

Dossier [SE-JW163-23]

## Jesuitenweg 163, 3902 Brig-Glis

Brand new, furnished 4.5-room apartment for rent in Brig-Glis



Beautifully designed 4 ½ room, fully furnished apartment with home office for rent in the newly constructed Frei-Traum complex in Brig-Glis.

The 137 m2 (1,475 ft2) apartment, full of sunlight and fantastic mountain views, has an open kitchen/living room, a master suite with an ensuite bathroom, a guest bedroom, a guest bath, a large study with a reading nook, and a spacious balcony. This energy-efficient home features wooden floors, high-end appliances, and finishes throughout and comes fully furnished with upscale furniture. The study is equipped with a large desk, screen, printer, and 10-Gbit/s fiber internet (WiFi and Ethernet), making it ideal for working from home.

This home is move-in ready and waiting for you. Experience better apartment living in Brig-Glis.

## Welcome



### **News spacious, fully furnished 4.5-room apartment**

Beautifully designed luxury four-and-a-half-room, fully furnished apartment with home office for rent in the newly constructed Frei-Traum complex in Brig-Glis.

The 137 m2 (1,475 ft2) apartment features an open kitchen/living room, a master suite with an ensuite bathroom, a guest bedroom, a guest bath, a large study with a reading nook, and a spacious balcony.

This brand new, energy-efficient home is complete with beautiful wooden flooring, stainless steel appliances, granite countertops, smart lights, and large windows providing all-day sunlight and stunning mountain views. The kitchen features marble counter tops, custom cabinetry, top-of-the-line V-ZUG appliances. The bathrooms are equipped with Geberit and Duravit fixtures, and an AEG Washer/Dryer.

The apartment comes fully furnished with high-end furniture, including a king-size bed, custom-built walnut table, and Le Corbusier sofa, chaise lounge, and chairs. The upscale study features a large desk with two screens, a printer, and 10-Gbit/s fiber internet (WiFi and Ethernet), making it ideal for working from home.

A bike room and parking garage with EV-charging station are conveniently located in the building. Located in the Grund neighborhood of Brig-Glis, only steps away from the village square with various restaurants and cafes and the Simplon Center shopping mall.

This beautiful, fully furnished and equipped apartment is move-in ready and waiting for you.

Experience better apartment living in Brig-Glis. No Fee Apartment.

## Living Room / Kitchen

### 48 m2 (517 ft2) Open concept living room and kitchen

The 48 m2 (517 ft2) open concept living room and kitchen are the apartment's focal point. The great room features large South-facing windows in the kitchen and dining room area and West-facing floor-to-ceiling windows with access to a spacious balcony in the dining and living room, providing all-day sunlight and stunning mountain views.

#### Living Room

The living room is furnished with Le Corbusier designer sofa and chairs, a wooden coffee table, an authentic Persian rug, and a TV stand, and equipped with Philips 65-inch ambilight TV, 4K Apple TV, Bose soundbar, and rectangular Philips Hue Surimu smart ceiling light.



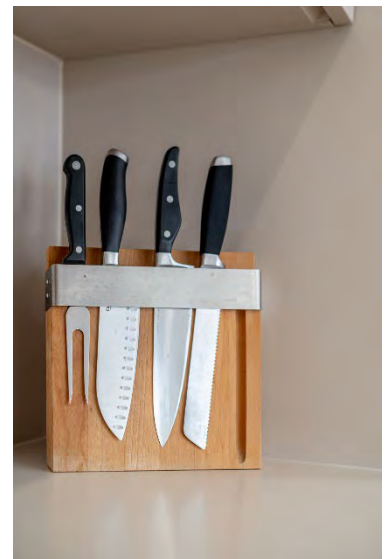
## Dining Room

The dining room features East-facing ceiling windows and access to the spacious balcony. The dining room is furnished with a beautiful, custom-built walnut table with two matching walnut benches and six cream-colored armchairs. A Philips Hue Ensis pendant light provides the proper lighting for any dinner.



## Kitchen

The high-end kitchen with its free-standing cooking island features marble countertops, custom cabinetry, top-of-the-line V-ZUG appliances, ceramic glass cooktop, fridge, and freezer. Inset spot lamps and a long light stripe provide a cohesive light system. The kitchen comes fully equipped with all the necessary crockery, cutlery, pans, and utensils and is a dream for any aspiring chef.



## Hallway

The main hallway takes you to the great room. The hallway features a built-in cabinet and cloakroom and inset spot lamps. A focal point is the iconic Swissair trolley.



