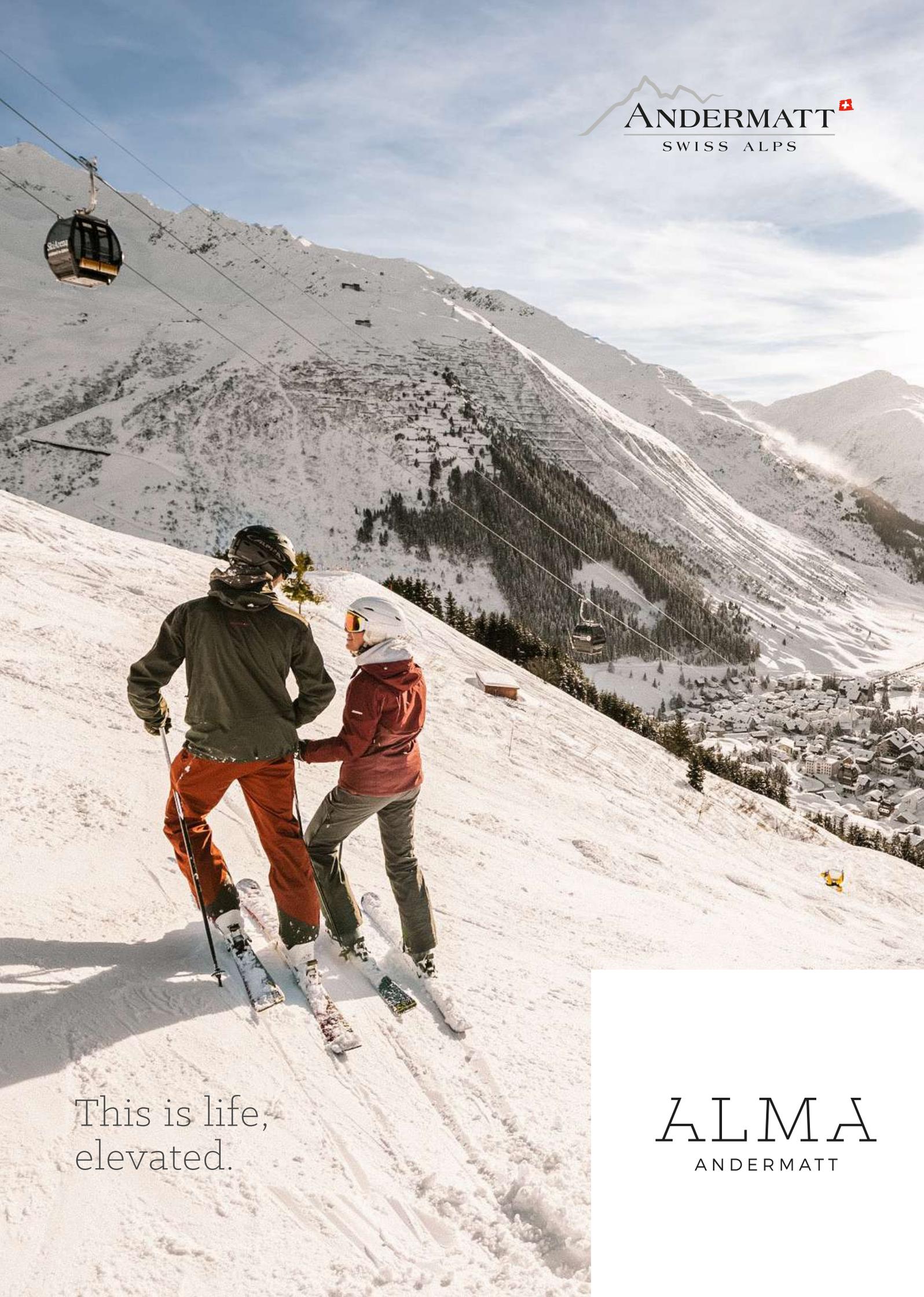


ANDERMATT 
SWISS ALPS



This is life,
elevated.

ALMA
ANDERMATT



Rare.

Andermatt's most sophisticated address.

Distinguished.

Distinct and distinguished, Alma comprises ten expansive half-floor residences and one exceptional whole floor penthouse.

Constructed with the finest natural materials and exceptional Swiss craftsmanship, Alma's inspirational design speaks directly to its natural surroundings and makes the most of unrestricted alpine views. Concierge service, an indulgent spa and wellness area and fluid, finely-tuned living spaces complete this sanctuary of elegant, soulful living.



ALMA


ANDERMATT
SWISS ALPS





Inspiring.

