

LAUGHLAND
JONES



▶ THE H4VEN - NENDAZ



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The H4VEN - Nendaz

ALPINE LIFESTYLE PARTNERS (ALP)



Alpine Lifestyle Partners (ALP) has established itself in Switzerland over many years, creating luxury second homes for international and Swiss clients. ALP offers a 'turn-key' service, starting with the land purchase and ending with a fully completed property, offering a management and rental service for those that wish to generate a return on their investment.

ALP have built their business to develop first class rental in the Swiss Alps. They not only maintain the luxury second homes of their clients, but enhance the property for the rental market, with additional benefits including "super conciergerie", hotel services, property management and bespoke leisure time. ALP have established a luxury rental and management business, Mrs Miggins, which generates guests from over 35 different countries.

ALPINE LIFESTYLE

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LOCATION

Ideally situated opposite the Nendaz outdoor skating rink and the Hotel Nendaz 4 Valleys and Spa, the prestige residence The H4VEN Nendaz offers you a luxury retreat at the very heart of Nendaz and the 4 Valleys ski area. The H4VEN boasts a view onto the piste and is positioned opposite the cable car, in the vicinity of all shops and restaurants.

Nendaz is just 15km from the city of Sion, the capital of the Valais Canton, and benefits from easy access by various airlines.



- Sion to Nendaz 20 mins (car)
- Geneva to London 1hr 30 mins (plane)
- Geneva to Amsterdam 1hr 40mins (plane)
- Geneva to Rome 1hr 40mins (plane)
- Sion to London 1hr 50 mins (plane)

LUXURY CHALET RENTAL AND SERVICES BY MRS MIGGINS



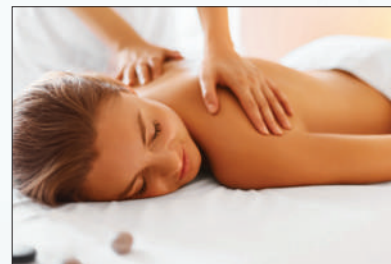
Mrs Miggins offer property management and letting of luxury apartments in several resorts, including Nendaz, Grimentz and Champéry; with hotel style service on site.



In their quest for service perfection, Mrs Miggins recognise that their guests are looking to spend more time on the core activities of their vacation. Mrs Miggins remove every day stresses, allowing more time to enjoy the ski, food and activities that each resort have to offer.

Mrs Miggins also provide their owners with a tailor made rental program, to maximise their revenue during their absence.

Mrs Miggins has won the Service Excellence Award of the Luxury Travel Guide 2017, for its unending warmth, outstanding attention to detail and real sense of care. They go the extra mile for its guests; providing services that surprise everyone, anticipating all possible needs and fulfilling them without being asked.

