RÉSIDENCE MARAGNENA

BRAMOIS | SION



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The Commune

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

Residents enjoy Valais cuisine, local crafts, and snow-capped peaks. As part of the city of Sion, Bramois benefits from urban amenities and a strong school system.

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

Overlooking the majestic Alps

Twelve schools located throughout the city and in the villages

Sion is a vibrant town with a rich historical and cultural heritage



The Project

This new development, named “Résidence Maragnena,” where modernity and sustainability come together harmoniously, is ideally located in Bramois, on the outskirts of Sion.

This development comprises 12 terrace apartments with 2.5, 4.5, and 5.5 rooms, offering a modern and convenient living environment, right next to local amenities.

Each unit has been designed with the latest technologies to ensure optimal 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, featuring landscaped private terraces and gardens where residents can relax and enjoy the surrounding nature. Unobstructed and facing the Alps, these spaces offer a splendid view of the city of Sion, the Valère Basilica, and Tourbillon Castle.

To facilitate access for every resident, the project also features an innovative inclined elevator, providing an elegant and functional alternative for reaching the apartments from the parking garage.

Ideally complementing the complex, two additional parking spaces are allocated per unit, and two spaces are still available.

A quiet, green setting

Idyllic setting

Modern and Sustainable Architecture



Situation

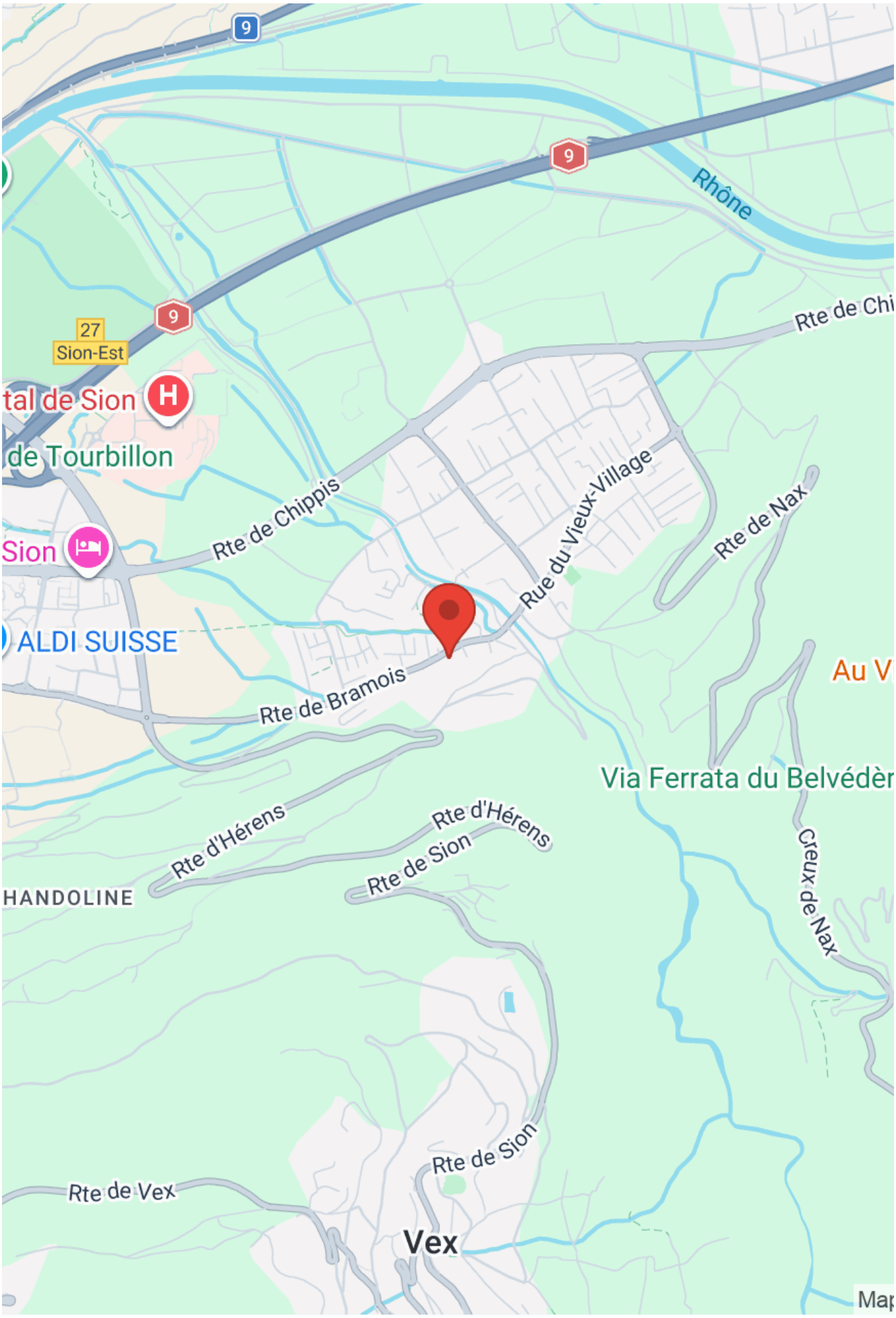
Bramois is a charming village in the municipality of Sion, located in the canton of Valais at the foot of the mountains. With its peaceful atmosphere, it offers an idyllic setting for nature lovers and outdoor enthusiasts, while still being just a few minutes from downtown Sion.