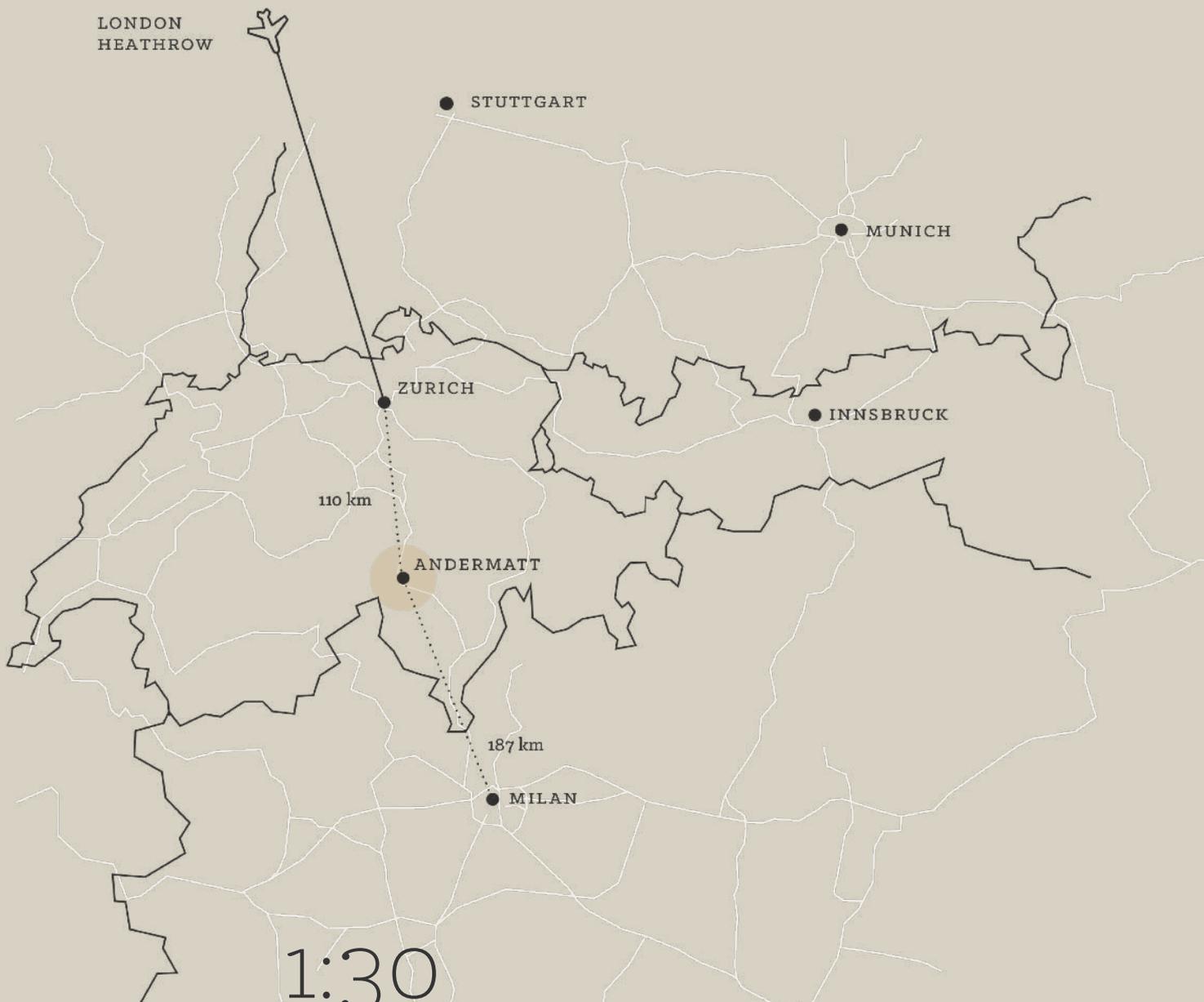
The pinnacle of elevated living
in Andermatt, Alma evokes the
balance and harmony of nature.



Assured.

A sanctuary of timeless elegance
designed around the rituals of
contemporary living.





1:30

HOURS DRIVE
FROM ZURICH
INTERNATIONAL
AIRPORT

1:40

HOURS FLIGHT
FROM LONDON
HEATHROW
AIRPORT

2:00

HOURS DRIVE
FROM MILAN
MALPENSA AND
COMO

Alma belongs to the unique and renowned year-round destination of Andermatt Swiss Alps, within easy reach of Zurich, Milan and Stuttgart. Set 1,444 metres above sea level in the heart of the Saint-Gotthard Massif mountain range, surrounded by resplendent alpine scenery, Andermatt connects nature and tradition with exceptional luxury and cutting-edge facilities.

Welcome to Andermatt.



Tranquil.

Positioned in an exclusive private area at the town's boundary, with unobstructed views of the mystic mountains and the glistening river Reuss, Alma offers tranquility while remaining within easy reach of the town centre. Two minutes to your neighborhood delicatessen and café, ten minutes to the golf course, ski lifts and The Chedi Andermatt.

