment. Thanks to innovative construction, residents will benefit from low energy consumption.

The exterior is no exception to this green philosophy, with private terraces and gardens where residents can relax and enjoy the surrounding nature. Facing the Alps, these gardens offer splendid views of the town of Sion, the Valère basilica and Tourbillon castle.

To facilitate access for every resident, the project is also equipped with an innovative inclined elevator, providing an

elegant and functional alternative for reaching the apartments from the parking lot.

Two additional parking spaces are allocated per lot, and two spaces are still available.



Quiet, green surroundings



Idyllic setting



Modern, sustainable architecture



Situation





Bramois is a charming village in the commune of Sion, at the foot of the mountains in the canton of Valais. With its peaceful atmosphere, it offers an idyllic setting for nature lovers and outdoor enthusiasts, yet is only a few minutes from downtown Sion.

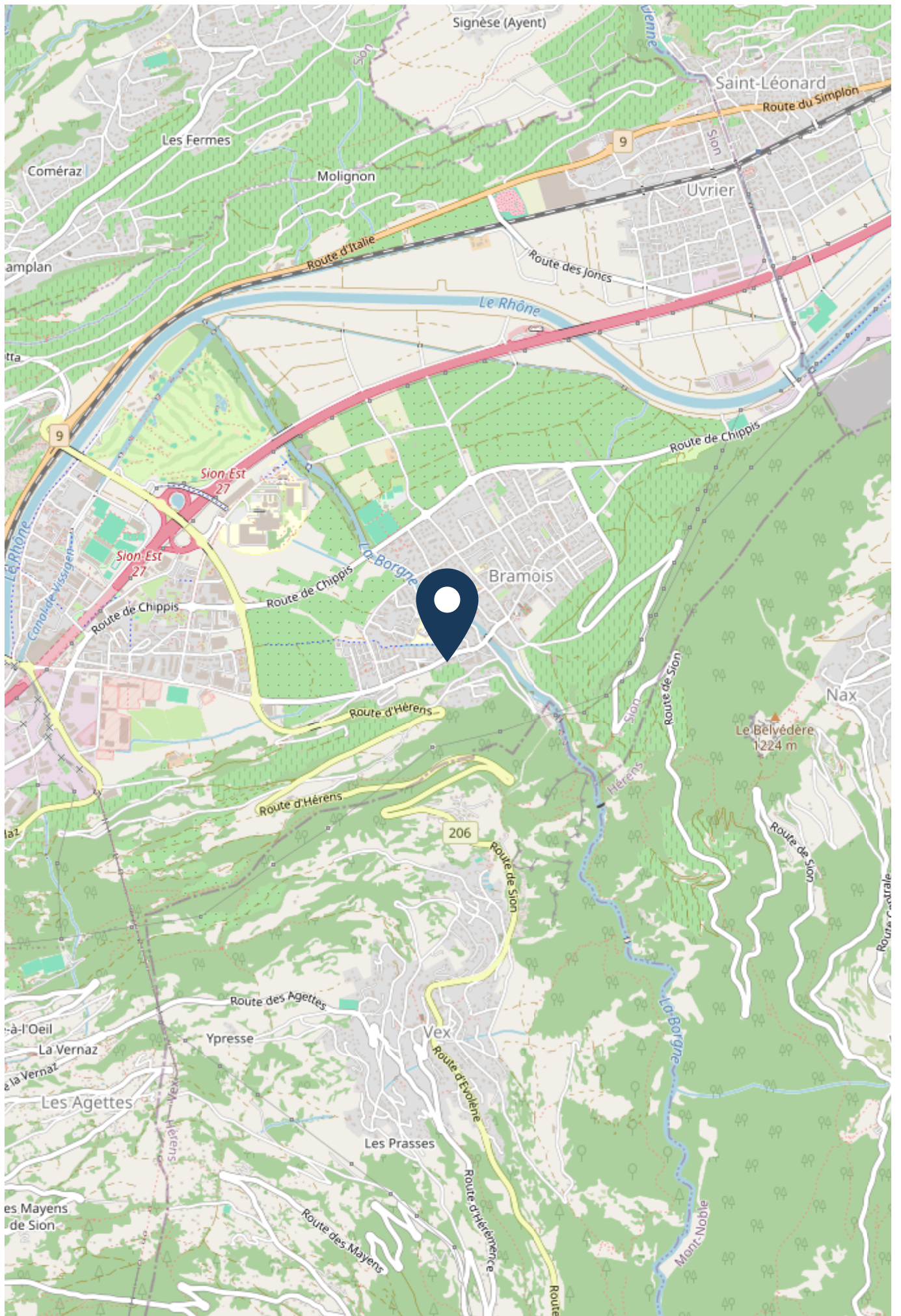
Ideally located in the village of Bramois, Résidence Maragnena offers a peaceful environment within walking distance of the village's amenities. With its day nursery, school, post office, pharmacy, restaurants and local shops, it's less than a 5-minute walk away.

As for the town of Sion, you can get there in less than 10 minutes by car and take advantage of its many activities

and amenities.

The freeway can be reached from the residence in less than 5 minutes, so you can quickly get to the other towns in the canton.

				
Airport	2.5 km	24 min	24 min	6 min
Bank	1.1 km	14 min	14 min	2 min
Gondola lift / ski lift	0 m	-	-	-
Highway	1.5 km	27 min	18 min	3 min
Hospital	2.3 km	27 min	27 min	5 min
Nursery school	1.6 km	21 min	12 min	3 min
Post	512 m	7 min	7 min	1 min
Primary school	700 m	10 min	10 min	2 min
Public transport	74 m	1 min	1 min	-
Restaurants	208 m	3 min	3 min	-
Secondary school	7.0 km	57 min	33 min	9 min
Shops	434 m	6 min	6 min	1 min
Station	0 m	-	-	-



Construction

In addition to its modern architecture, this project offers high-quality materials and attractive finishes.