Ideally located in the village of Bramois, the Résidence Maragnena offers the tranquility of its surroundings while being within walking distance of the village's amenities. A daycare center, school, post office, pharmacy, restaurants, and local shops are all less than a 5-minute walk away.

As for the city of Sion, you can reach it in less than 10 minutes by car and enjoy its many activities and amenities.

The highway is less than 5 minutes away from the residence, allowing you to quickly reach other towns in the canton.

Bank	1.1 km	14 min	14 min	2 min
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	73 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	3.3 km	46 min	24 min	8 min


9
9
9
Rhône
27
Sion-Est
tal de Sion
H
de Tourbillon
Sion
Rte de Chippis
Rue du Vieux-Village
Rte de Nax
ALDI SUISSE
Rte de Bramois
Via Ferrata du Belvédèr
Rte d'Hérens
Rte d'Hérens
Rte de Sion
HANDOLINE
Creux de Nax
Rte de Sion
Rte de Vex
Vex

Construction

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

Heating is distributed through the floor via an air-to-water heat pump; the blinds are electric; the windows are triple-paned; and each floor is served by an elevator leading directly to the apartment.

A basement storage unit, a bike storage area, and a shared laundry room are located near the outdoor parking areas. Connections for laundry columns are provided in each apartment to allow for the installation of a private laundry area.

Budgets and technical specifications can be provided upon request.



Motorized Blinds



Underfloor heating powered by an air-to-water heat pump



High-quality materials

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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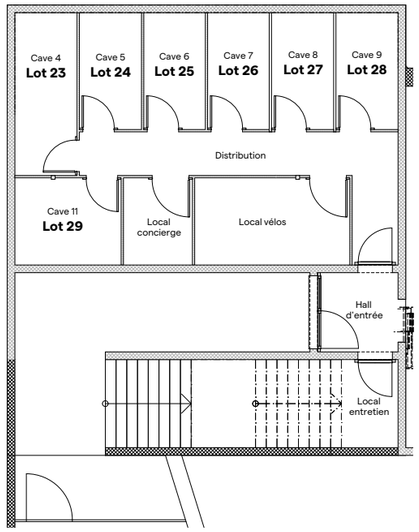
Plan de situation



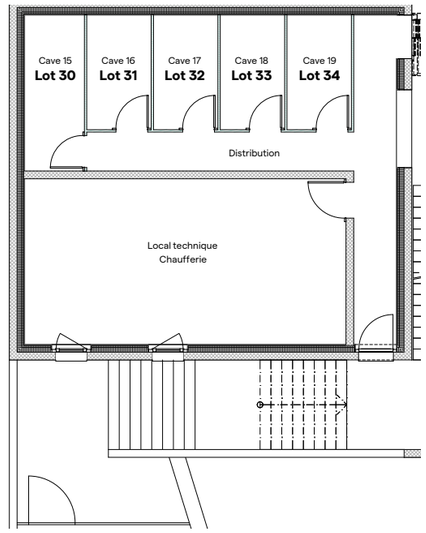
Rez-de-chaussée | 1er étage

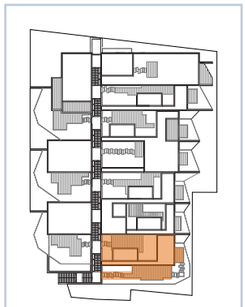
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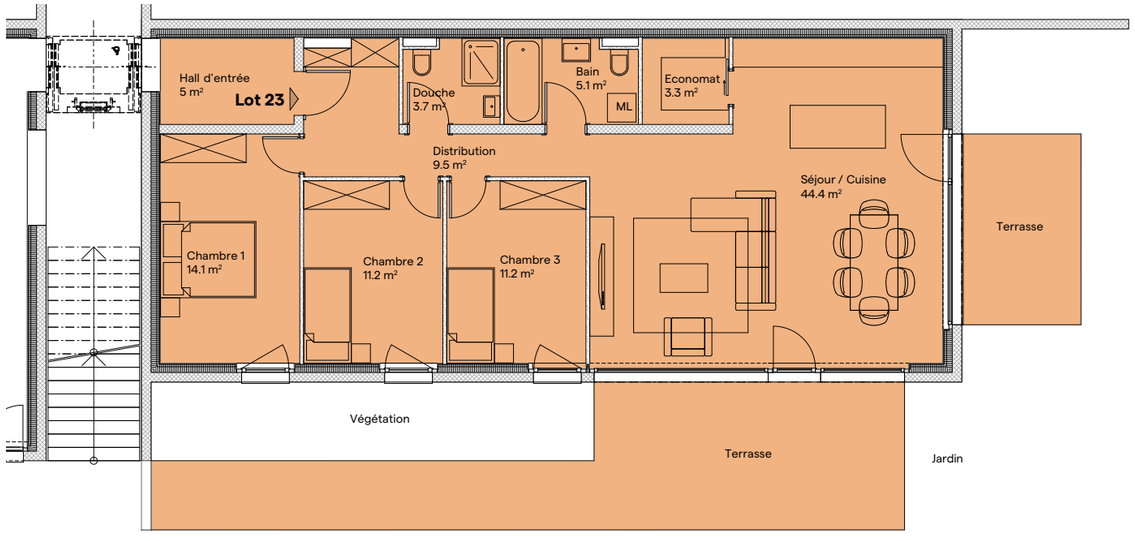