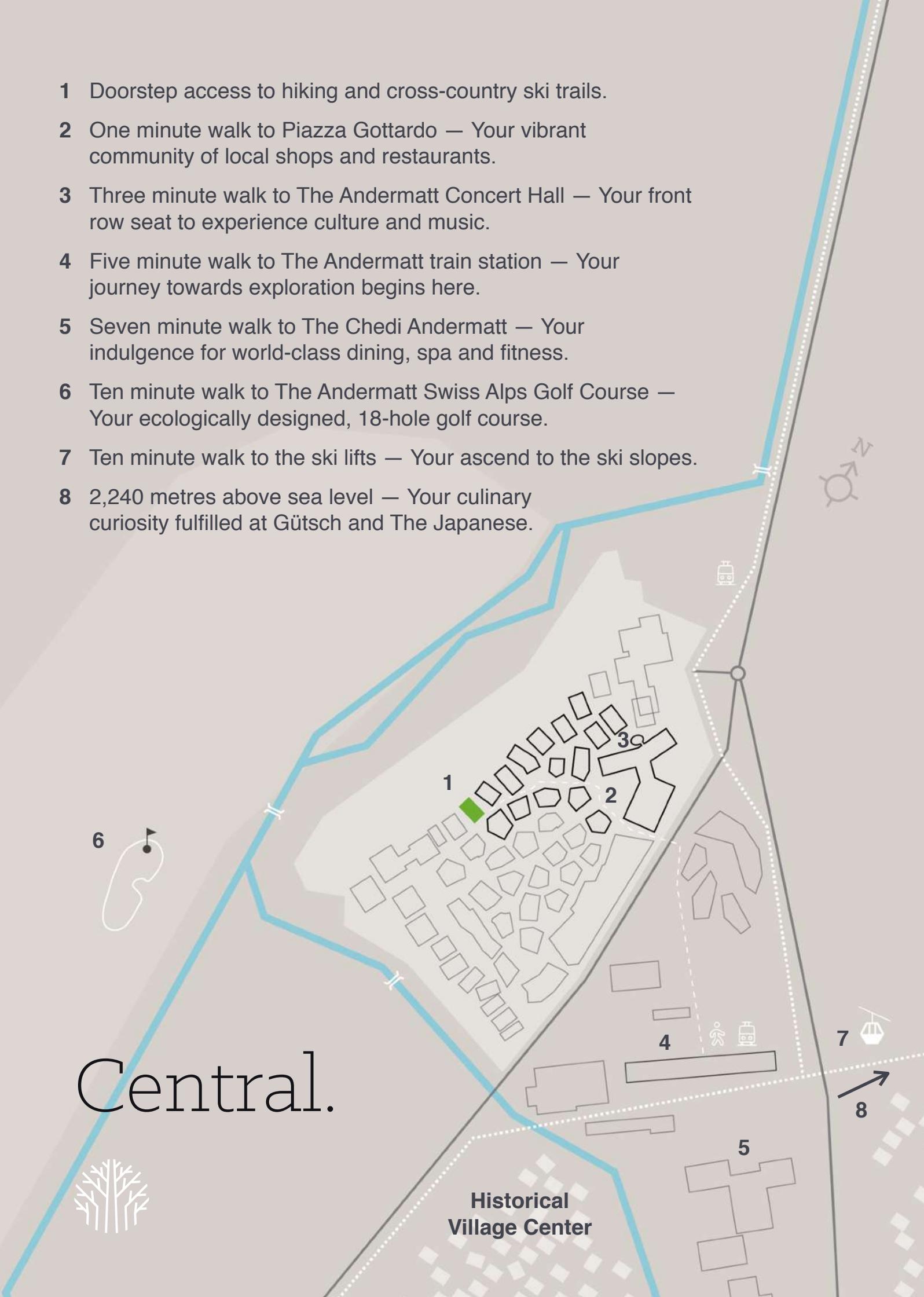


- 1 Doorstep access to hiking and cross-country ski trails.
- 2 One minute walk to Piazza Gottardo — Your vibrant community of local shops and restaurants.
- 3 Three minute walk to The Andermatt Concert Hall — Your front row seat to experience culture and music.
- 4 Five minute walk to The Andermatt train station — Your journey towards exploration begins here.
- 5 Seven minute walk to The Chedi Andermatt — Your indulgence for world-class dining, spa and fitness.
- 6 Ten minute walk to The Andermatt Swiss Alps Golf Course — Your ecologically designed, 18-hole golf course.
- 7 Ten minute walk to the ski lifts — Your ascend to the ski slopes.
- 8 2,240 metres above sea level — Your culinary curiosity fulfilled at Gütsch and The Japanese.

Central.

