

THE MAS DE JOUX PLANE

PROMOTEAM

LUXURIOUS NEW
APARTMENTS

2 to 5 bedrooms



THE MAS DE JOUX PLANE

The Mas de Joux Plane is the latest prestigious development to be launched by Morzine Immobilier. It commands a prime location facing the Pleney slopes in the centre of town. This high specification development will have a total of 20 apartments of varying sizes from 1 bedroom apartments to 5 bedroom duplex penthouses.

The residence is located on the Avenue de Joux Plane opposite the ESF ski school on the Pleney ski slopes which is arguably one of the best locations in Morzine. All of Morzine's bars, shops and restaurants are on your doorstep making it the perfect spot to enjoy Morzine and everything it has to offer.

Each apartment can be designed to the personal requirements of the client including a choice of high-end finishes. Every apartment has its own private terrace, balcony or garden. A garage and ski locker come as standard with all apartments. The residence will be built to a very high standard of construction, building process and technical systems.

For those seeking a rental return, these apartments will perform exceptionally well given their central location. There is also the opportunity to claim back the VAT on the purchase price for those seeking an investment opportunity.

Delivery of each apartment will be December 2019. For further information on this unique opportunity please contact us.

Morzine Immobilier prides itself on providing the best new build developments in Morzine. We are involved from start to finish.

We work closely with the Developer and the Architect to design the perfect apartments for our clientele.

We then work with the buyers to personalise the design and furnishings to their tastes right up to key handover.

This is why our buyers are always entirely satisfied with their finished property.