Underfloor heating is provided by an air-to-water heat pump, the blinds are electric, the glazing is triple-glazed, and each floor has an elevator leading directly to the apartment.

A cellar, a bicycle room and a shared laundry room are located on the outside parking level. Connections for laundry columns are provided in each apartment to enable the installation of a private laundry room.

Budgets and technical descriptions are available on request.



Electric blinds



Distributed floor heating
with an air-to-water heat
pump



Quality materials



Galerie



Galerie



Galerie



Galerie



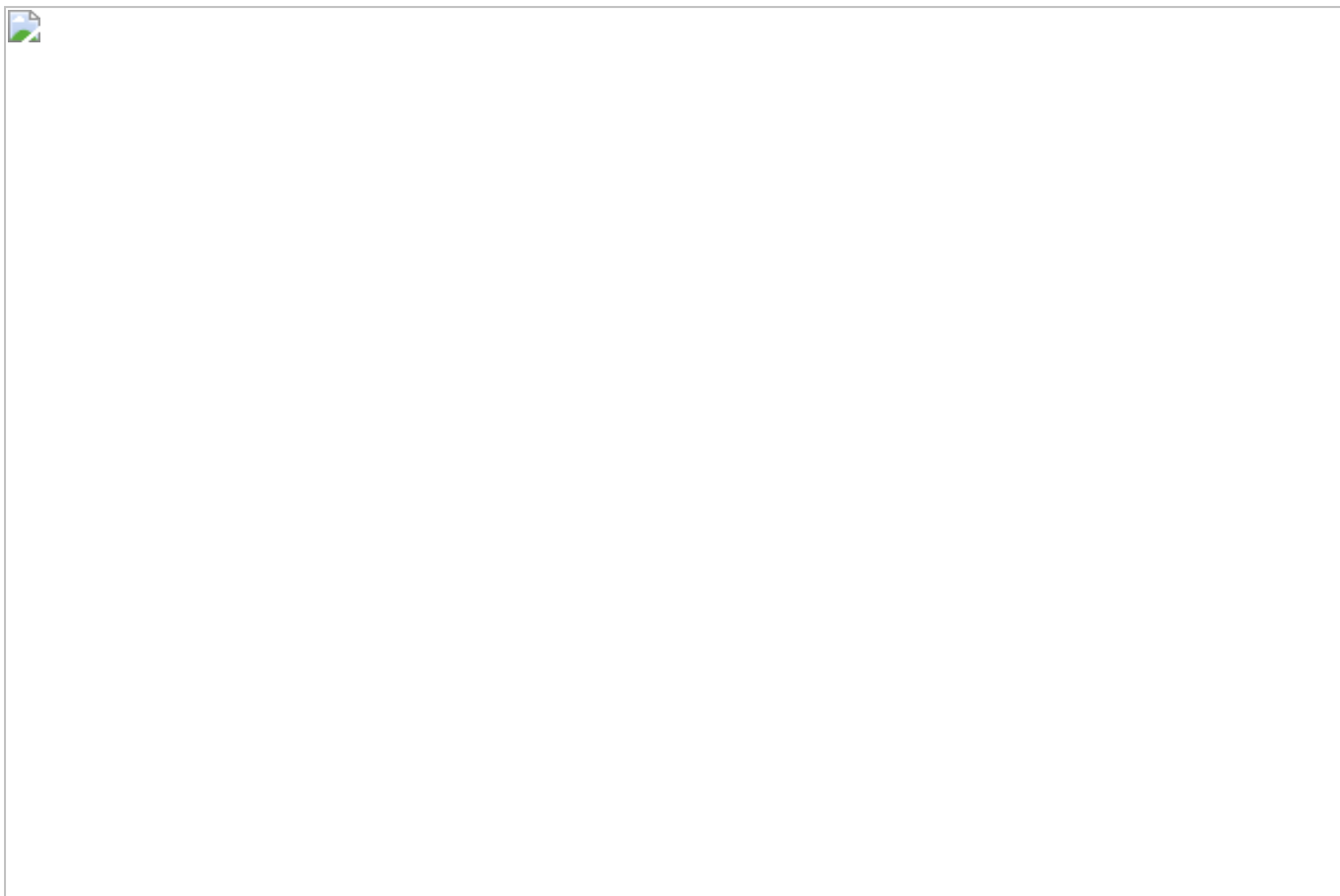
Galerie



Galerie



Galerie



Galerie



Technical data

Equipment

- Connections Washing Column
- Outdoor Lighting
- Shower
- Kitchen
- Washhouse
- Electric Blind
- Interphone
- Kitchen Furnished
- Ventilation
- Washing machine connection
- Outdoor lighting

Proximity

- Tennis Center
- Village
- Green
- Post
- Bus stop
- School secondary
- Shops
- Restaurant
- Creche
- School Primary
- Hiking Trail
- Religious monuments
- Nearby pharmacy
- Tennis Center

Exterior

- Terrace
- Garden
- Parking

Interior

- Local
- Open Kitchen
- Dressing
- Pantry
- Triple Glazing
- Lift
- Bath
- Cellar
- Builtin Closet
- Bright
- Smart thermostat

Ground

- Choose
- Parquet Floor
- Tiles

State

- Under Construction

Sunshine

- Favourable

Sight

- Garden view

Contact



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