## Master Suite

### 21.5 m2 (232 ft2) Master Suite with En-Suite Bathroom

The master suite features a 15 m2 (161 ft2) master bedroom with a 6.5 m2 (70 ft2) en-suite bathroom.

#### Master Bedroom

The 15 m2 (161 ft2) master bedroom is furnished with a King-size bed with matching nightstands, a Le Corbusier designer chair Barcelona, and an oversized wardrobe. The comfortable bedding and the quiet neighborhood ensure a good night's sleep. The large East-facing window lets in the morning sun for a great start to the new day. The room is equipped with a Philips Hue Infuse smart ceiling light, a Philips Hue White Ambiance smart bedside lamp.



### En-Suite Master Bathroom

The 6.5 m2 (70 ft2) en-suite bathroom features a walk-in shower, Geberit toilet, vanity with a large drawer and mirror cabinet, modern Duravit fixtures, inset spot lamps, and a South-facing window.



## Guest Bedroom

### 15 m2 (161 ft2) Guest Bedroom

The 15 m2 (161 ft2) guest bedroom is furnished with a double-size bed with matching nightstands, a Le Corbusier designer chair Barcelona, and an oversized wardrobe. The comfortable bedding and the quiet neighborhood ensure a good night's sleep. The large East-facing window lets in the morning sun for a great start to the new day. The room is equipped with a Philips Hue Infuse smart ceiling light, and a Philips Hue White Ambiance smart bedside lamp.

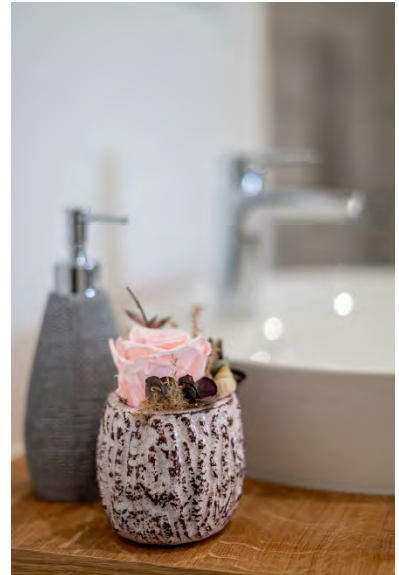


## Guest Bathroom

### 5 m2 (54 ft2) Guest Bathroom

The 5 m2 (54 ft2) guest bathroom features a bathtub, Geberit toilet, vanity with a large drawer and mirror cabinet, modern Duravit fixtures, and inset spot lamps.

The guest bathroom is equipped with an AEG Washer/Dryer.



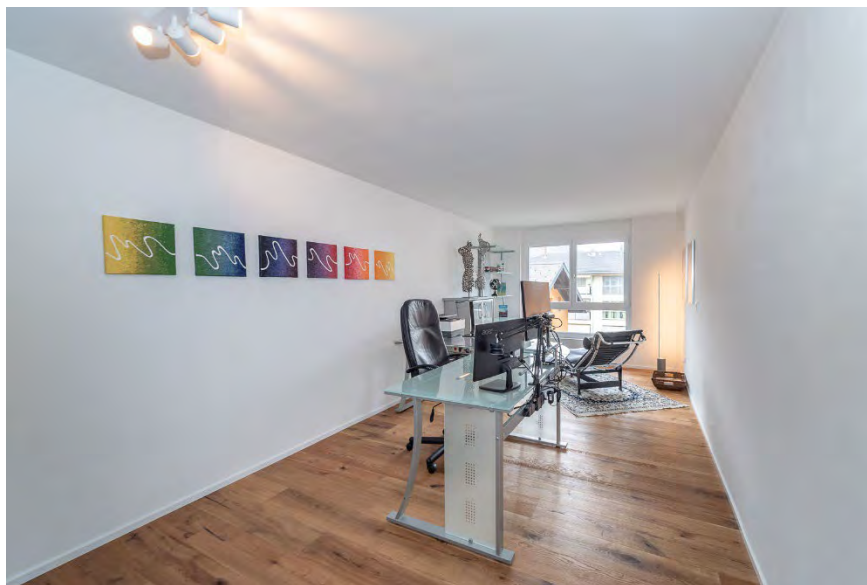
## Study

### 19 m2 (205 ft2) Study with Reading Nook

The 19 m2 (205 ft2) study features an ideal working and relaxation space.