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Level floorplans





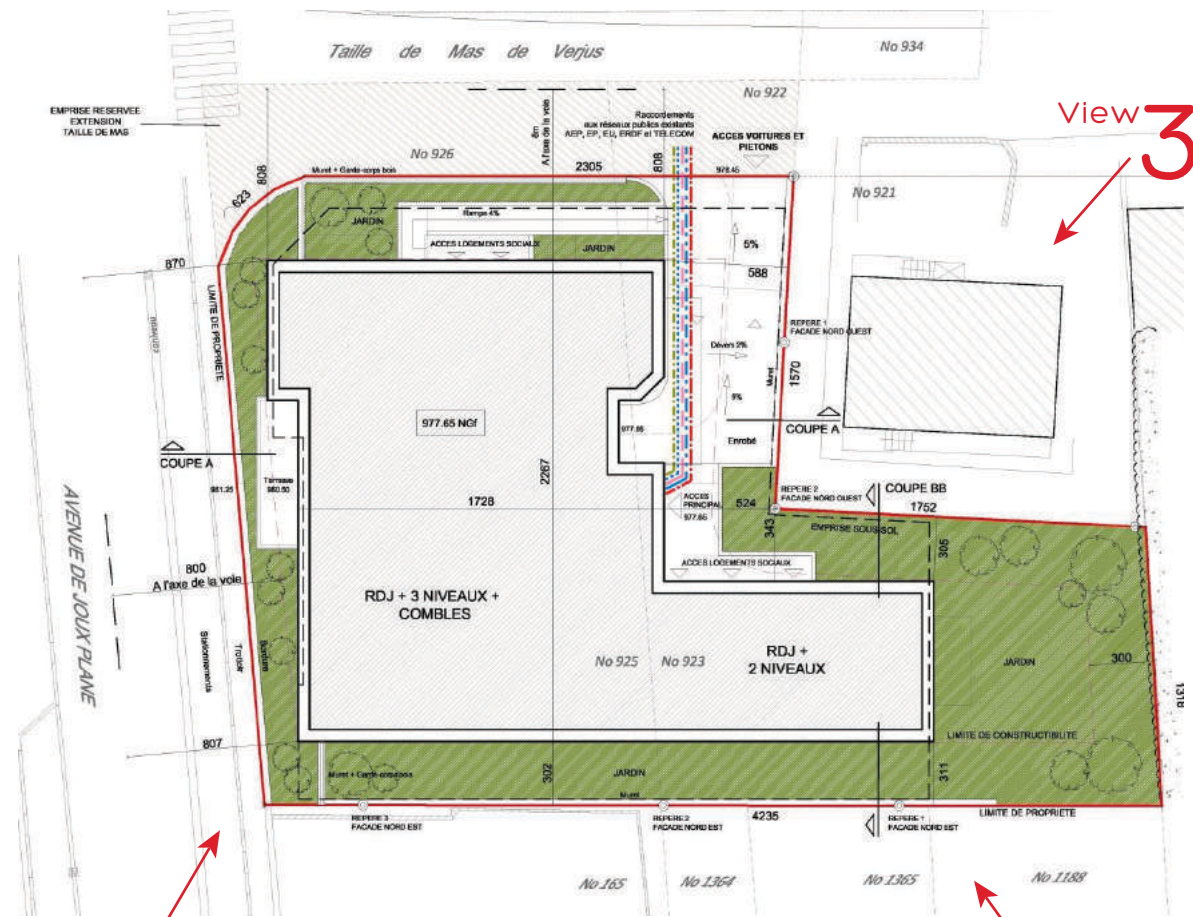
View 1



View 2



View 3



View 1

View 2

View 3

SITE PLAN



morzine
IMMOBILIER

Pleney teleCabin

ESF
Skischool

Ski slopes

LOCATION



Super Morzine
teleCabin

New proposed
teleCabin to Avoriaz

Shops
and restaurants



LE MAS DE JOUX PLANE

New proposed
chairlift



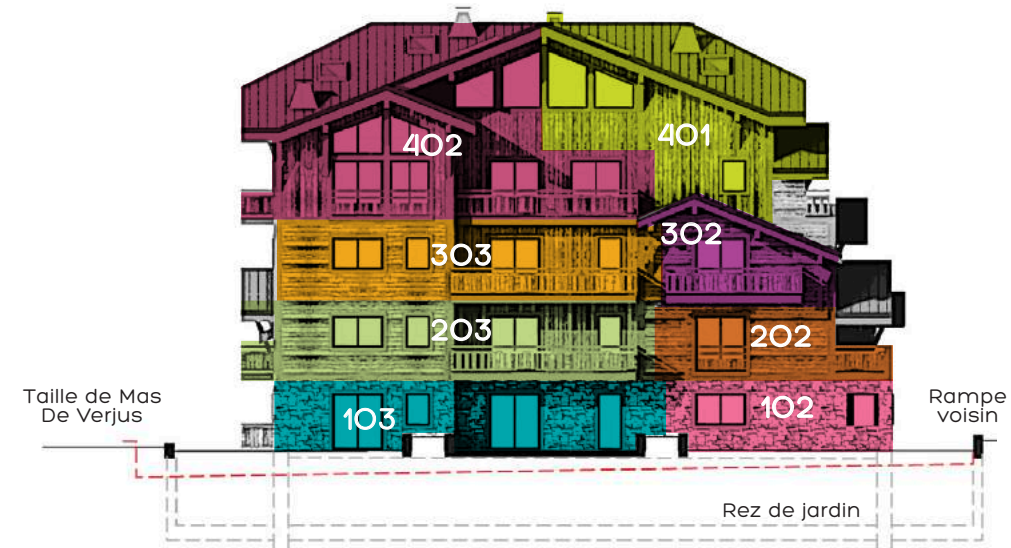
South-East Facade



North-East Facade



North-West Facade



South-West Facade

FACADES

Locations of apartments

Apartment N°	Floor	Area m ²	Balcony/ Terrace	Bedrooms	Bathroom(s)
001	Duplex Ground & 1 st	80,89	113,69	3	3
101	Ground	72,72	8,03	2 + bunk room	2
102	Ground	69,54	6,96	2 + bunk room	2
103	Ground	81,96	14,03	2 + bunk room	2
201	1 st	104,27	24,06	3 + bunk room	3
202	1 st	64,98	8,84	2 + bunk room	2
203	1 st	70,61	14,31	2 + bunk room	2
204	1 st	63,02	13,45	2 + bunk room	2
205	1 st	47,93	13,64	1 + bunk room	1
301	2 nd	35,35	4,90	1	1
302	2 nd	57,02	8,09	2	1
303	2 nd	70,57	11,75	2 + bunk room	2
304	2 nd	63,02	11,55	2 + bunk room	2
305	2 nd	47,57	4,73	1 + bunk room	1
401	Duplex 3 rd & 4 th	148,50 (18,25 < 1,80m)	28,95	4	4
402	Duplex 3 rd & 4 th	129,65 (7,66 < 1,80m)	16,03	3 + bunk room	3
403	Duplex 3 rd & 4 th	126,05 (11,67 < 1,80m)	29,15	4 + bunk room	3



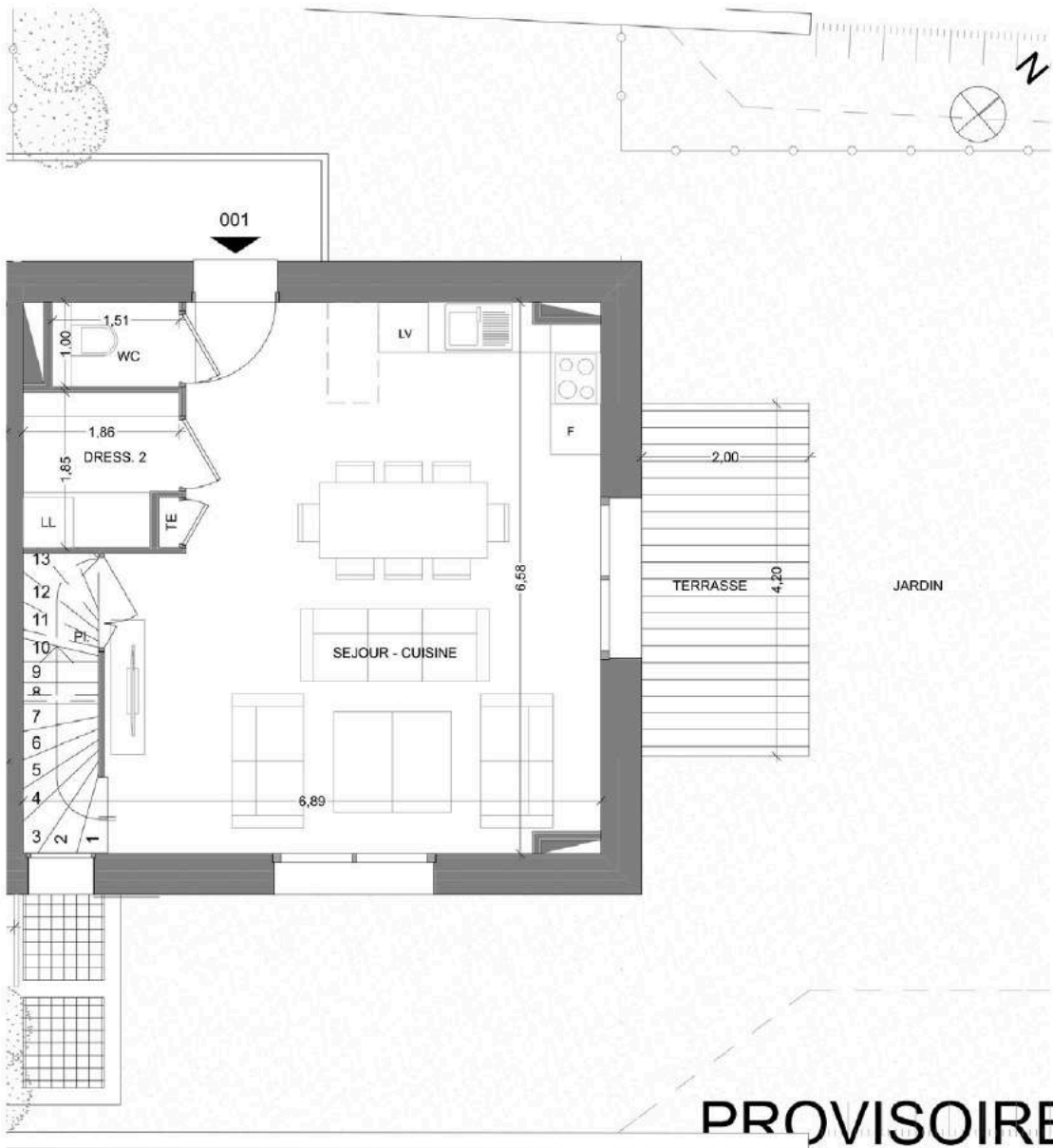


THE MAS DE JOUX PLANE



INDIVIDUAL FLOORPLANS

001



Apt 001

Level : RDJ
Orientation : South-East
Type : T4 Duplex

	Living area	
DRESS. 2	3,22	m ²
SEJOUR/CUISINE	36,38	m ²
WC	1,52	m ²
Total floor area	41,12	m ²
JARDIN	98,11	m ²
TERRASSE	8,40	m ²

001

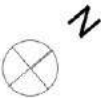
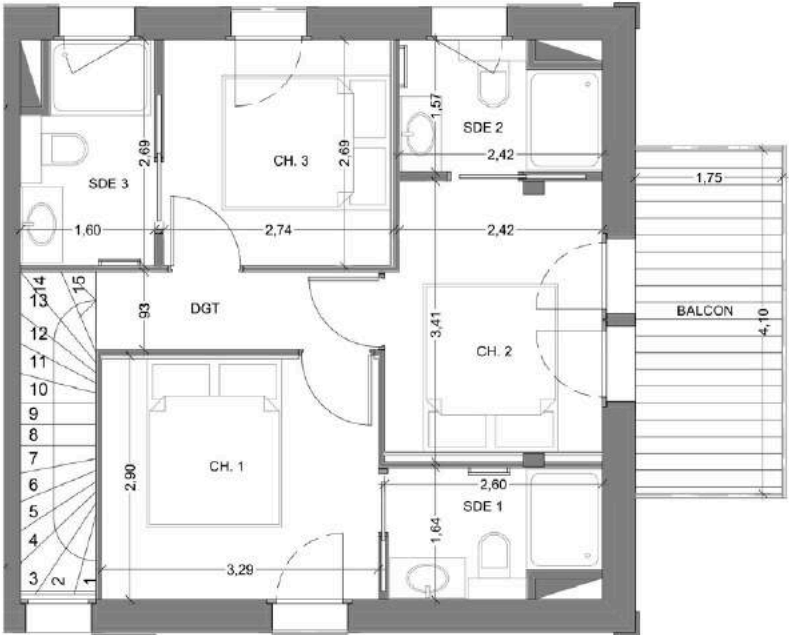
THE MAS DE JOUX PLANE