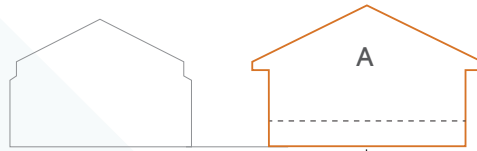




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FLOOR PLANS

RESIDENCE A



GROUND FLOOR

GARAGE LEVEL

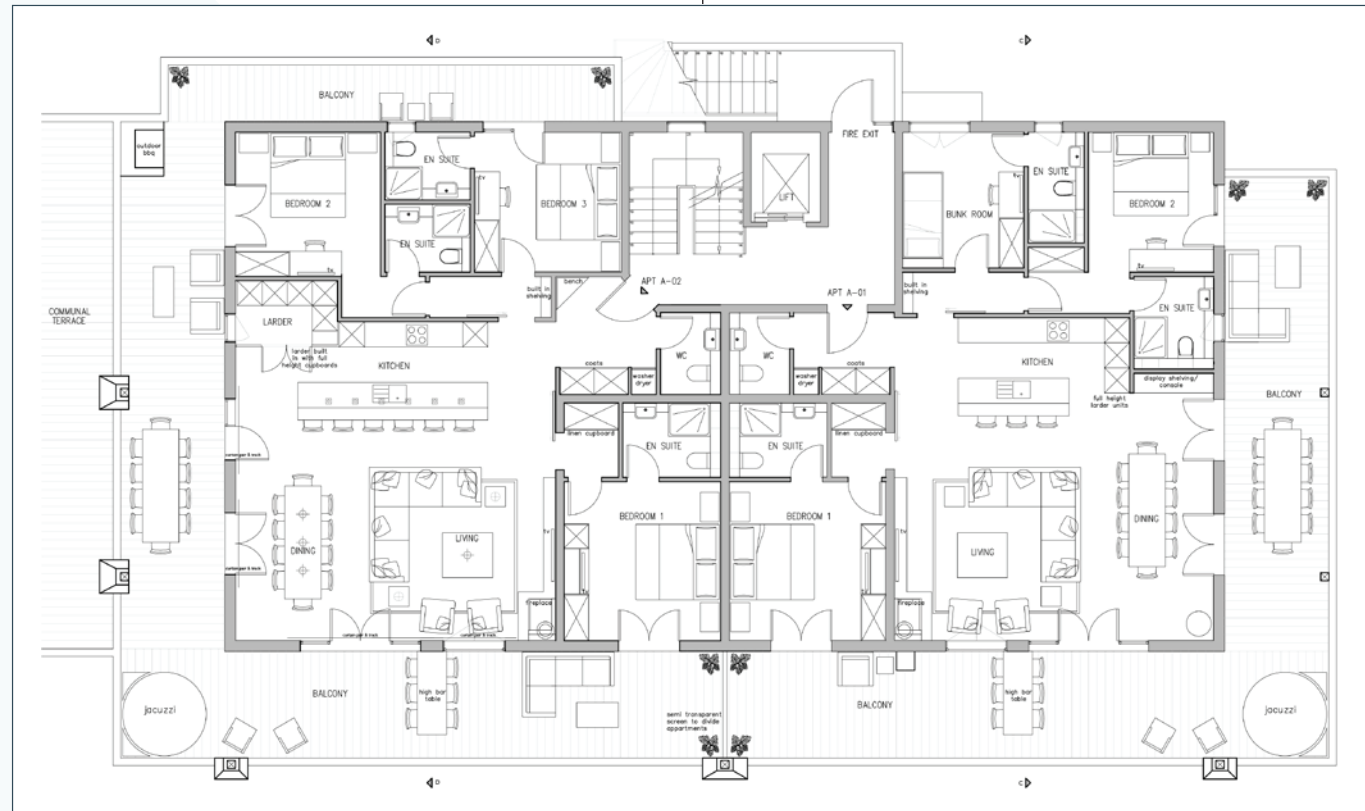
Parking level

GROUND FLOOR

THREE BEDROOM APARTMENT - A1 AND A2

Apartment 1 - 165.52 sq m

Apartment 2 - 163.63 sq m



Apartment 1 - 165.52 sq m
3 bedrooms - 3 ensuite

Apartment 2 - 163.63 sq m
3 bedrooms - 3 ensuite



RESIDENCE A

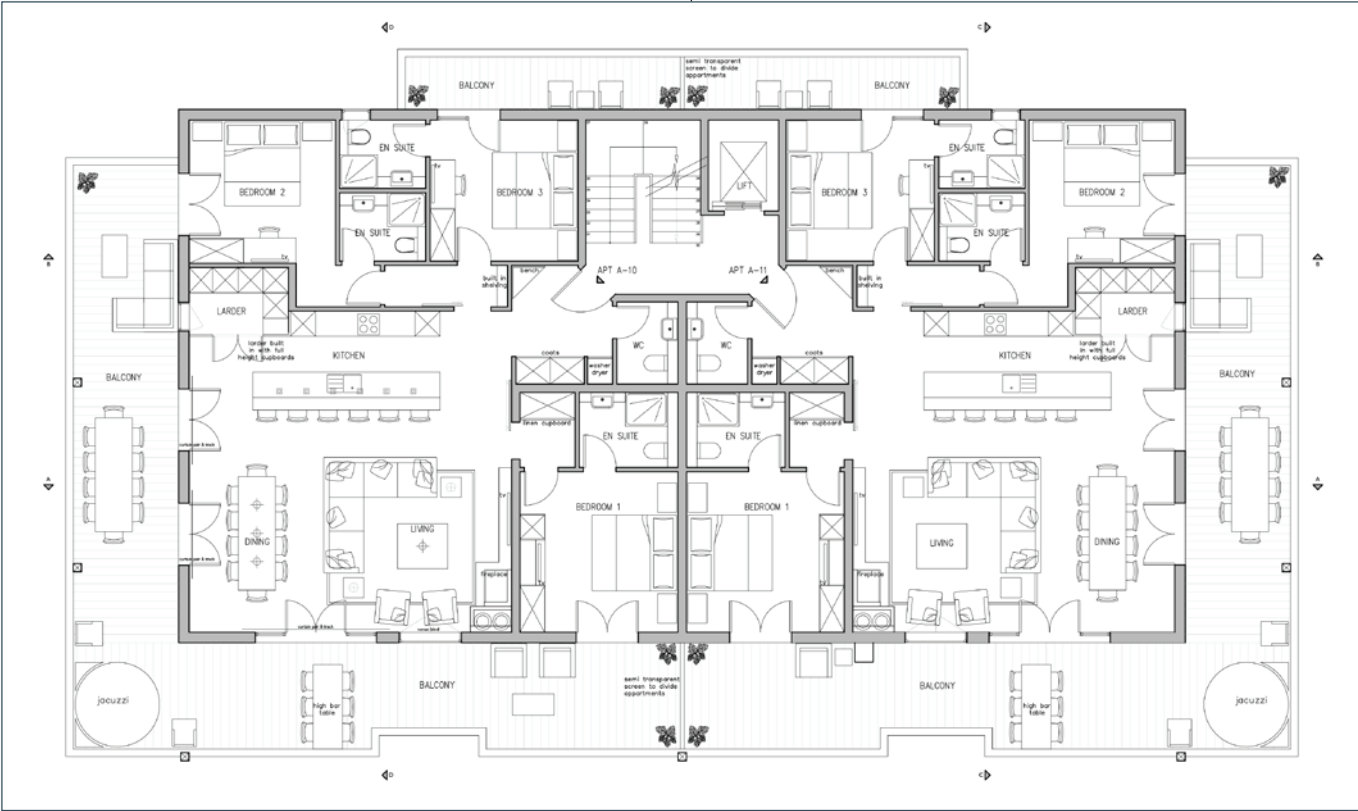


FIRST FLOOR

FIRST FLOOR