1er étage





1er étage



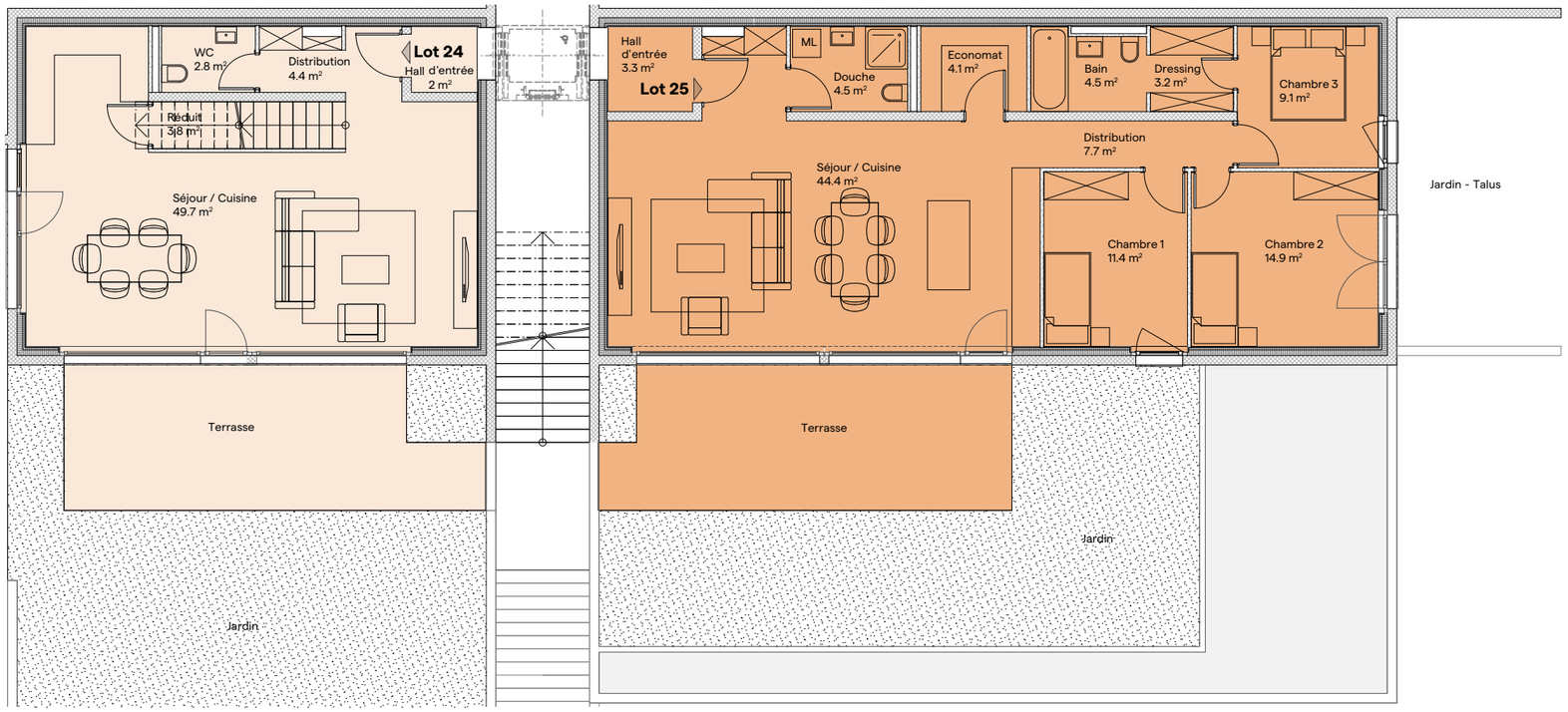
Lot	Etage	Nombre de pièces	Orientation	Surface habitable nette	Surface terrasses	Surface jardin	Surface de vente brute
23	**1er**	4.5	N-O	107 m²	30 m²	65 m²	146 m²

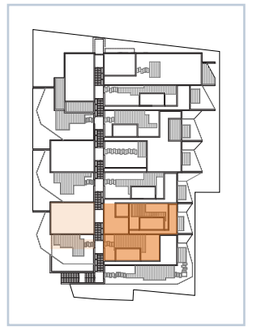
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Surface de vente brute : *Surface habitable, murs extérieurs et mitoyens incl., 1/3 de la surface de la terrasse, 1/10 de la surface du jardin.*