Morzine



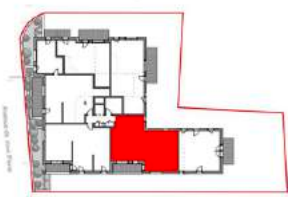
Apt 001

Level : RDC
 Orientation : South-East
 Type : T4 Duplex



PROVISOIRE

Living area		
CH 1	9,57	m²
CH 2	8,54	m²
CH 3	7,37	m²
DGT	3,13	m²
SDE 1	3,70	m²
SDE 2	3,48	m²
SDE 3	3,98	m²
Total floor area	39,77	m²
Total area of housing	80,89	m²
BALCON	7,18	m²



Apt 101

Level : RDC
 Orientation : South-East
 Type : T3 Cabin

	Living area	
CH 1	12,89	m ²
CH 2	10,37	m ²
COIN NUIT	3,77	m ²
DGT	1,95	m ²
ENTRÉE	5,49	m ²
SDE 1	5,15	m ²
SDE 2	3,77	m ²
SEJOUR/CUISINE	29,33	m ²

PROVISOIRE

Total area of housing	72,72	m ²
TERRASSE	8,03	m ²

102

THE MAS DE JOUX PLANE

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Apt 102

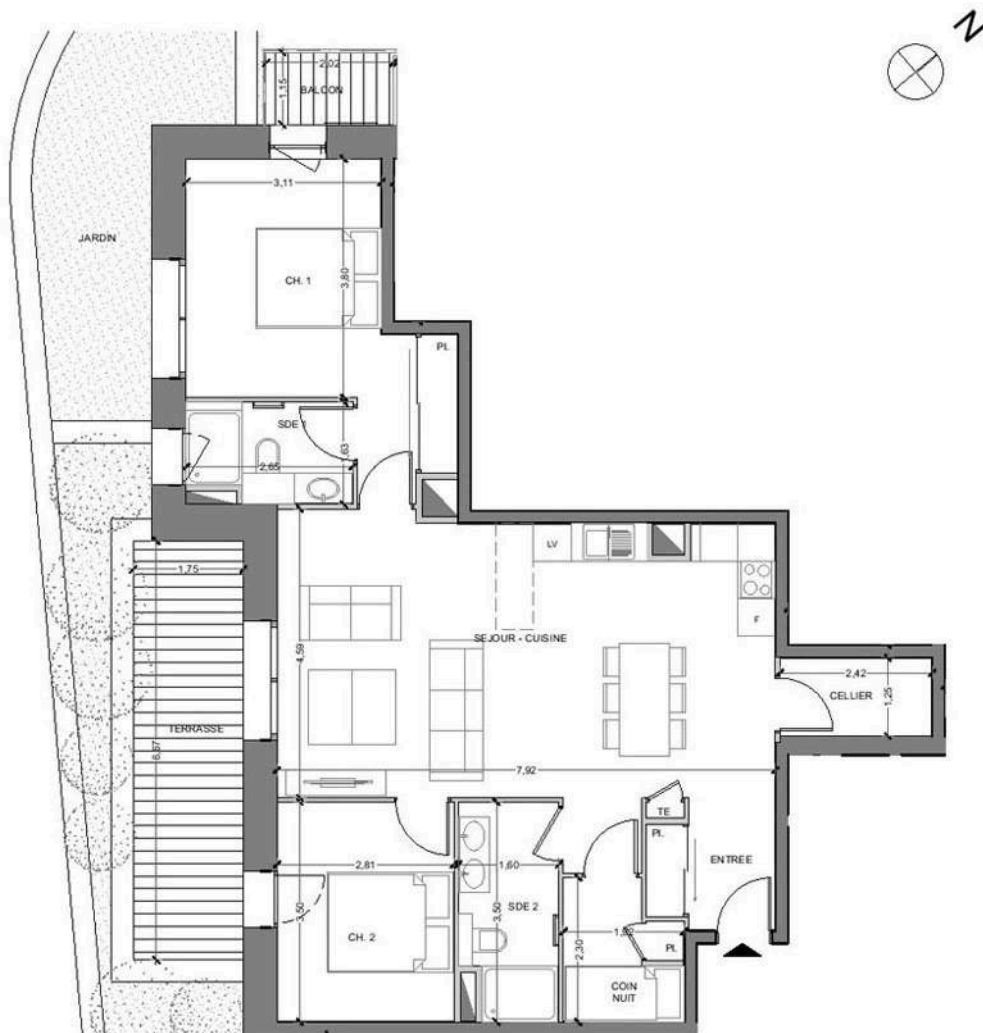
Level : RDC
 Orientation : South-East
 Type : T3 Cabin



PROVISOIRE

	Living area	
CH 1	10,42	m ²
CH 2	9,25	m ²
COIN NUIT	4,15	m ²
DGT	2,34	m ²
ENTRÉE	5,03	m ²
SDE 1	4,03	m ²
SDE 2	3,84	m ²
SÉJOUR/CUISINE	30,48	m ²

Total area of housing	69,54	m ²
TERRASSE	6,96	m ²



PROVISOIRE



Plan TMA : Ce plan ne respecte pas la réglementation PMR

La société de construction se réserve le droit d'apporter des modifications dues à des impératifs techniques ou administratifs



Apt 103

Level : RDC

Orientation : South-East

Type : T3 Cabin

	Living area
CELLIER	3,36 m ²
CH 1	15,87 m ²
CH 2	9,57 m ²
COIN NUIT	3,95 m ²
DGT	1,50 m ²
ENTRÉE	3,86 m ²
SDE 1	4,20 m ²
SDE 2	5,26 m ²
SÉJOUR/CUISINE	34,39 m ²