THREE BEDROOM MASTER APARTMENT A3 AND A4

Apartment 3 - 175.59 sq m
Apartment 4 - 175.51 sq m



Apartment 3 - 175.59 sq m
3 bedrooms - 3 ensuite

Apartment 4 - 175.51 sq m
3 bedrooms - 3 ensuite



RESIDENCE A



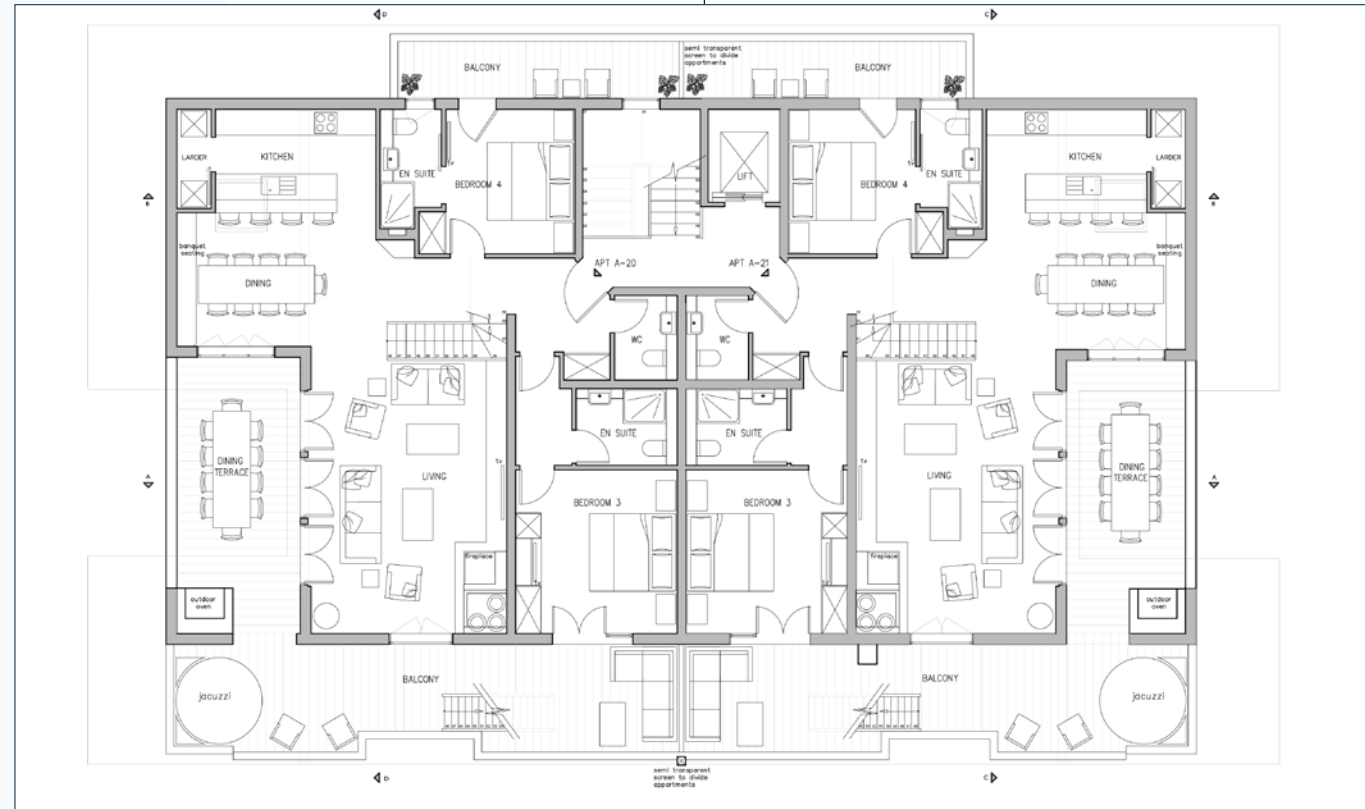
SECOND FLOOR

SECOND FLOOR

FIVE BEDROOM MASTER PENTHOUSE A5 AND A6 LOWER

Apartment 5 lower - 207.60 sq m

Apartment 6 lower - 207.42 sq m



Apartment 5 - 207.60 sq m
5 bedrooms - 5 bathrooms (3 ensuite)

Apartment 6 - 207.42 sq m
5 bedrooms - 5 bathrooms (3 ensuite)