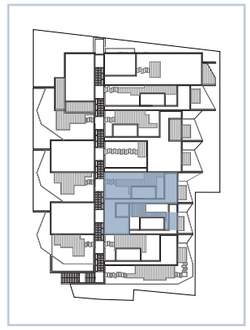
2e étage | 3e étage

N

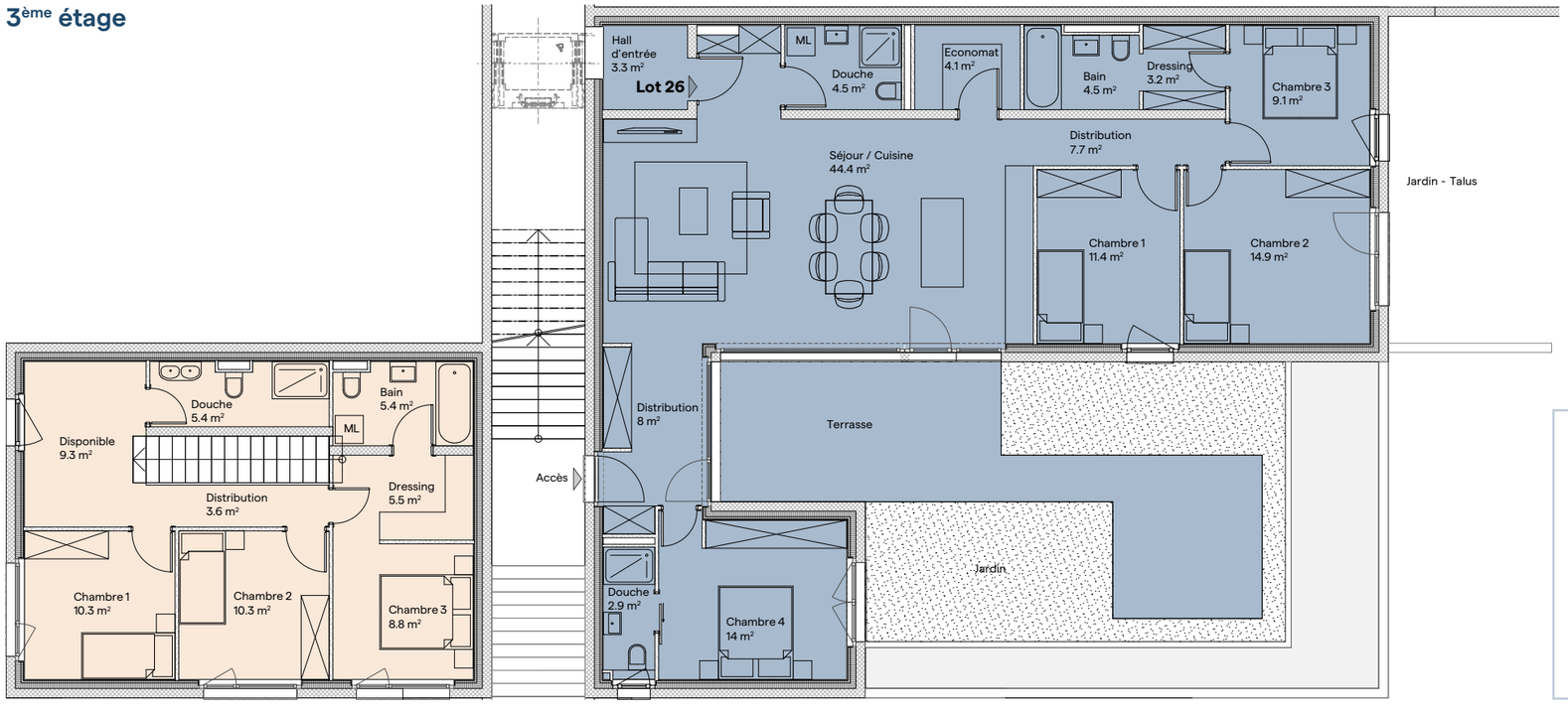
2ème étage







3ème étage



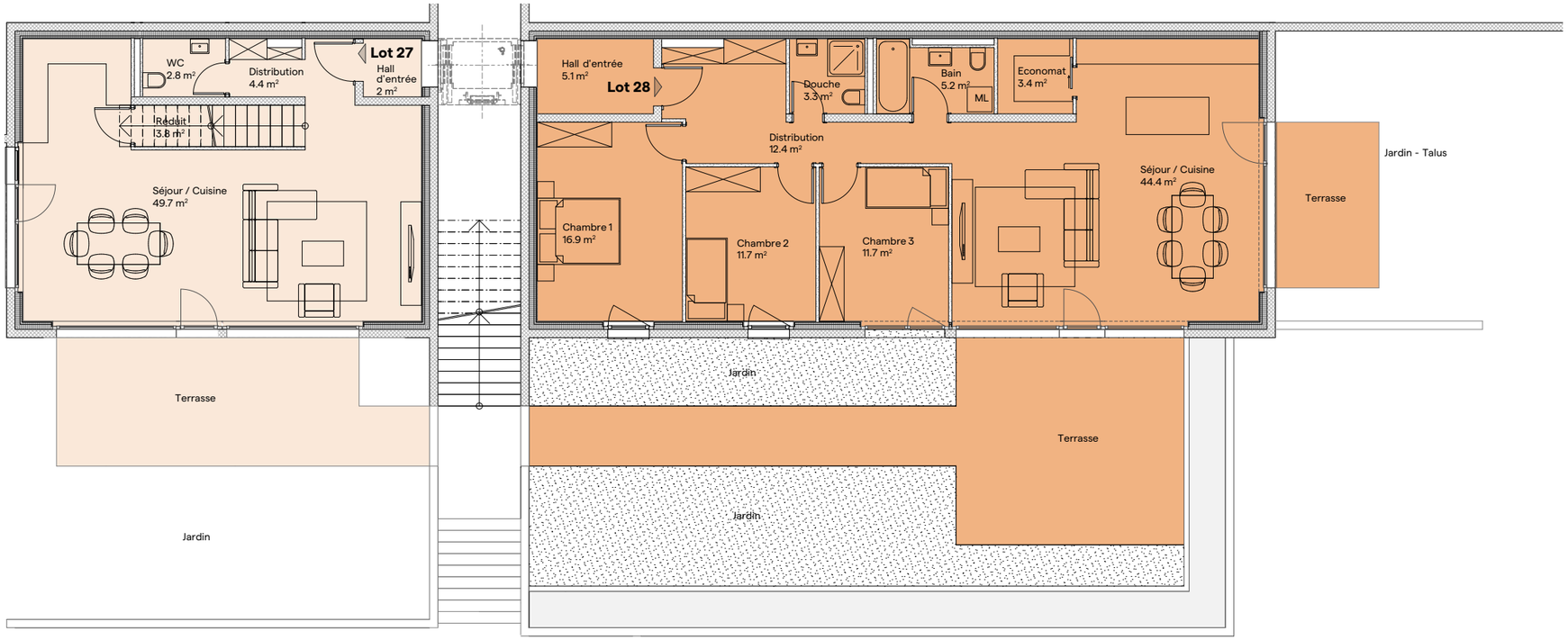
Lot	Etage	Nombre de pièces	Orientation	Surface habitable nette	Surface terrasse	Surface jardin	Surface de vente brute
24	**2ème et 3ème**	4.5	N-E	121 m²	22 m²	62 m²	171 m²
25	**2ème**	4.5	N-O	104 m²	24 m²	51 m²	143 m²
26	**3ème**	5.5	N-O	132 m²	29 m²	32 m²	177 m²