Total area of housing 81,96 m²

TERRASSE	11,67 m ²
BALCON	2,36 m ²



201

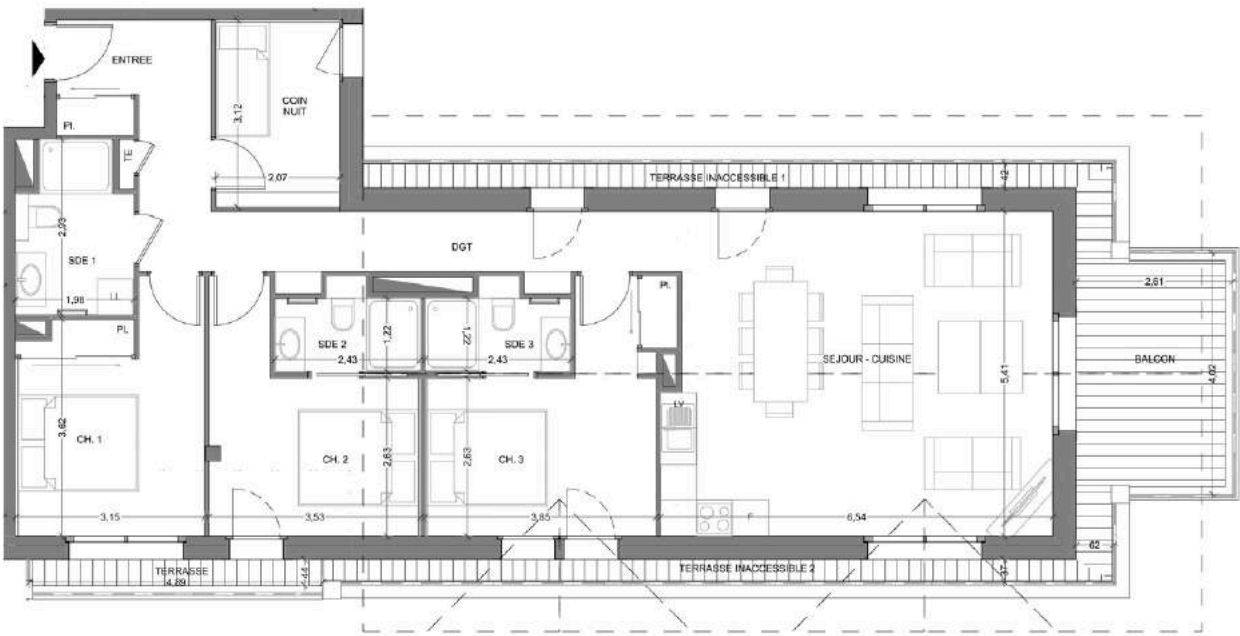
THE MAS DE JOUX PLANE

Morzine



Apt 201

Level : R+1
 Orientation : South-East
 Type : T4 Cabin



PROVISOIRE

	Living area	
CH 1	11,98	m ²
CH 2	11,05	m ²
CH 3	12,84	m ²
COIN NUIT	6,44	m ²
DGT	11,20	m ²
ENTRÉE	4,90	m ²
SDE 1	5,10	m ²
SDE 2	3,23	m ²
SDE 3	3,23	m ²
SÉJOUR/CUISINE	34,30	m ²

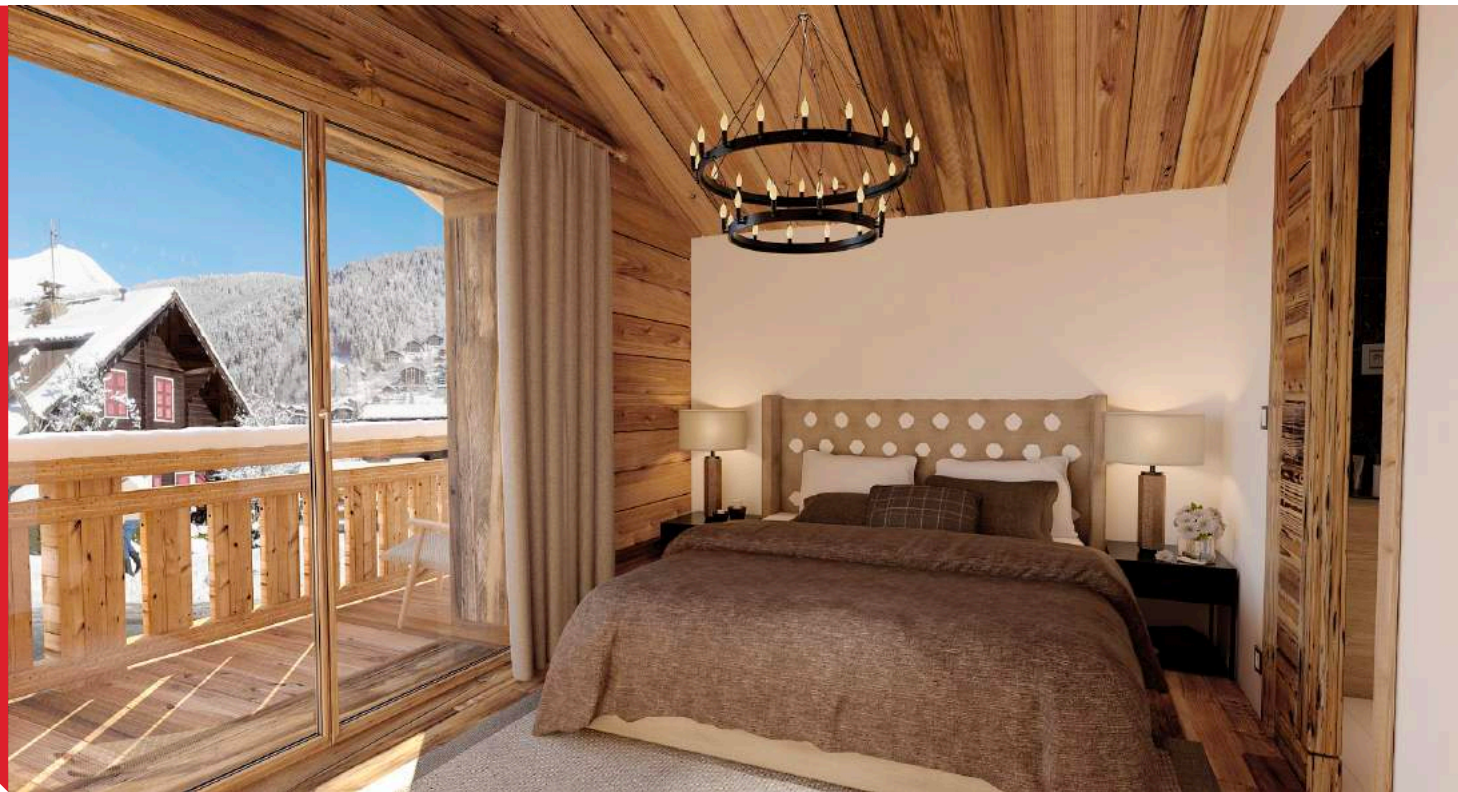
Total area of housing	104,27	m ²
BALCON	10,27	m ²
TERRASSE INACCESSIBLE 1	5,99	m ²
TERRASSE INACCESSIBLE 2	5,67	m ²
TERRASSE	2,13	m ²

201



Living room

Bedroom



202

THE MAS DE JOUX PLANE

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Apt 202

Level : R+1
Orientation : South-East
Type : T3 Cabin



PROVISOIRE

	Living area	
CH 1	9,42	m ²
CH 2	8,35	m ²
COIN NUIT	4,11	m ²
DGT	2,30	m ²
ENTREE	5,16	m ²
SDE 1	3,52	m ²
SDE 2	3,84	m ²
SÉJOUR/CUISINE	28,28	m ²