RESIDENCE A



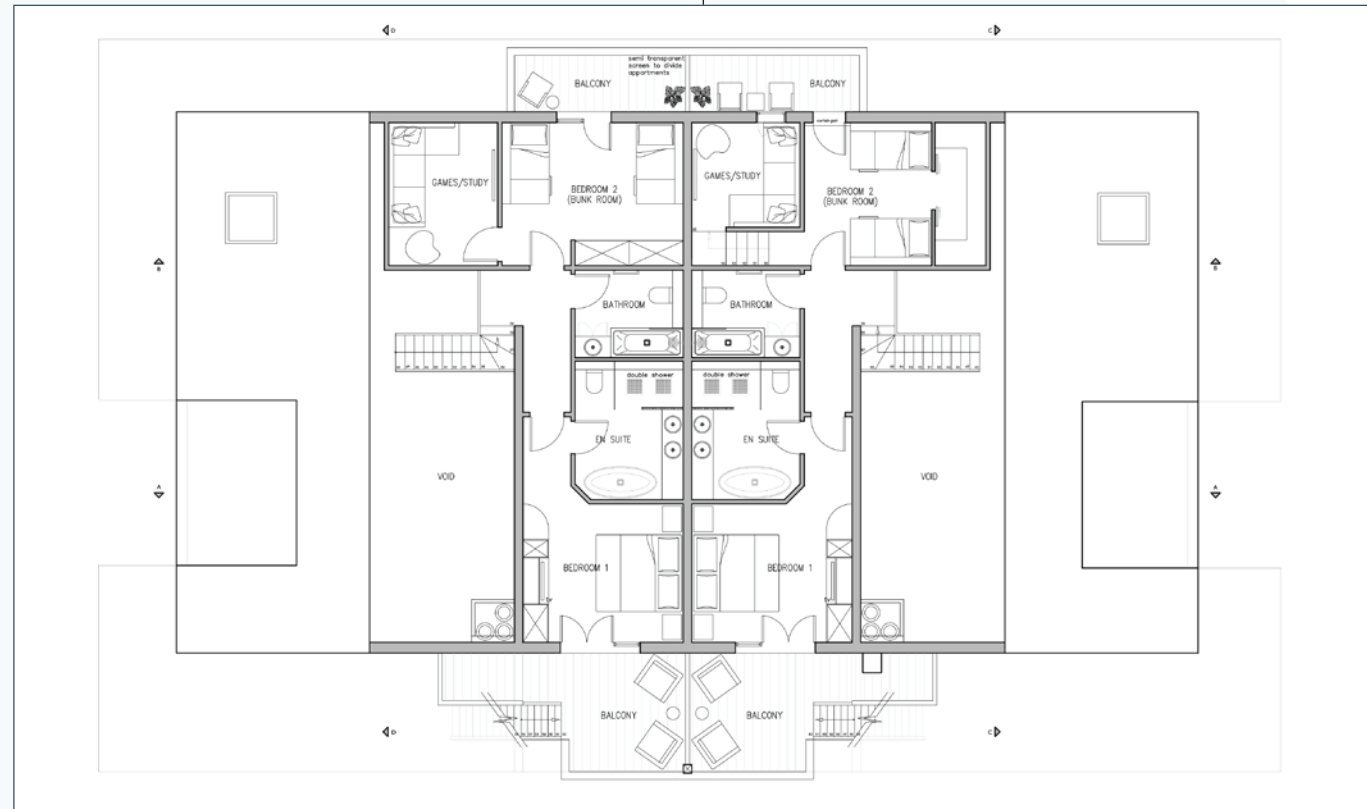
THIRD FLOOR

THIRD FLOOR

FIVE BEDROOM MASTER
PENTHOUSE A5 AND A6 UPPER

Apartment 5 upper - 207.6 sqm

Apartment 6 upper - 207.4 sqm



Apartment 5 upper
207.6 Sqm - 2 bedrooms

Apartment 6 upper
207.4 Sqm - 2 bedrooms



RESIDENCE B



GROUND FLOOR

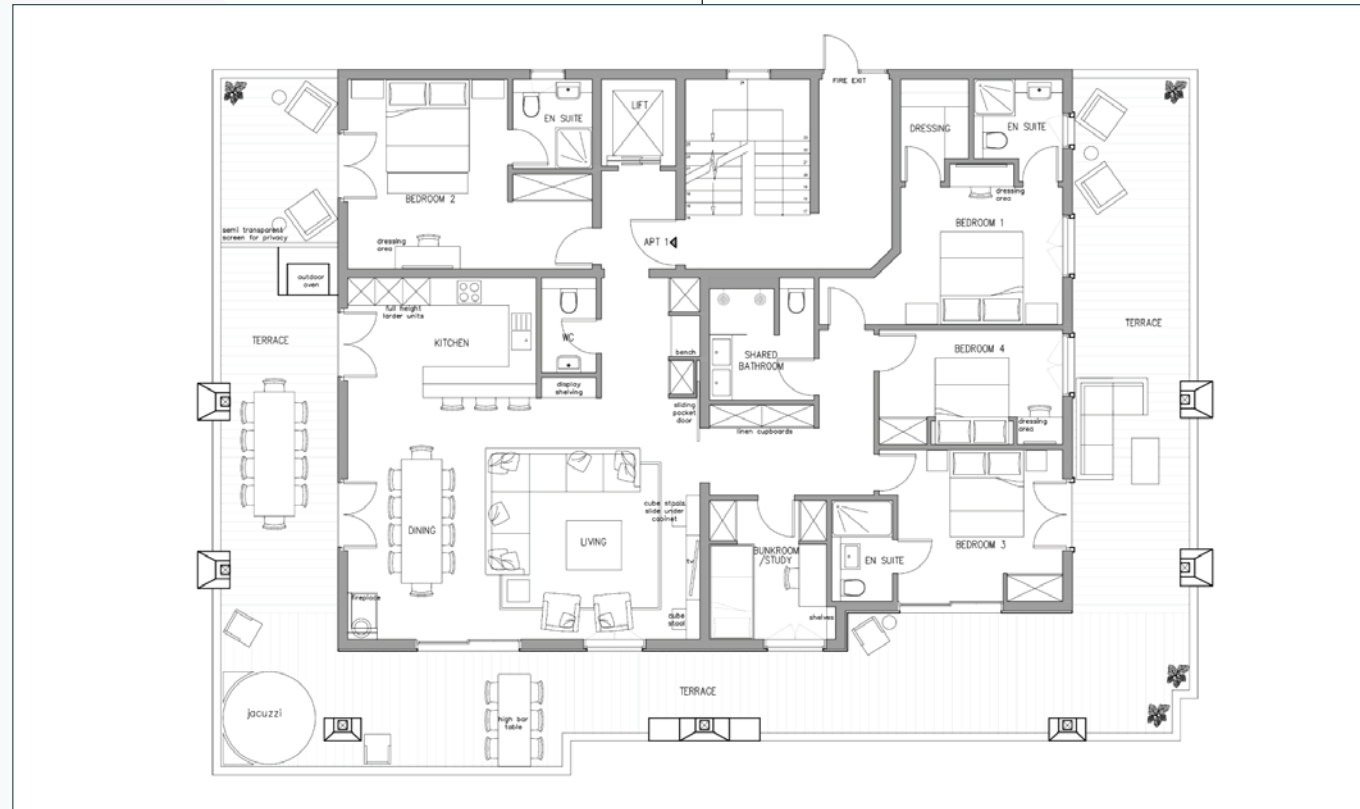
GARAGE LEVEL

Parking level

GROUND FLOOR

FIVE BEDROOM MASTER APARTMENT

Apartment 1 - 167.8 sq m



Apartment 1 - 167.8 sq m

5 bedrooms (2 bunk rooms) - 4 bathrooms (2 ensuite)



RESIDENCE B



FIRST FLOOR

FIRST FLOOR

FIVE BEDROOM MASTER APARTMENT

Apartment 2 - 231.07 sq m



Apartment 2 - 231.07 sq m
5 bedrooms (1 bunk room) - 4 bathrooms (2 ensuite)