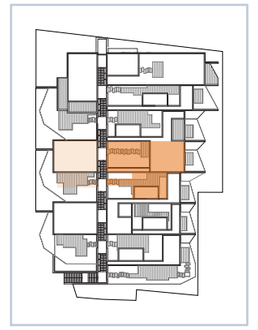
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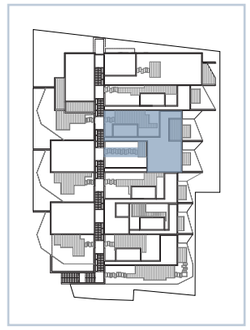
4e étage | 5e étage

N

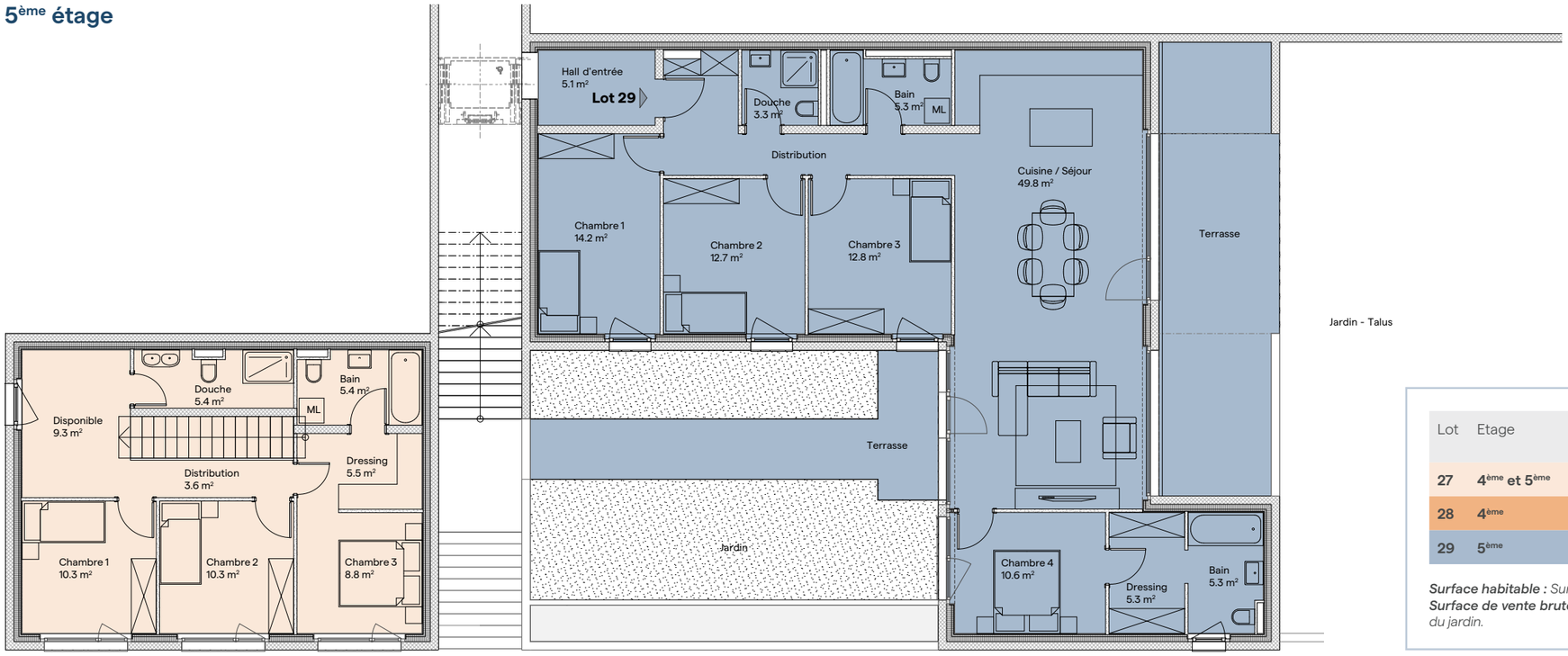
4ème étage







5ème étage



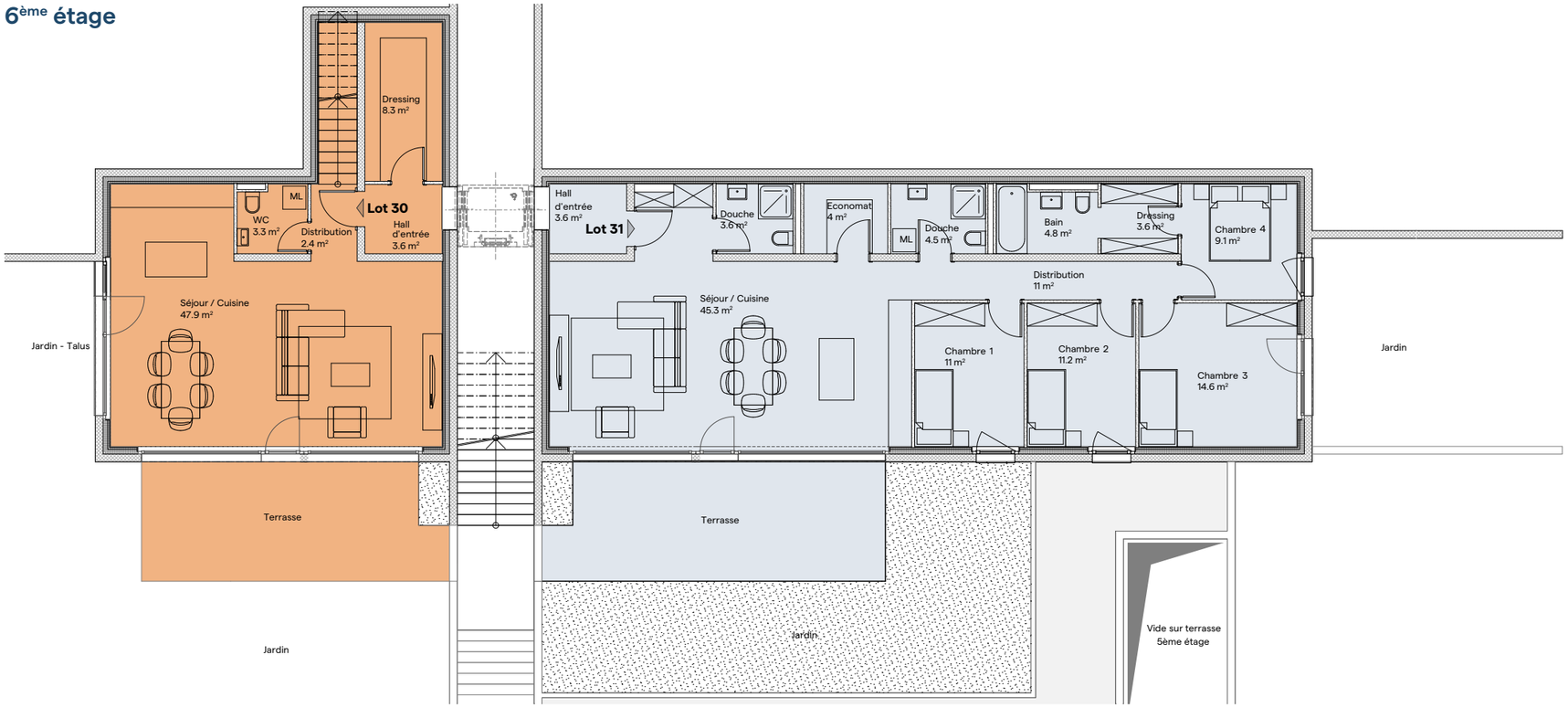
Lot	Etage	Nombre de pièces	Orientation	Surface habitable nette	Surface terrasses	Surface jardin	Surface de vente brute
27	**4ème et 5ème**	4.5	N-E	121 m²	22 m²	43 m²	170 m²
28	**4ème**	4.5	N-O	114 m²	27 m²	50 m²	152 m²
29	**5ème**	5.5	N-O	139 m²	24 m²	41 m²	184 m²

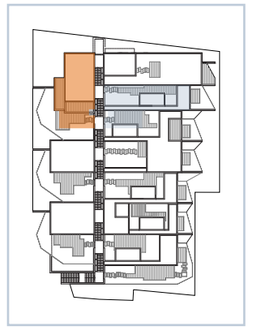
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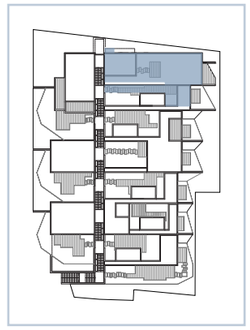
6e étage | 7e étage