Total area of housing 64,98 m²

BALCON 8,84 m²



203

THE MAS DE JOUX PLANE

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Apt 203

Level : R+1
Orientation : South
Type : T3 Cabin

	Living area	
CH 1	15,73	m ²
CH 2	8,02	m ²
COIN NUIT	2,71	m ²
ENTREE	2,47	m ²
SDE 1	4,84	m ²
SDE 2	4,21	m ²
SEJOUR/CUISINE	32,63	m ²

PROVISOIRE

Total area of housing	70,61	m ²
BALCON 1	11,82	m ²
BALCON 2	2,49	m ²

203

Living
room



Bathroom



Bedroom

204

THE MAS DE JOUX PLANE

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Apt 204

Level : R+1
Orientation : North-West
Type : T3 Cabin



PROVISOIRE

	Living area	
CH 1	11,46	m ²
CH 2	8,27	m ²
COIN NUIT	3,65	m ²
DGT	2,39	m ²
ENTRÉE	3,10	m ²
SDE 1	4,46	m ²
SDE 2	3,43	m ²
SÉJOUR/CUISINE	26,26	m ²

Total area of housing	63,02	m ²
BALCON 1	10,89	m ²
BALCON 2	2,56	m ²

205

THE MAS DE JOUX PLANE

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Apt 205

Level : R+1

Orientation : North-East

Type : T2 Cabin



PROVISOIRE

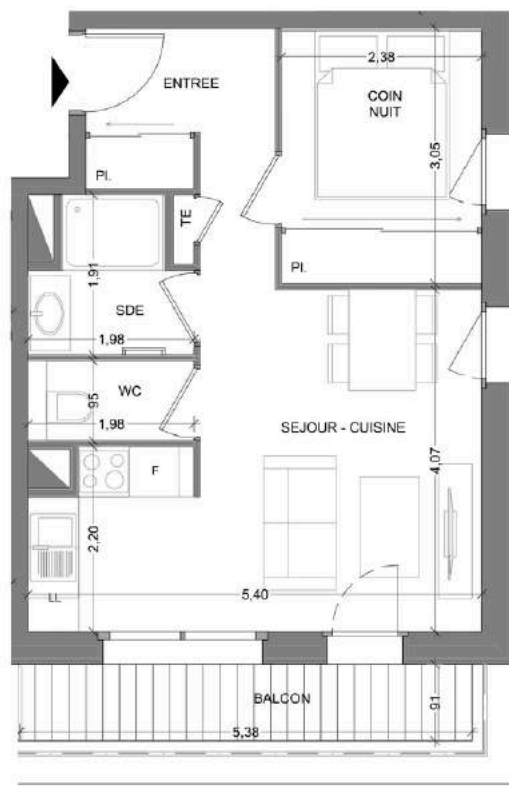
Living area

CH	9,91	m ²
COIN NUIT	3,31	m ²
DGT	4,54	m ²
ENTRÉE	4,37	m ²
SDE	4,29	m ²
SÉJOUR/CUISINE	21,51	m ²

Total area of housing 47,93 m²

BALCON 13,64 m²

301



PROVISOIRE

THE MAS DE JOUX PLANE

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Apt 301

Level : R+2
Orientation : South-East
Type : T1

	Living area	
COIN NUIT	7,26	m²
ENTRÉE	4,35	m²
SDE	3,09	m²
SÉJOUR/CUISINE	18,77	m²
WC	1,88	m²

Total area of housing	35,35	m²
BALCON	4,90	m²

302

THE MAS DE JOUX PLANE

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Apt 302

Level: R+2
Orientation: South
Type: T3



PROVISoire

Living area

CH 1	9,37	m²
CH 2	9,41	m²
ENTRÉE	5,98	m²
SDE 1	4,12	m²
SDE 2	3,74	m²
SÉJOUR/CUISINE	24,40	m²

Total area of housing 57,02 m²

BALCON 1	5,64	m²
BALCON 2	2,45	m²

303

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Apt 303

Level : R+2
Orientation : South
Type : T3 Cabin

	Living area	
CH 1	15,73	m ²
CH 2	8,46	m ²
COIN NUIT	2,71	m ²
ENTRÉE	2,77	m ²
SDE 1	4,84	m ²
SDE 2	4,46	m ²
SÉJOUR/CUISINE	31,60	m ²

PROVISOIRE

Total area of housing 70,57 m²

BALCON 11,75 m²

303

Living room

Bedroom



304

THE MAS DE JOUX PLANE

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Apt 304

Level : R+2
Orientation : North-West
Type : T3 Cabin

	Living area	
CH 1	11,46	m ²
CH 2	8,27	m ²
COIN NUIT	3,65	m ²
DGT	2,39	m ²
ENTRÉE	3,10	m ²
SDE 1	4,46	m ²
SDE 2	3,43	m ²
SÉJOUR/CUISINE	26,26	m ²

PROVISOIRE

Total area of housing 63,02 m²

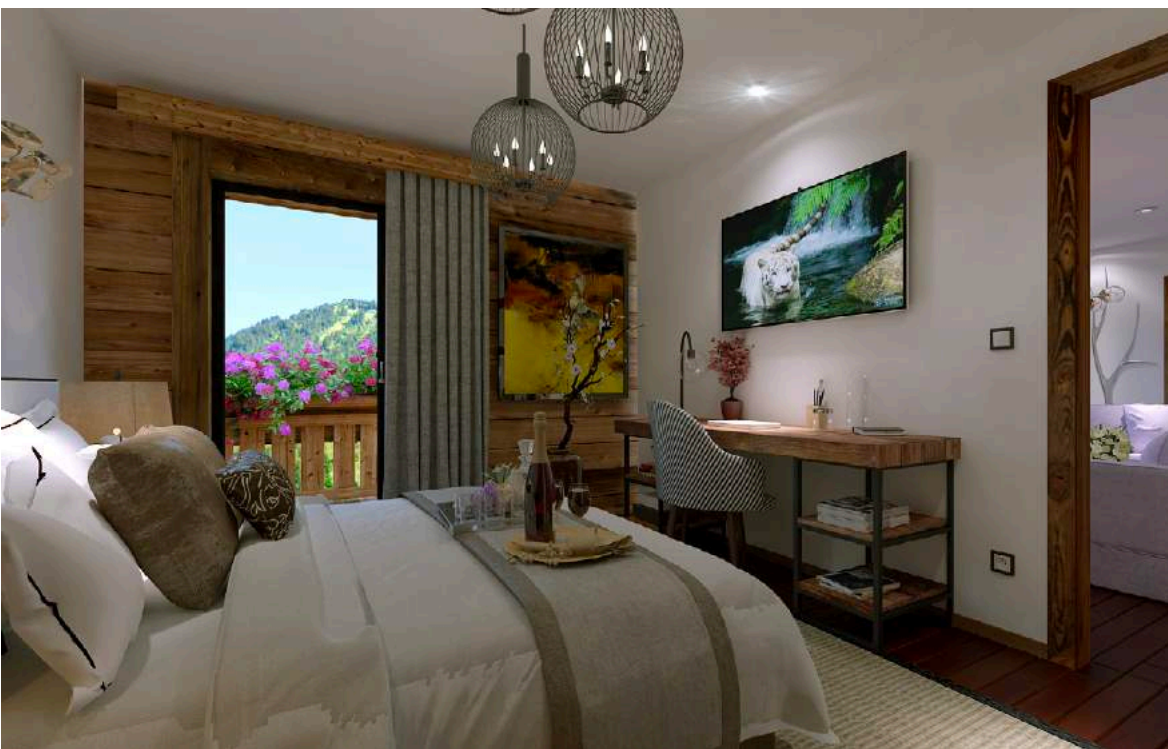
BALCON 1	8,40	m ²
BALCON 2	3,15	m ²

304

Living
room



Living
room

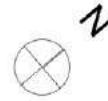


Bedroom

305

THE MAS DE JOUX PLANE

Morzine



PROVISOIRE



Apt 305

Level : R+2
Orientation : North-East
Type : T2 Cabin

	Living area	
CH	9,27	m ²
COIN NUIT	4,05	m ²
ENTREE	5,65	m ²
SDE	4,27	m ²
SEJOUR/CUISINE	24,33	m ²