RESIDENCE B

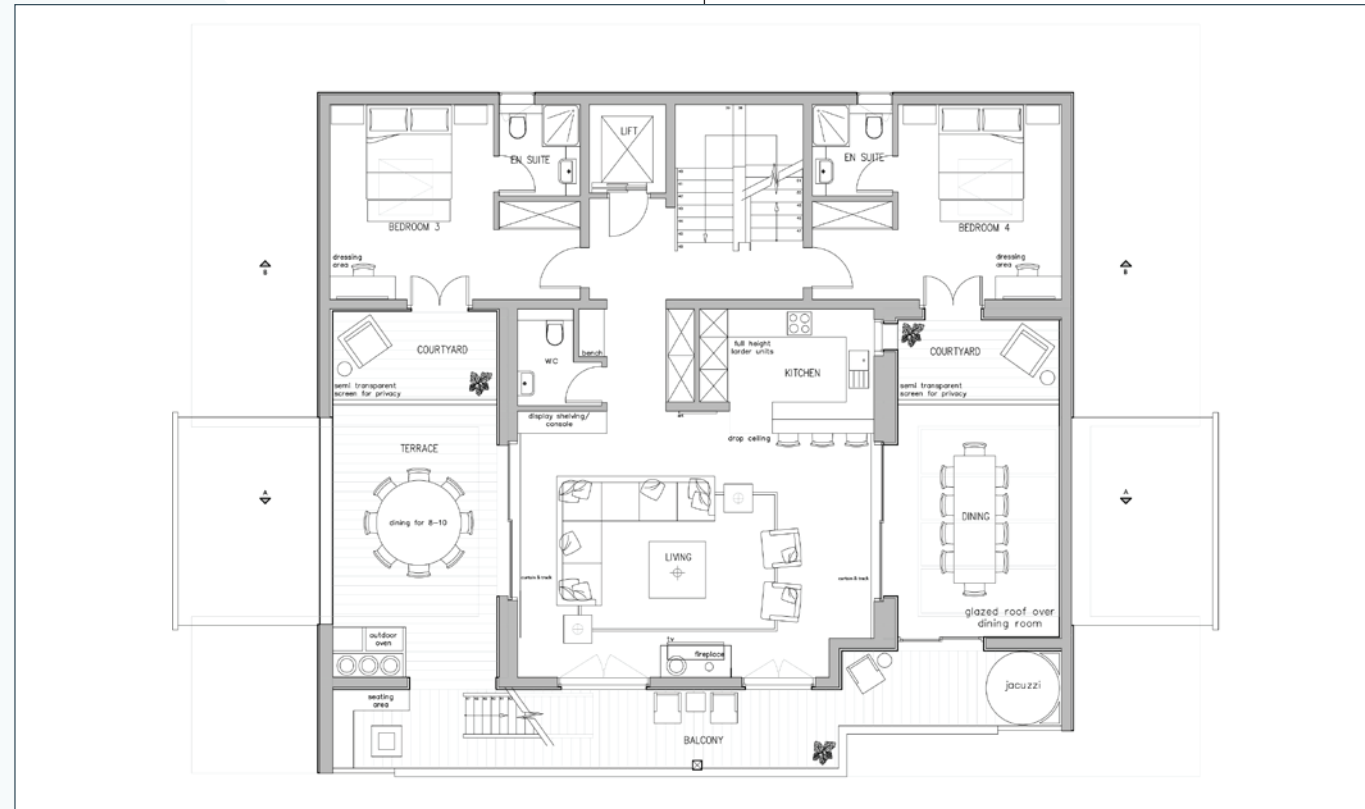


SECOND FLOOR

SECOND FLOOR

**ATTIC LUXURY RETREAT MASTER
DUPLEX LOWER AND UPPER**

Apartment 3 - 249.64 sq m



Apartment 3 - 249.64 sq m
4 bedrooms - 3 ensuite



RESIDENCE B



THIRD FLOOR

THIRD FLOOR

ATTIC LUXURY RETREAT MASTER DUPLEX UPPER

Apartment 3 - Top floor



Apartment 3 Top floor





INTERIOR DESIGN

LAUGHLAND JONES

Based in South East England, Laughland Jones has established itself as a unique company with an excellent reputation; offering a bespoke architectural interior design service to a discerning clientele across Britain and the Alpine Regions of France and Switzerland since 1995.

The impressive team at Laughland Jones include outstanding architectural interior designers and purchasing professionals, who create and source bespoke designs based on the client's needs and brief. They have been industry recognised, winning various awards including the global 'Best Ski Chalet' award at the International Hotel and Property Awards in 2016, and 'World's Best Ski Chalet' in the World Ski Awards for 4 years running.

Laughland Jones create interior design that: is sensitive to geographic influences and environmental context; synchronises with the architectural form; realises construction dimensions harmoniously; plays with materiality, space and light; and feels effortlessly uplifting.