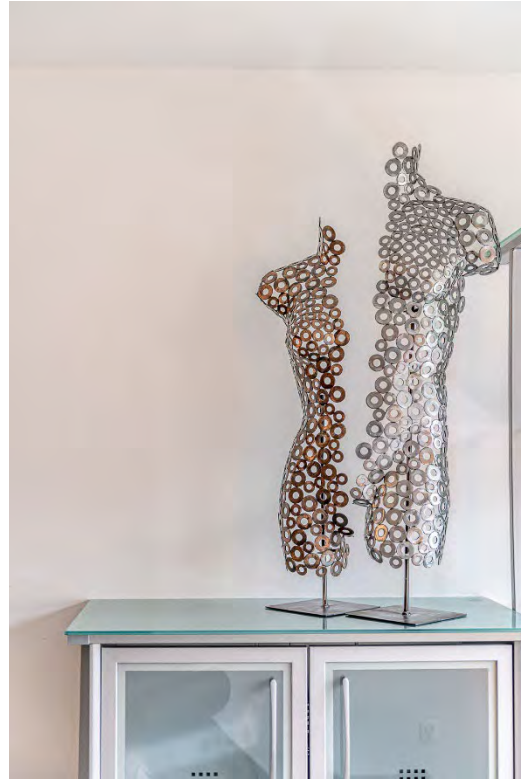
## Study

The upscale study features a large desk with two screens, a printer, and 10-Gbit/s fiber internet (WiFi and Ethernet), making it ideal for working from home. The matching bookshelf and cabinets provide plenty of storage. Philips Hue Centris smart ceiling light with four separately positioned and controlled lights provides the proper lighting.



## Reading Nook

The reading nook is furnished with Le Corbusier chaise lounge for relaxed reading or simply taking in the stunning mountain views. The Philips Hue Signe smart floor lamp provides the proper lighting for relaxation.



## Balcony

### 22 m2 (237 ft2) Balcony

The spacious 22 m2 (237 ft2) balcony is ideal for enjoying the stunning mountain views all day long. Take in the morning sun on the comfortable lounge chair and enjoy the evening sun in the lounge corner with a sofa, two chairs, and an ottoman.



## Location

### Brig-Glis



Brig-Glis is a historic town and municipality in the district of Brig, in the canton of Valais.

The population of 13,079 inhabitants makes Brig-Glis the largest municipality in Upper Valais. Close to 20% of its people are resident foreign nationals. Brig-Glis is a dynamic, prosperous center.

Heritage sites of national significance include:

- The Stockalper Palace
- The old protective wall of Gamsen
- The church of Our Lady on the Glisacker

More information about the municipality:  
<https://www.brig-glis.ch/>



## Location

Jesuitenweg 163  
3902 Brig-Glis  
Switzerland



## Neighborhood

The Frei-Traum complex is situated in the Grund neighborhood of Brig-Glis. It is a quiet location yet close to Glis's village center with the old town square, restaurants, and shops.

## Shopping

The Simplon Center (about 5 minutes walk, 1 minute on the local bus) is a shopping mall that offers pharmacy, electronics, groceries, clothing, restaurant, hairdresser, and optician. Other grocery stores and shops are also within walking distance.

## Mobility

Direct motorway and expressway connection to Visp/Sion/Lausanne and Italy.

The local bus stop Glis Gardino is in front of the building, with buses every 30 minutes to Glis Holzji and Brig train station. In addition, the nearby local bus stop Glis, Holowistutz offers direct buses to Brig and Visp.

There is a safe footpath and bike path.

| Destination                 | Distance |            | On foot  | By Bike | By Car | By Train/Bus |
|-----------------------------|----------|------------|----------|---------|--------|--------------|
| <b>Village square Glis</b>  | 550 m    | 0.34 miles | 8 min    | 4 min   | 2 min  | n/a          |
| <b>Town center Brig</b>     | 1.4 km   | 0.87 miles | 18 min   | 6 min   | 4 min  | 10 min       |
| <b>Railway station Brig</b> | 1.7 km   | 1.06 miles | 22 min   | 6 min   | 5 min  | 8 min        |
| <b>Railway station Visp</b> | 7.9 km   | 4.9 miles  | 1hr40min | 27 min  | 11 min | 15 min       |

## Leisure

The center of Brig-Glis offers various nightlife options such as theatre, cinema, and restaurants.