Total area of housing 47,57 m²

BALCON 4,73 m²

305

Living room



401

THE MAS DE JOUX PLANE

Morzine

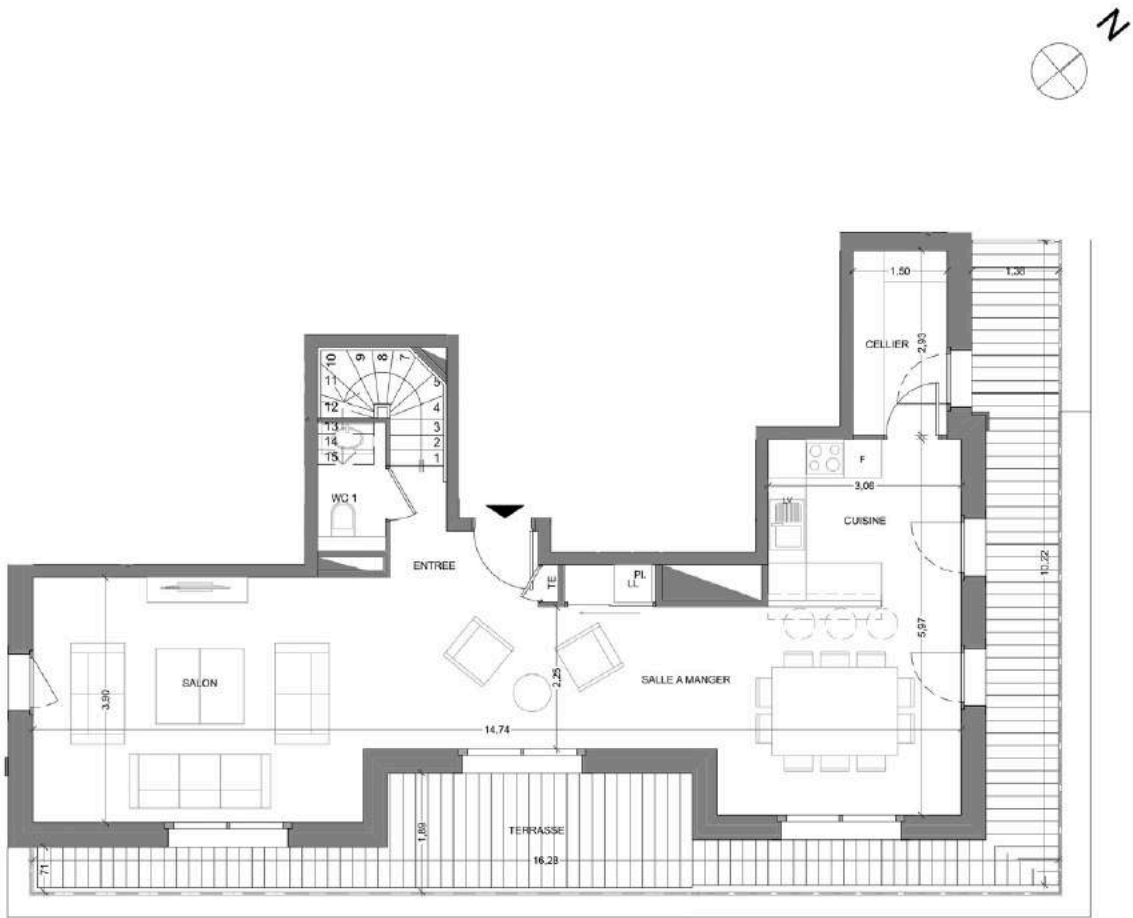


Photo des Mas de Joux



Apt 401

Level : Loft
Orientation : South-East
Type : T5 Duplex



PROVISOIRE

	Living area	
CELLIER	4,39	m ²
CUISINE	8,14	m ²
ENTRÉE	3,81	m ²
SALLE À MANGER	20,21	m ²
SALON	27,99	m ²
WC 1	1,69	m ²

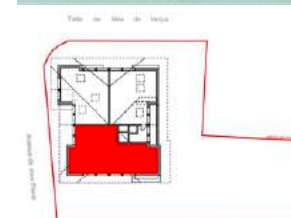
Total floor area 66,23 m²

TERRASSE 28,95 m²

401

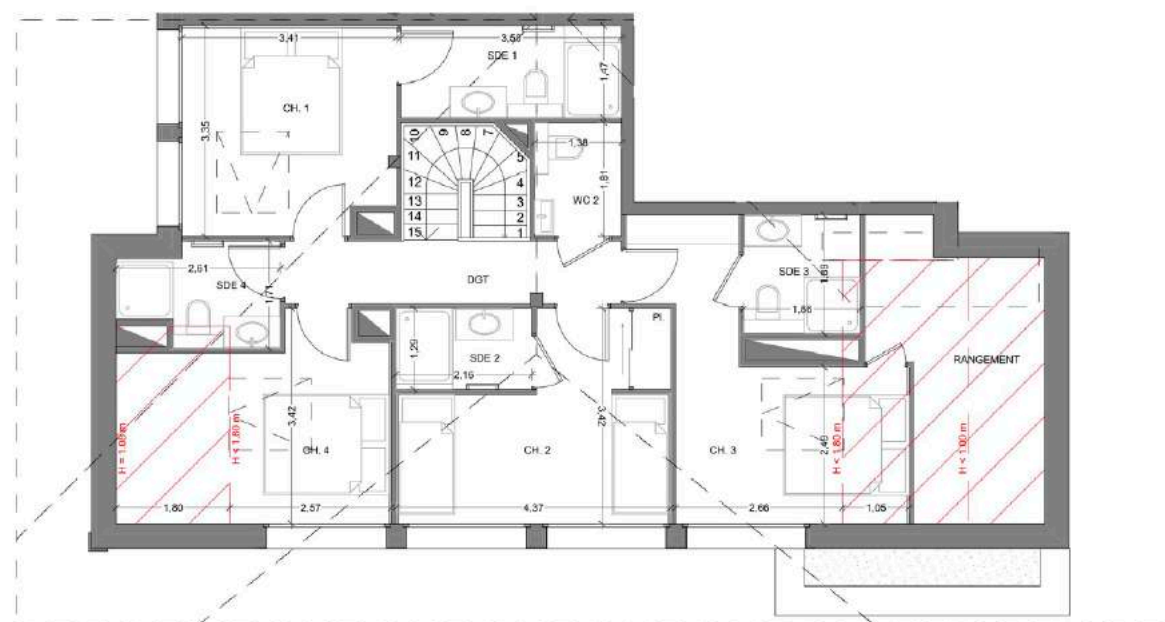
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Apt 401