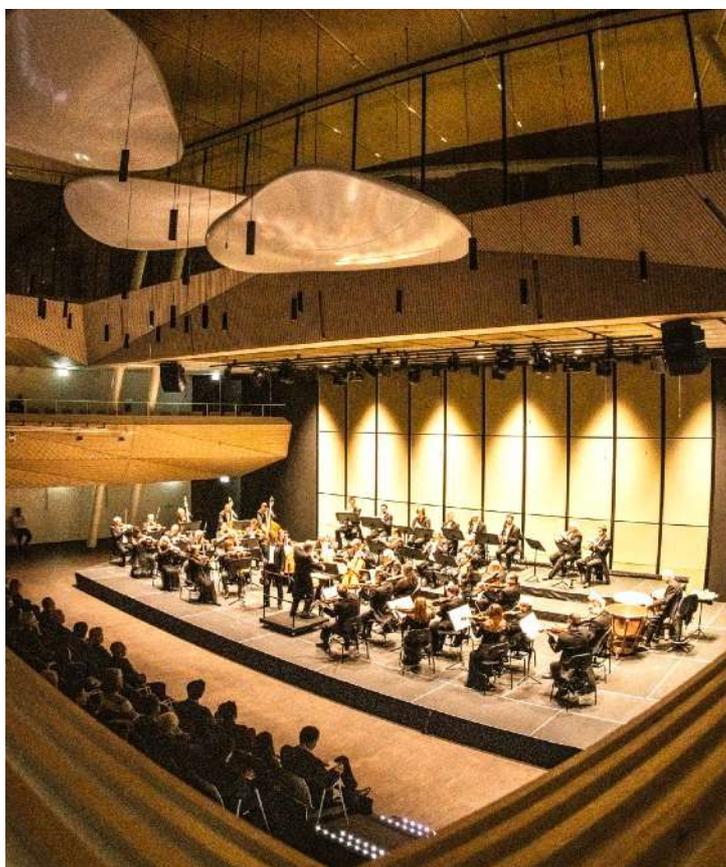


Historical
Village Center



Exceptional.

Andermatt is rich in culture and customs. The historic village cleverly combines tradition and modernity. Exquisite haute cuisine meets local cuisine and centuries-old buildings meet modern infrastructure.

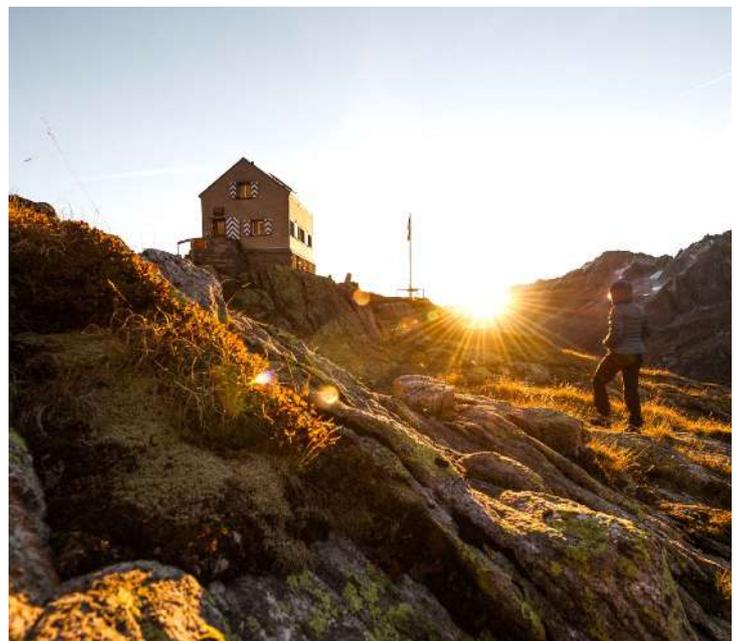


Enchanted.

"It's the loveliest and most interesting of all the regions I know,"

Johann Wolfgang von Goethe.

Connected to nature and community, people from around the world have been drawn to this unique valley at the feet of Mount Gemsstock for centuries. Snow blanketed winters and fresh summer air, your alpine idyll begins here.



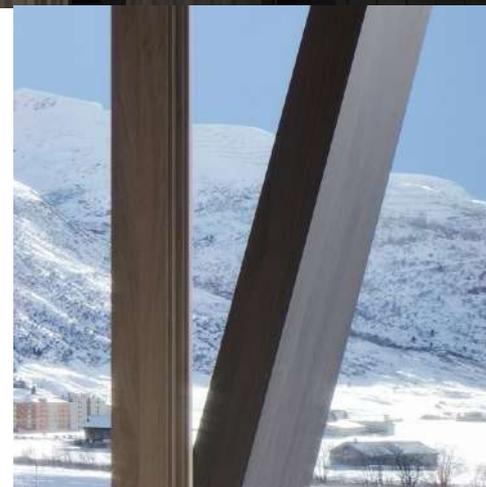
“An idyllic sanctuary in harmony with its incomparable environment. Our vision for Alma was a simple one, to create an enriching experience for living in an expansive space that brings together natural materials, tailored design and interaction with the outdoors. Creating its own distinguished identity, Alma’s facade speaks to its surroundings whilst remaining rare. Living in Alma is elevated through mindful design inspired by the individual with panoramic views of Bözberg and the river Reuss.”





Crafted.

Alma blends natural materials with the latest in sustainable architectural design to create a distinct, sophisticated exterior that echoes the scenery beyond.