LAUGHLAND JONES

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3D VISUALS

3D Visuals

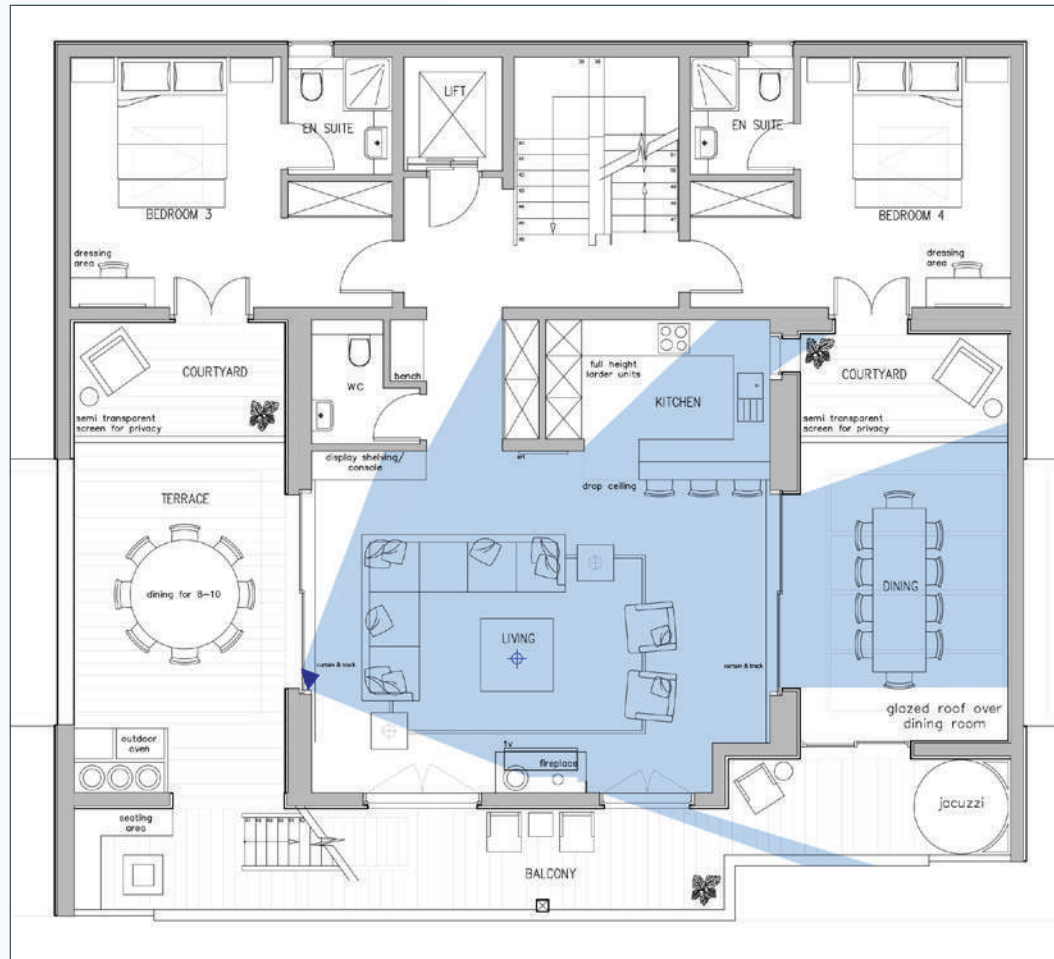




Living space
render
view 1

Typical living space I

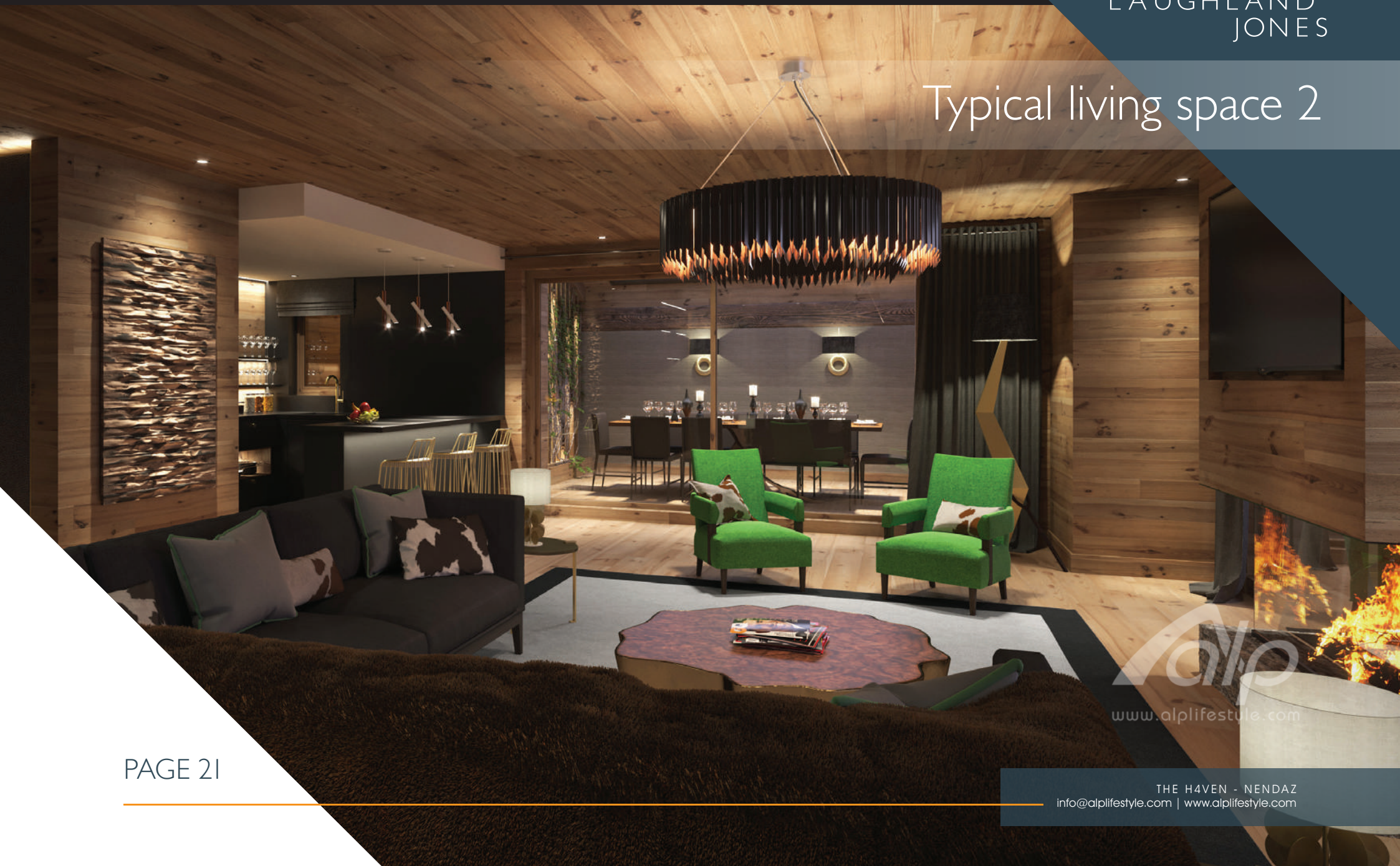




Living space render
view 2



Typical living space 2



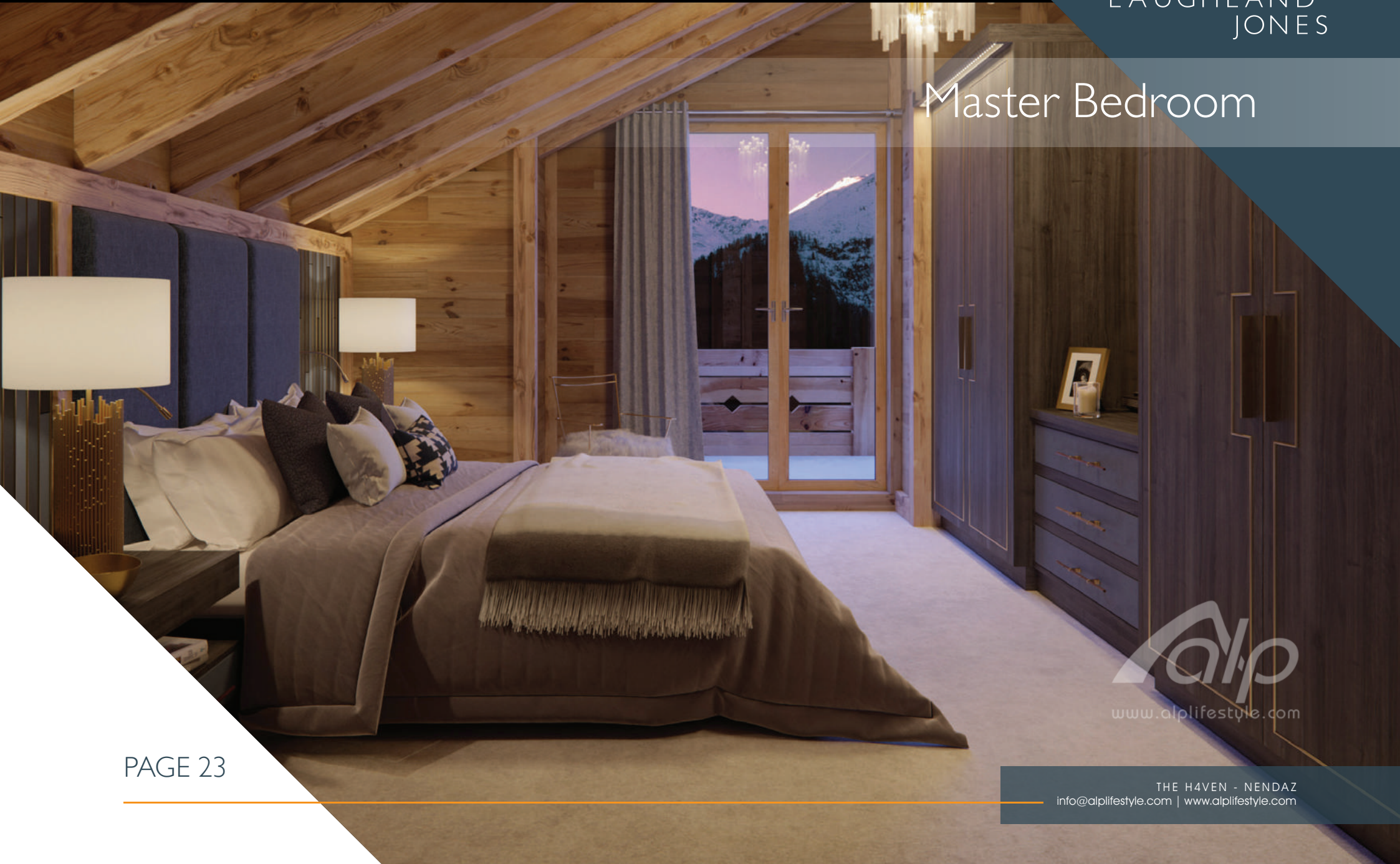


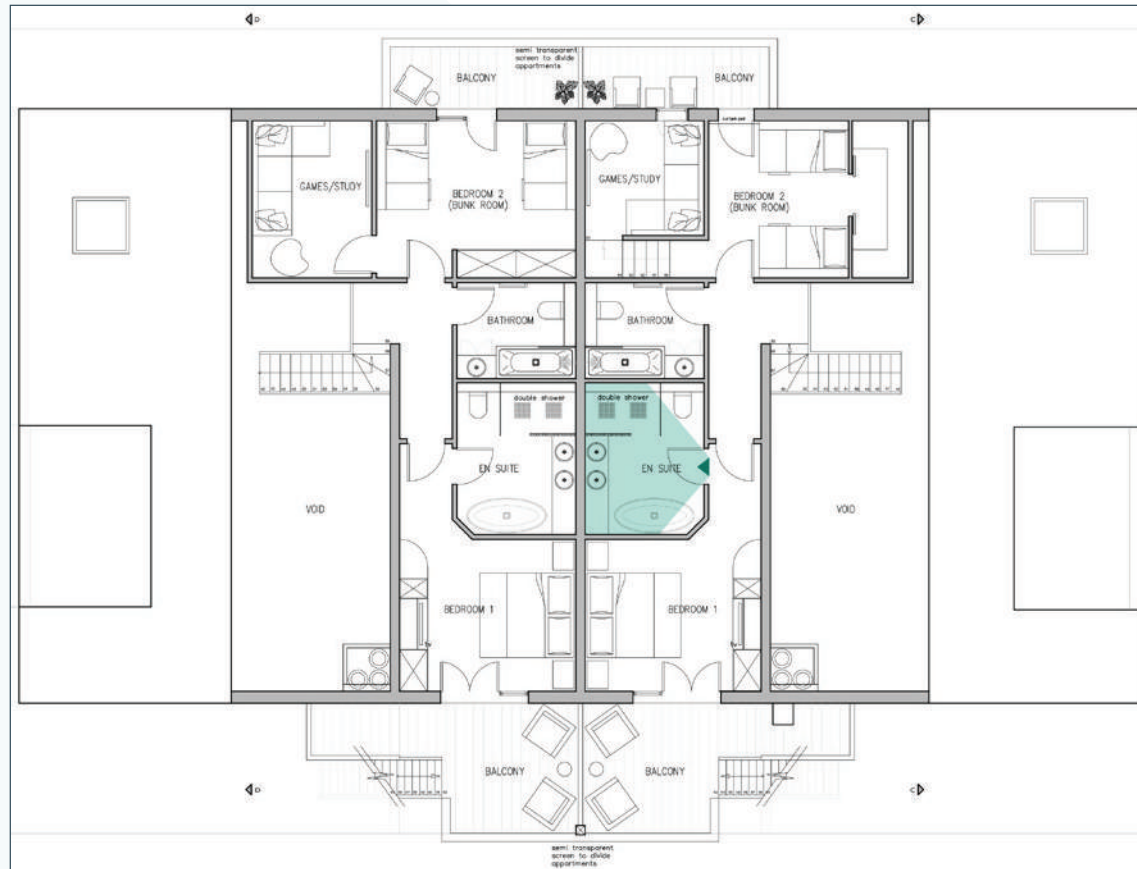
Master bedroom
render view



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Master Bedroom

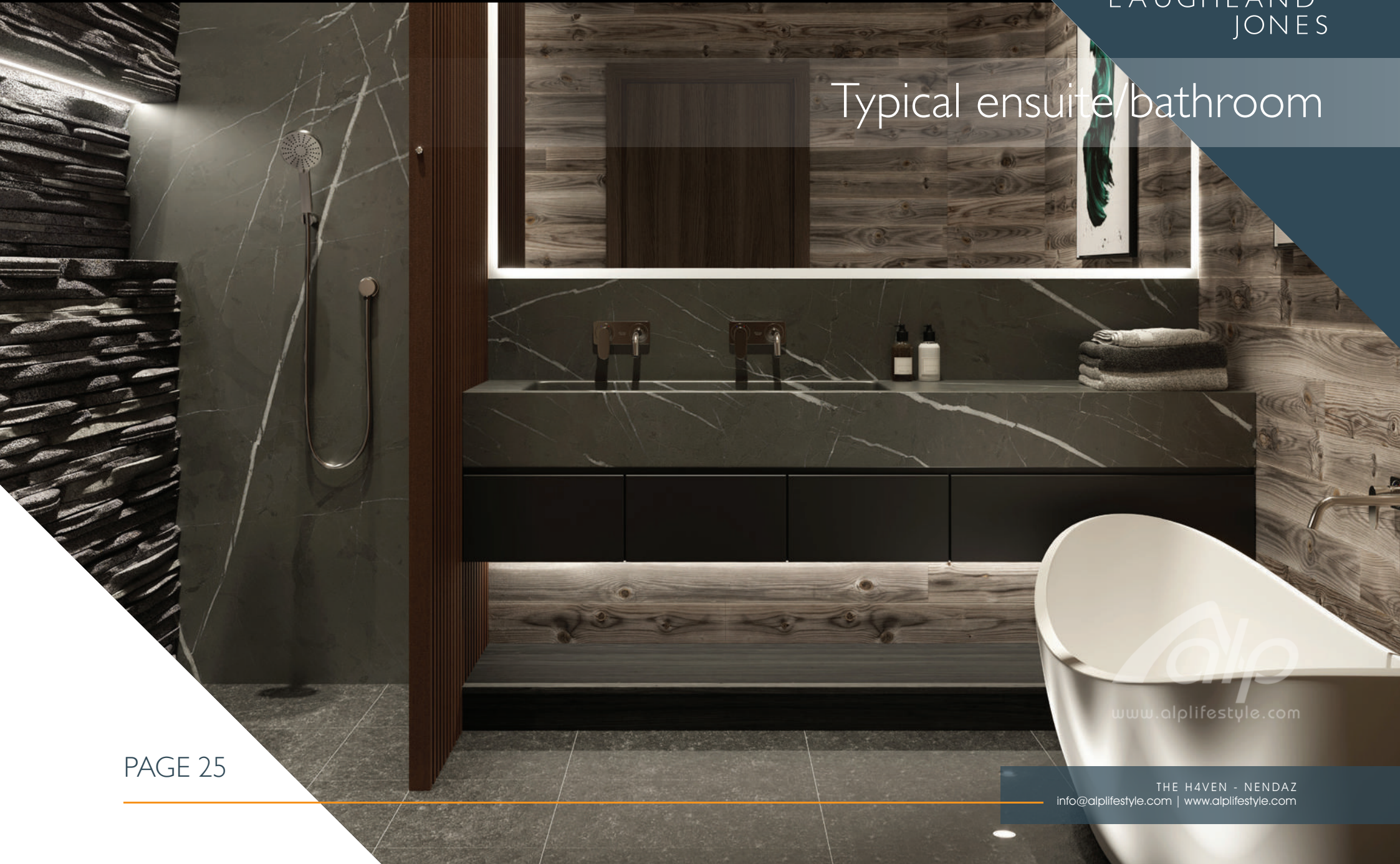


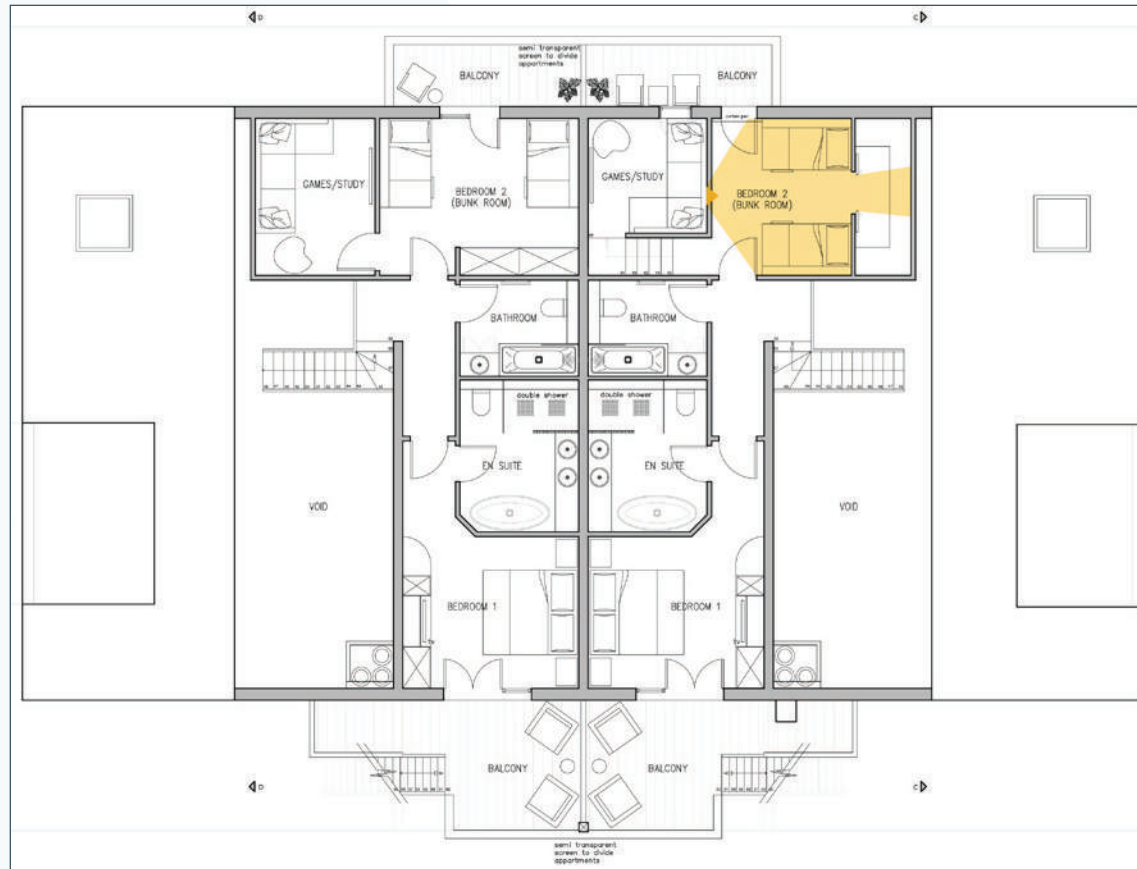


Ensuite/bathroom render view

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Typical ensuite/bathroom





Bunk bed
render view

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Typical bunk bedroom



INDICATIVE SPECIFICATIONS

WALLS

Solid block walls with enhanced acoustic performance. Finish to walls to be paint, wallpaper, beton cire, or Vieux Bois (old wood).

CEILINGS