Level : Duplex
Orientation : South-East
Type : T5 Duplex



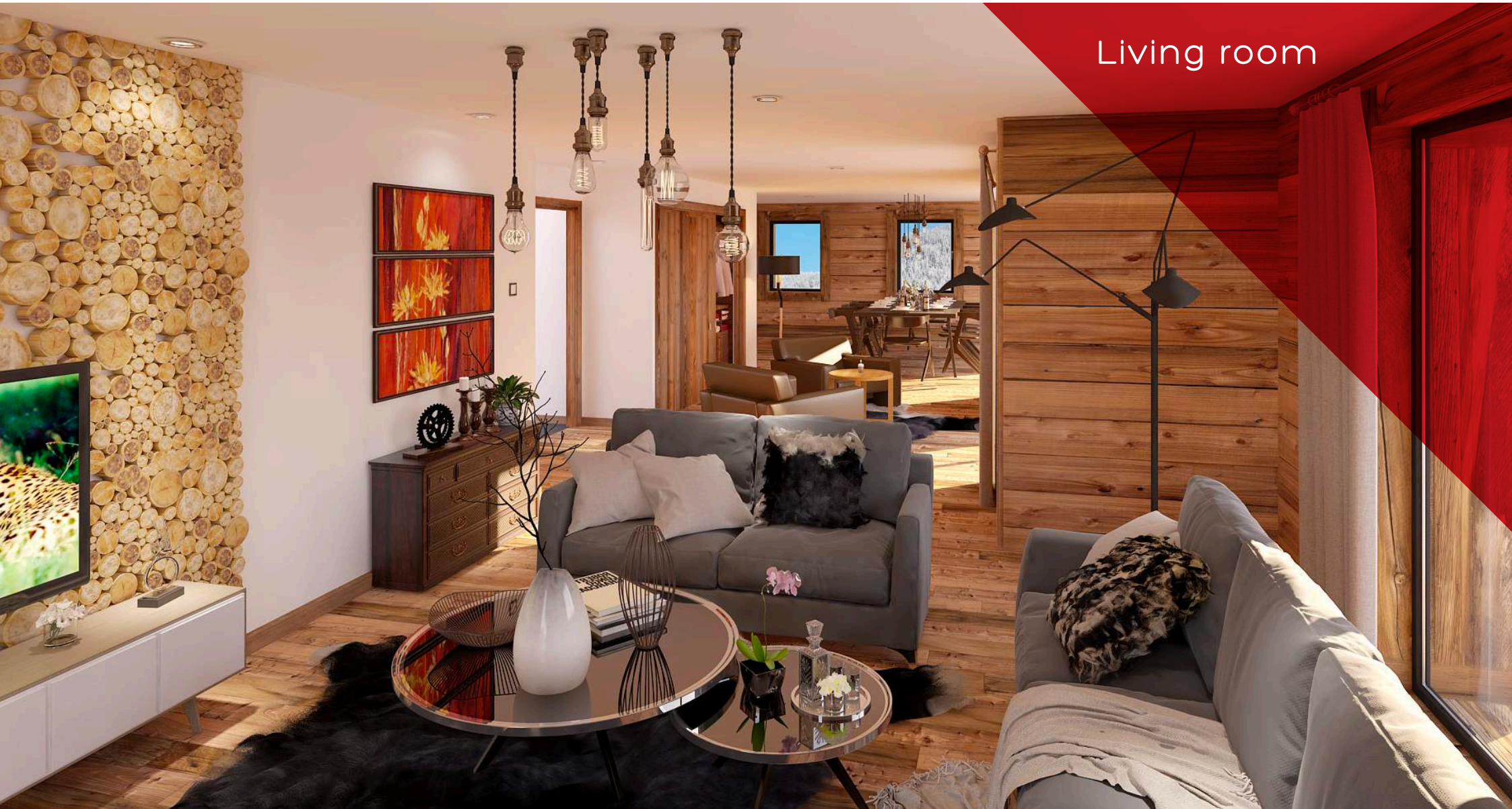
PROVISOIRE

Surface < 1,80 m		Living area	
CH 1		11,02	m ²
CH 2		11,86	m ²
CH 3	2,63 m ²	10,19	m ²
CH 4	4,91 m ²	7,83	m ²
DGT		5,32	m ²
RANGEMENT	10,06 m ²	0,78	m ²
SDE 1		5,13	m ²
SDE 2		2,79	m ²
SDE 3	0,33 m ²	3,17	m ²
SDE 4	0,32 m ²	3,43	m ²
WC 2		2,50	m ²
Totals	18,25 m ²	64,02	m ²
Total floor area		82,27	m ²

Total area of housing 148,50 m²

401

Living room





402

THE MAS DE JOUX PLANE

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Apt 402

Level : Loft
Orientation : South
Type : T4 Duplex Cabin

Living area		
CELLIER	3,14	m ²
CH 1	12,25	m ²
DRESSING	3,21	m ²
SALON	20,42	m ²
SDE 1	6,05	m ²
SEJOUR/CUISINE	34,04	m ²

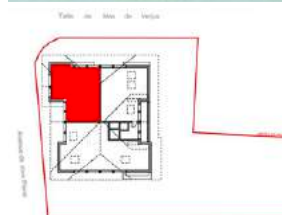
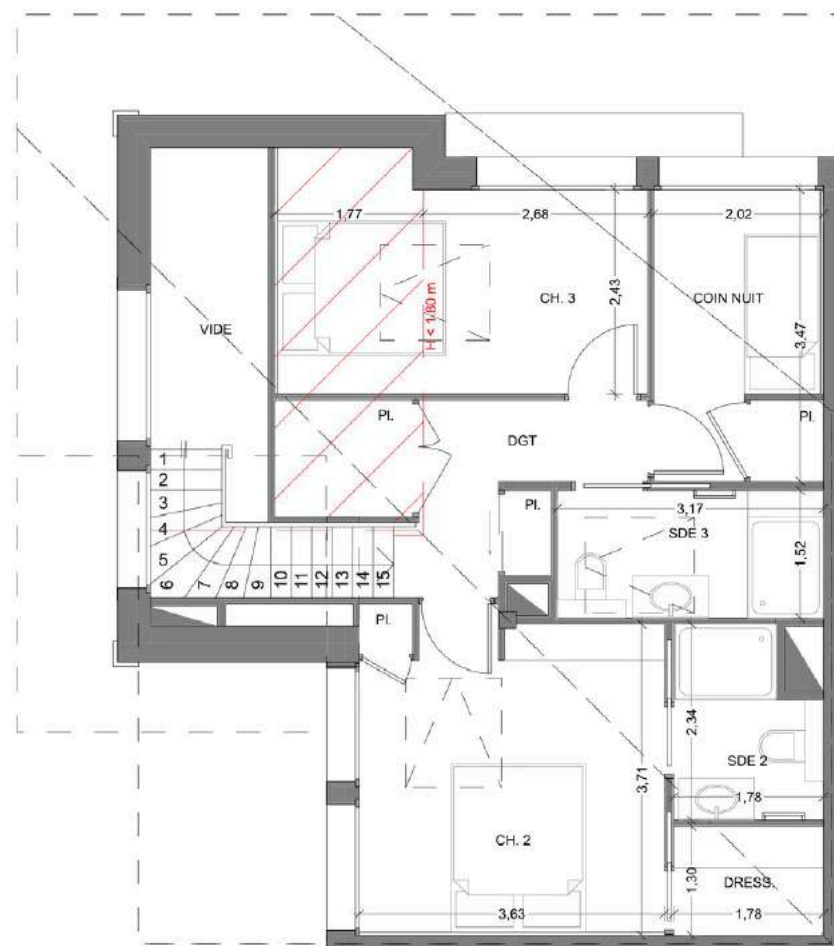
Total floor area 79,11 m²