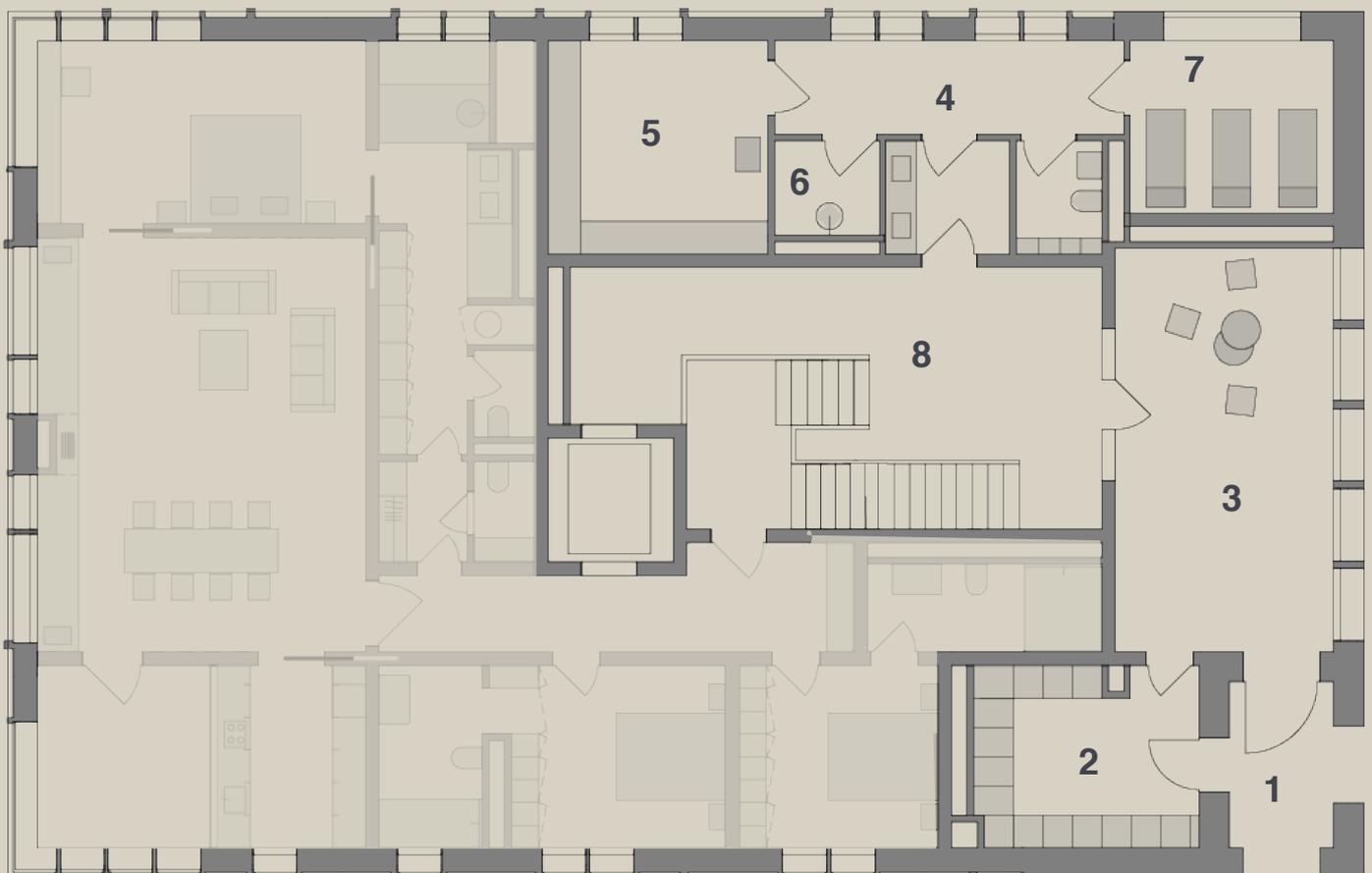
Overview.

RESIDENCE	FLOOR	BEDROOMS	SIZE	BALCONY
ONE	Garden	2	122 m ²	20 m ² garden
TWO	Ground	3	153 m ²	10 m ²
THREE	First	3	136 m ²	9 m ²
FOUR	First	3	134 m ²	9 m ²
FIVE	Second	3	136 m ²	9 m ²
SIX	Second	3	134 m ²	9 m ²
SEVEN	Third	3	136 m ²	9 m ²
EIGHT	Third	3	134 m ²	9 m ²
NINE	Fourth	3	136 m ²	9 m ²
TEN	Fourth	3	134 m ²	9 m ²
PENTHOUSE	Fifth	3	169 m ²	19 m ²



Ground Floor

- 1 Alma Village Entrance** — Protected entrance providing access from the village.
- 2 Ski Room** — Double width lockers with ample seating.
- 3 Lounge Lobby** — Beautifully furnished common living room lounge.
- 4 Spa and Wellness Area** — Tranquil naturally lit space with personal locker and showers.
- 5 Finnish Sauna** — Spacious dry sauna with showcase clerestory windows.
- 6 Bio Sauna** — Intimate humid sauna.
- 7 Relaxation Lounge** — Sumptuous lounging area with picture window.
- 8 Stairs hall** — With lift, connecting apartment with carpark and storage rooms.





Exclusive.