Concrete construction, with integrated lighting. Finish to be paint or Vieux bois (old wood). Roof level ceiling to be open to rafters in Vieux Bois (old wood).

FLOORING

Oak engineered flooring throughout bedrooms and living spaces.

IRONMONGERY

Bronze/black solid finish.

KITCHENS

Bespoke designed integrated kitchen with low and high level cabinets finished in stained oak veneer. Other finishes available

to purchaser's preference. All cupboard and drawer openings to be handle free with appropriate touch opening and soft closing mechanisms included. Worktops to be sealed granite with preformed cut outs for hob, sink and taps. Integrated appliances to be Siemens specification.

SHOWER ROOMS/BATHROOMS

White ceramic fittings, vanity units with honed marble tops or similar. Brassware for controls, shower heads, sink mixer taps etc all by Dornbracht, or similar in bronze/black finish. Floors in ceramic tile with suitable slip resistance. Walls in ceramic tile or vieux bois. Bathroom cabinets with mirrored doors and internal shelves complete with LED lighting.

DOORS

Fire rated doors in Vieux Bois finish.

WARDROBES

Bespoke wardrobes with full height doors in vieux bois or stained oak finish. Internal LED lighting, hanging rails and shelves, plus fitted drawer units.

ELECTRICAL

All lighting will be low energy LED specification, either as concealed strips forming trough lighting or recessed downlighters. Lighting control systems optional. AV systems

optional. Decorative lighting feeds provided for wall lights, reading lights and pendant lights. Switch plates by 'Feller' in black finish. High speed internet cabling into each apartment included.

HEATING

Underfloor heating controlled by Feller thermostats included to all rooms. Electric towel rails included to all bathrooms.

PARKING

Each apartment will have its own dedicated parking spaces located on the 'garage level'.

BASEMENT STORAGE/CAVES

Each apartment will have its own storage cave located on garage level. Option to incorporate boot/glove warmers to caves.

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CONSTRUCTION
PARTNER