N

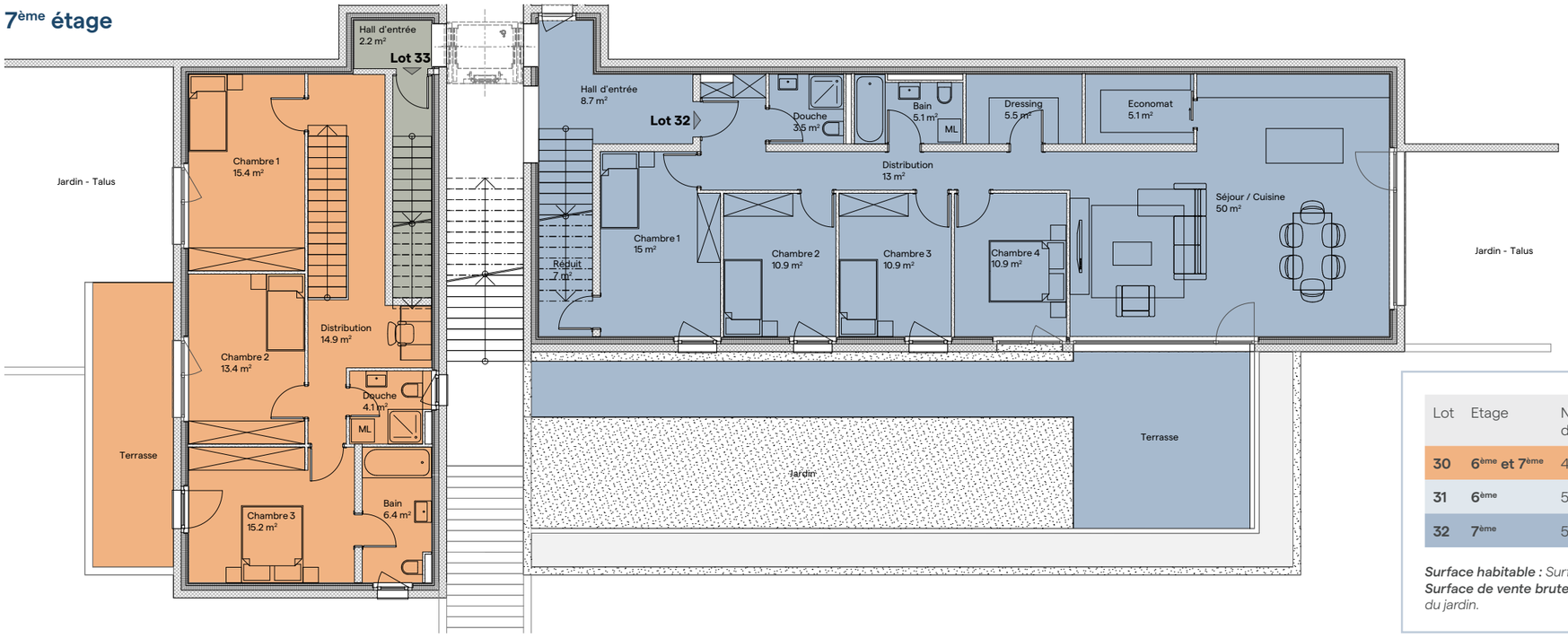
6ème étage







7ème étage



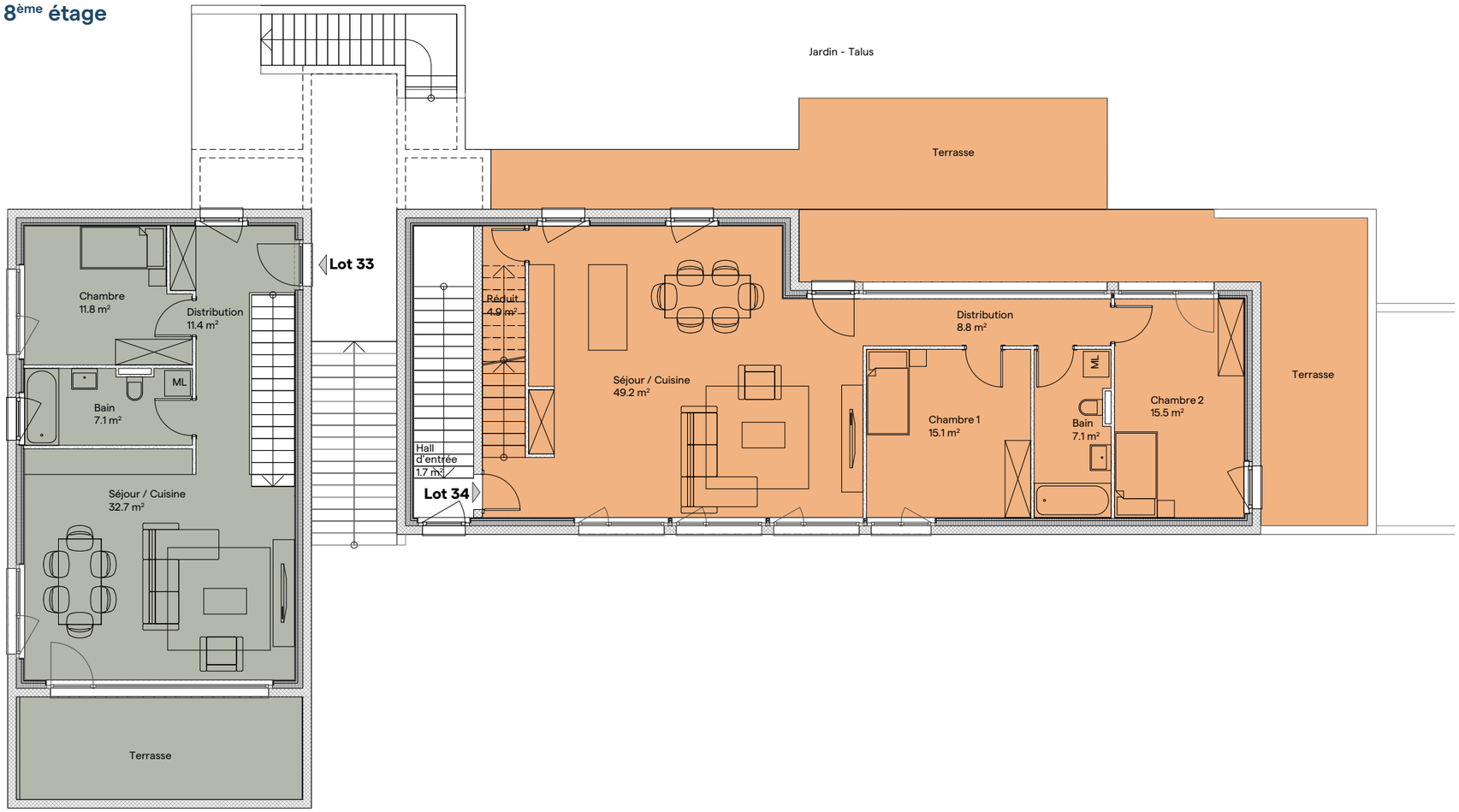
Lot	Etage	Nombre de pièces	Orientation	Surface habitable nette	Surface terrasses	Surface jardin	Surface de vente brute
30	**6ème et 7ème**	4.5	N-E	135 m²	37 m²	39 m²	193 m²
31	**6ème**	5.5	N-O	126 m²	25 m²	50 m²	166 m²
32	**7ème**	5.5	N-O	145 m²	33 m²	50 m²	185 m²

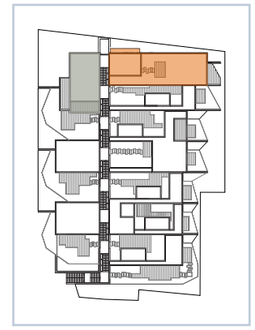
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Surface de vente brute : *Surface habitable, murs extérieurs et mitoyens incl., 1/3 de la surface de la terrasse, 1/10 de la surface du jardin.*