BALCON 1	12,15	m ²
BALCON 2	3,88	m ²

402

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Apt 402

Level : Duplex
Orientation : South
Type : T4 Duplex Cabin

	Surface < 1,80 m	Living area
CH 2		13,79 m ²
CH 3	5,14 m ²	6,52 m ²
COIN NUIT		7,02 m ²
DGT	2,52 m ²	4,74 m ²
DRESSING		2,32 m ²
SDE 2		3,67 m ²
SDE 3		4,82 m ²
Totals	7,66 m ²	42,88 m ²

PROVISOIRE

Total floor area 50,54 m²

Total area of housing 129,65 m²

402

Living room





403



PROVISOIRE



Apt 403

Level : Loft
Orientation : North-West
Type : T5 Duplex Cabin

	Living area	
CH 1	14,55	m ²
ENTRÉE	4,14	m ²
SDE 1	3,75	m ²
SEJOUR/CUISINE	41,80	m ²

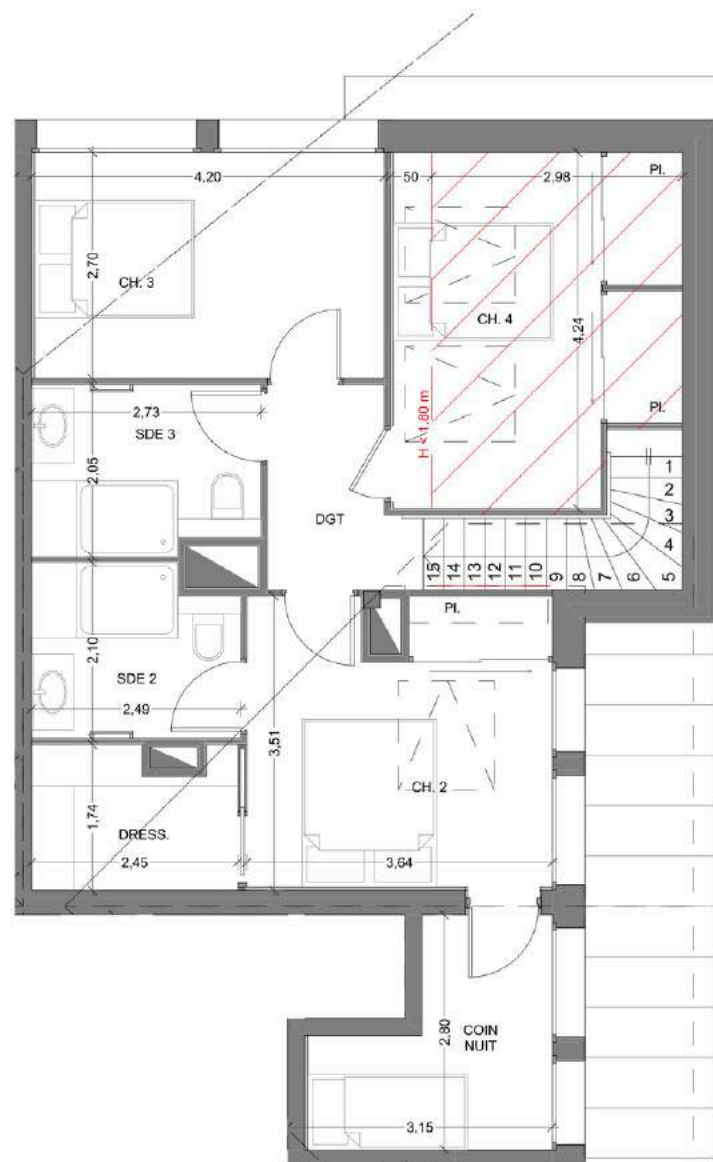
Total floor area 64,24 m²

BALCON 29,15 m²

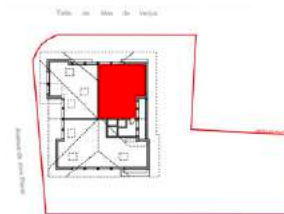
403

THE MAS DE JOUX PLANE

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PROVISOIRE



Apt 403

Level : Duplex
Orientation : North-West
Type : T5 Duplex Cabin

Surface < 1,80 m		Living area	
CH 2		12,32	m ²
CH 3		11,33	m ²
CH 4	11,67 m ²	2,11	m ²
COIN NUIT		6,25	m ²
DGT		3,84	m ²
DRESSING		3,98	m ²
SDE 2		4,93	m ²
SDE 3		5,38	m ²
Totals	11,67 m ²	50,14	m ²

Total floor area 61,81 m²

Total area of housing 126,05 m²

THE MAS DE JOUX PLANE

Morzine



RDJ

LEVEL FLOORPLANS

THE MAS DE JOUX PLANE

Morzine



RDC



LEVEL FLOORPLANS

THE MAS DE JOUX PLANE

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R+1 Level

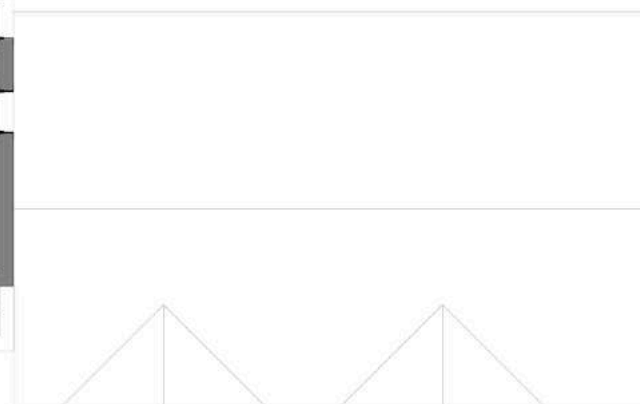


THE MAS DE JOUX PLANE

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R+2 Level



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Loft Level



THE MAS DE JOUX PLANE

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Duplex Level



THE MAS DE JOUX PLANE

A realization

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