A generous, welcoming lobby provides a soothing transition, elegantly and richly appointed with hand-picked furniture pieces by Cassina and lighting from Bizzuno.





Sanctuary.

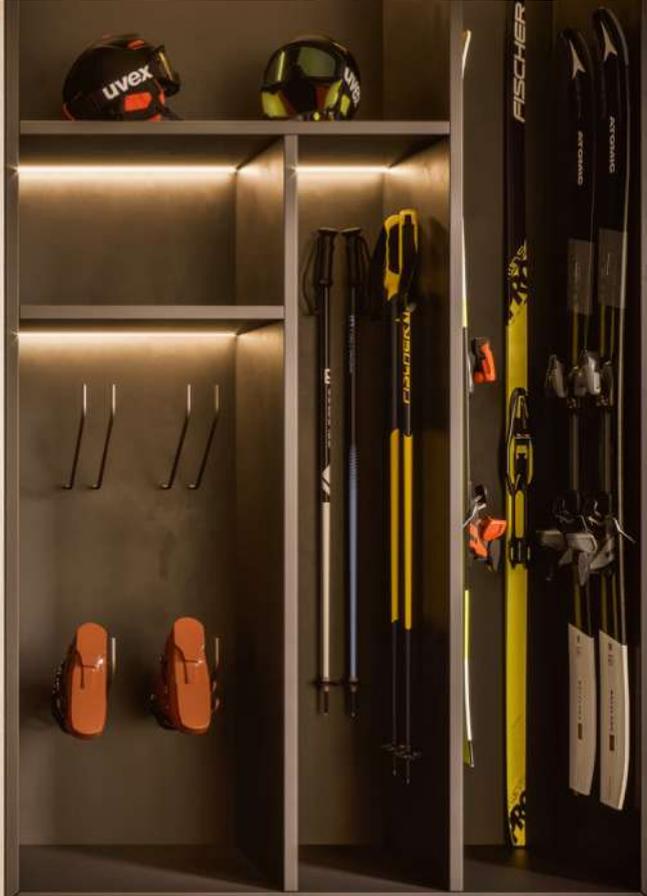
A sumptuous spa and wellness area plays with the traditions of relaxation, with a vastly scaled Finnish sauna to maximise individual space and dramatic clerestory windows that draw in natural light.





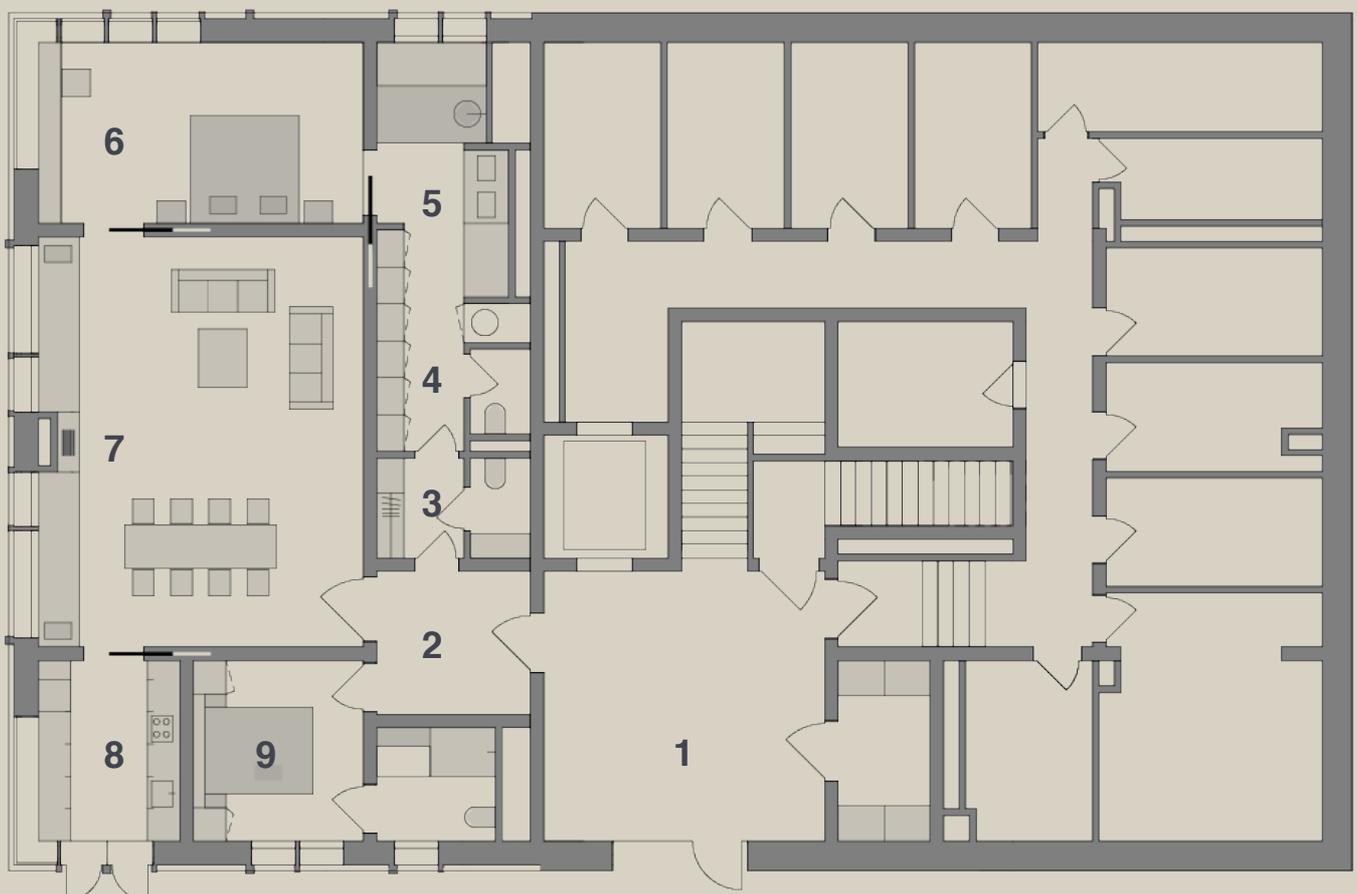
Considered.