8e étage | 9e étage

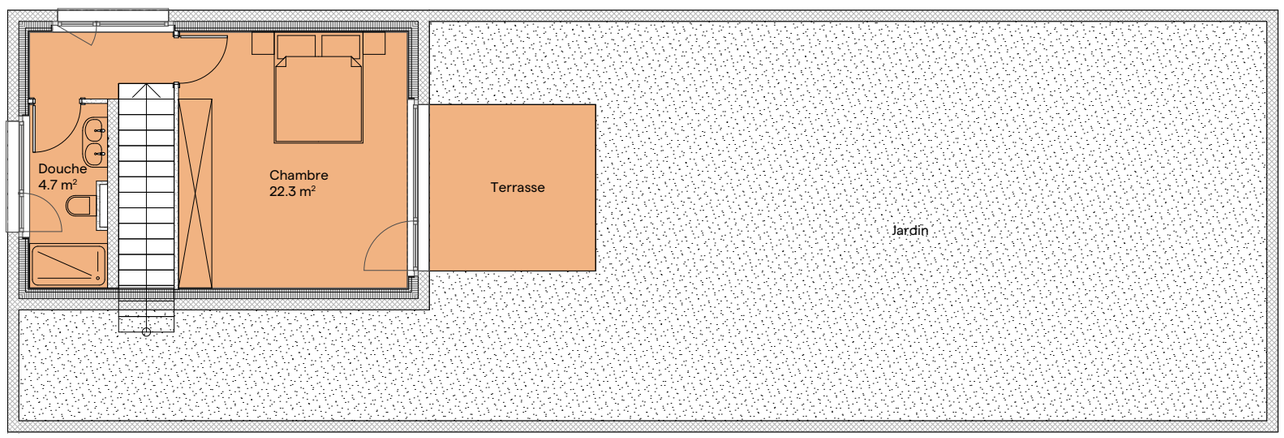
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8ème étage





9ème étage



Lot	Etage	Nombre de pièces	Orientation	Surface habitable nette	Surface terrasses	Surface jardin	Surface de vente brute
33	**8ème**	2.5	N-E	65 m²	16 m²	/	100 m²
34	**8ème et 9ème**	4.5	N-O-S	129 m²	56 m²	114 m²	206 m²

Surface habitable : *Surface nette habitable (mesures intérieures), surface construction intérieure incl., gaines techniques excl.*
Surface de vente brute : *Surface habitable, murs extérieurs et mitoyens incl., 1/3 de la surface de la terrasse, 1/10 de la surface du jardin.*