Various recreational and sports activities, including football (soccer), swimming, ice skating, hockey, gym, badminton, squash, and more, are accessible nearby.

| Destination                     | Distance |            | On foot | By Bike | By Car | By Train/Bus |
|---------------------------------|----------|------------|---------|---------|--------|--------------|
| <b>Football field Glismatta</b> | 1.2 km   | 0.75miles  | 16 min  | 6 min   | 3 min  | 8 min        |
| <b>Geschina swimming pool</b>   | 1.9 km   | 1.18 miles | 25 min  | 8 min   | 5 min  | 17 min       |
| <b>Ice rink Ischi Arena</b>     | 2.2 km   | 1.37 miles | 29 min  | 9 min   | 6 min  | 21 min       |
| <b>Olympica sport center</b>    | 1.3 km   | 0.8 miles  | 15 min  | 4 min   | 4 min  | 15 min       |

The surrounding ski areas are just a few minutes' drive away.

## Health

Brig-Glis has everything you need for your health. There are plenty of recreation areas, sports facilities, family doctors, dentists, and orthopedists. The hospital in Brig is undergoing an expansion into the Regional Hospital Upper Valais.

## Building



### New Construction (completed in March 2023)

In the new construction Frei-Traum in Brig-Glis, you will find modern living comfort paired with elegance. The apartments are deliberately planned appropriately.

The complex consists of two buildings facing south or west. They are arranged on the plot, so the maximum possible free space remains open on the main facade. The neighborhood is very quiet, but easily accessible and conveniently located.

The apartment for rent is building A, apartment three on the third floor.

The building is equipped with:

- Bike room
- Parking garage, each space equipped with an EV-charging station
- Outdoor parking
- Local bus stop (Glis, Gardino)

### Energy Concept

A main focus in the planning and realization of the building was put on energy. The energy supply of the building is largely ensured by the photovoltaic system on the roofs of the buildings. The energy produced is temporarily stored in batteries and retrieved when needed.

All parking spaces in the garage are equipped with electricity for your electric car. Energy consumption (heating and hot water) is measured and billed according to consumption.

*The building is built and certified to the Minergie Standard.*

### **Thermal insulation**

- Low total energy consumption, Minergie indicator (new building: 55 kWh/(m<sup>2</sup>\*a)
- High thermal insulation values and good thermal insulation
- Requirements for airtightness

### **Heat Production**

- Efficient air-to-water heat pump
- Heating and cooling with Free-Cooling
- Controlled home ventilation with heat recovery

### **Electricity generation**

- Ecological energy supply and own electricity production share
- Maximum photovoltaic system on the roofs of both buildings
- Battery storage in the technical room to ensure optimal use of in-house production

### **E-mobility**

- Electric charging station at every parking space in the garage Billing via chip system

### **General**

- Installation of energy-saving LED lamps wherever possible/permitted.

## Facts & Figures

### Apartment & Building

|                      |                           |
|----------------------|---------------------------|
| Type                 | Apartment                 |
| Furnishing           | Furnished                 |
| Rooms                | 4.5 (2 bedrooms, 1 study) |
| Size                 | 137m2 (1,475 ft2)         |
| Full Bathrooms       | 2                         |
| Year of Construction | 2023                      |
| Number of Floors     | 4 floors                  |
| Apartment Floor      | 3 <sup>rd</sup> floor     |
| Ceiling Height       | 2.4m (7.87 ft)            |
| Balcony              | 22m2 (237 ft2)            |
| Washer/Dryer         | in unit                   |

### Rental Offer

|                                    |                           |
|------------------------------------|---------------------------|
| Date available                     | May 1, 2023               |
| Monthly Rent                       | CHF 3,500 / mo            |
| Net Rent                           | CHF 3,150 / mo            |
| Incidentals (energy, water etc.)   | CHF 350 /mo               |
| Deposit                            | CHF 7,000 one-off         |
| Brokerage Fee                      | None                      |
| TV Package (Basic Subscription)    | Included                  |
| WiFi                               | Included                  |
| Garage (incl. EV-charging station) | available for CHF 120 /mo |
| Outdoor Parking Space              | available for CHF 80 /mo  |
| Pets                               | Not allowed               |
| Smoking                            | Not allowed               |

## Contact

This beautiful, fully furnished and equipped apartment is move-in ready and waiting for you.

Contact us today for your questions or to schedule a viewing.

[jesuitenweg@jw163.ch](mailto:jesuitenweg@jw163.ch)

[www.jw163.ch](http://www.jw163.ch)

We speak English and German.