Alongside a dedicated concierge, thoughtful amenities enhance luxurious living, including an underground car park, direct lift access and abundant locker storage for every apartment.



Garden Floor

- 1 Alma River Entrance** — Second entrance with direct access from the river and gardens.
- 2 Entry Hall** — Garden apartment entry.
- 3 Guest Cloakroom** — With bathroom and laundry cupboard.
- 4 Master Dressing Room** — With dual access.
- 5 Master Bathroom** — With an enclosed bathroom and shower and tub wet room.
- 6 Master Bedroom** — With panoramic corner windows.
- 7 Living & Dining Area** — Spacious with central stone fireplace and direct access to garden and river.
- 8 Kitchen** — With expansive threshold into dining area and added sliding door for privacy.
- 9 Bedroom** — With built-in wardrobe and en-suite bathroom.



Quality.

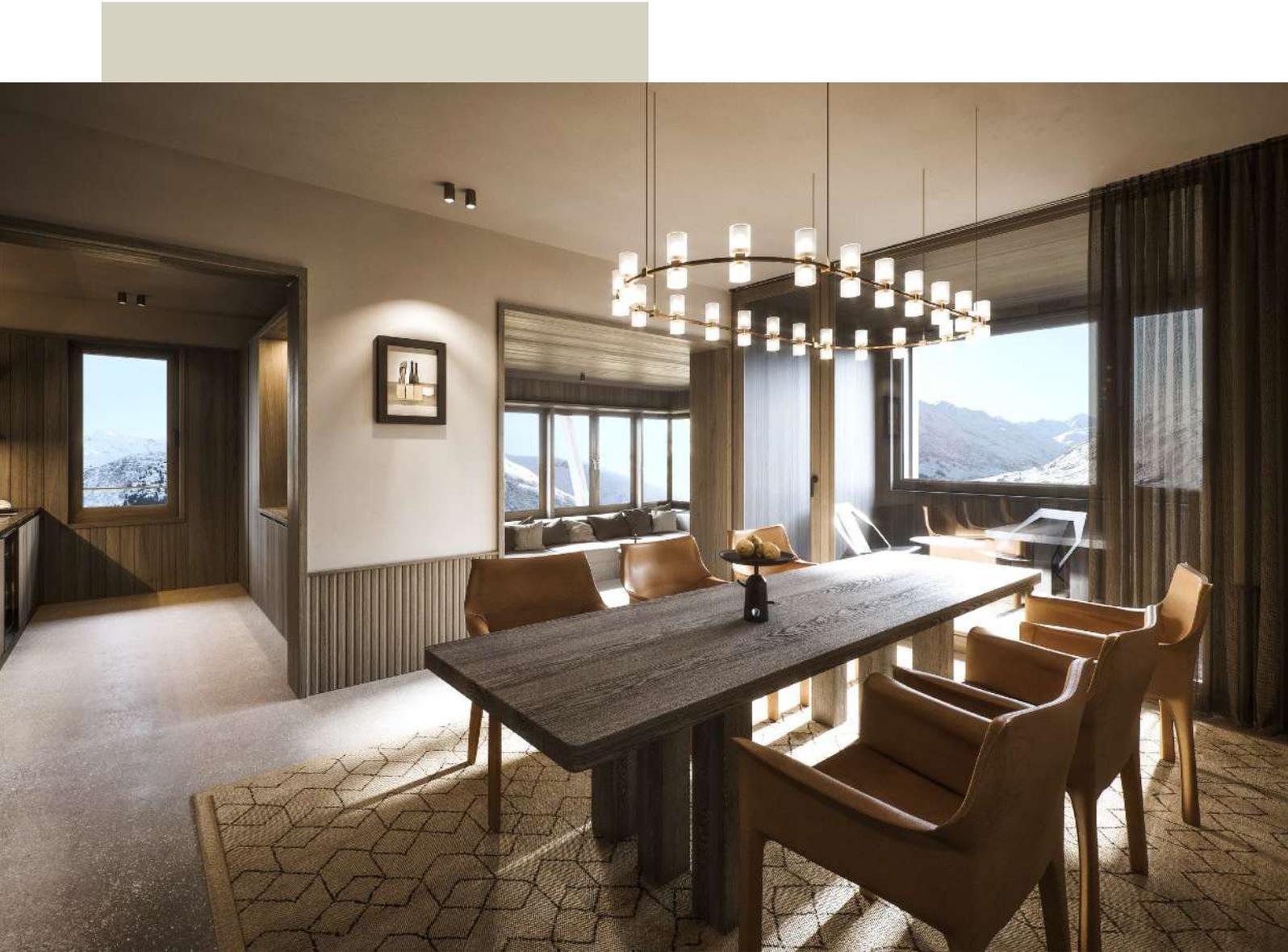


Reflecting the surrounding snow-dusted mountains, apartments are built upon solid, timeless foundations, layered with soothing materials and illuminated by sparkling lighting.



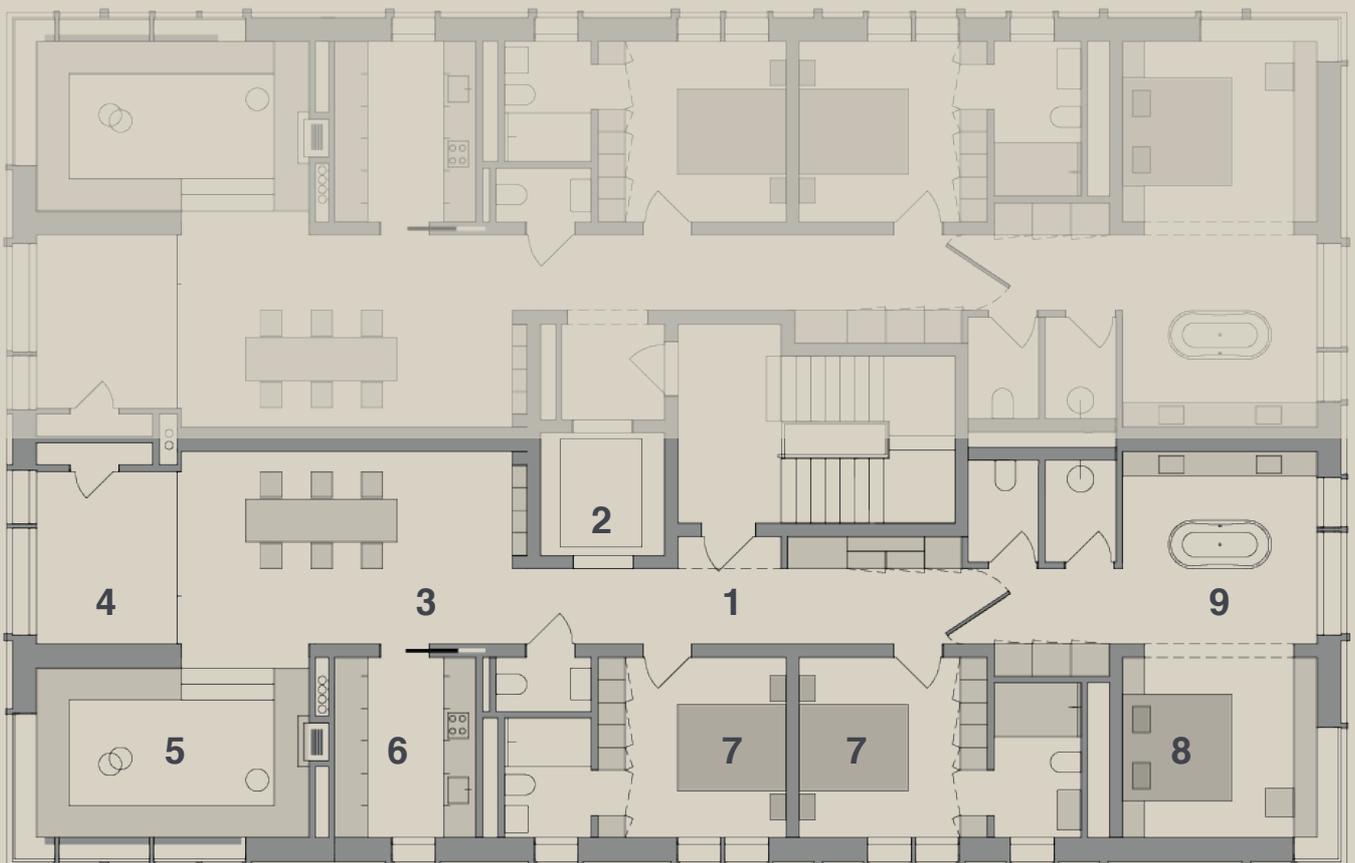
Balance.

A calming palate of materials, hand-selected solid woods, detailed panelling, noble marbles, soft leathers and the finest fittings, come together to create a refined living environment.



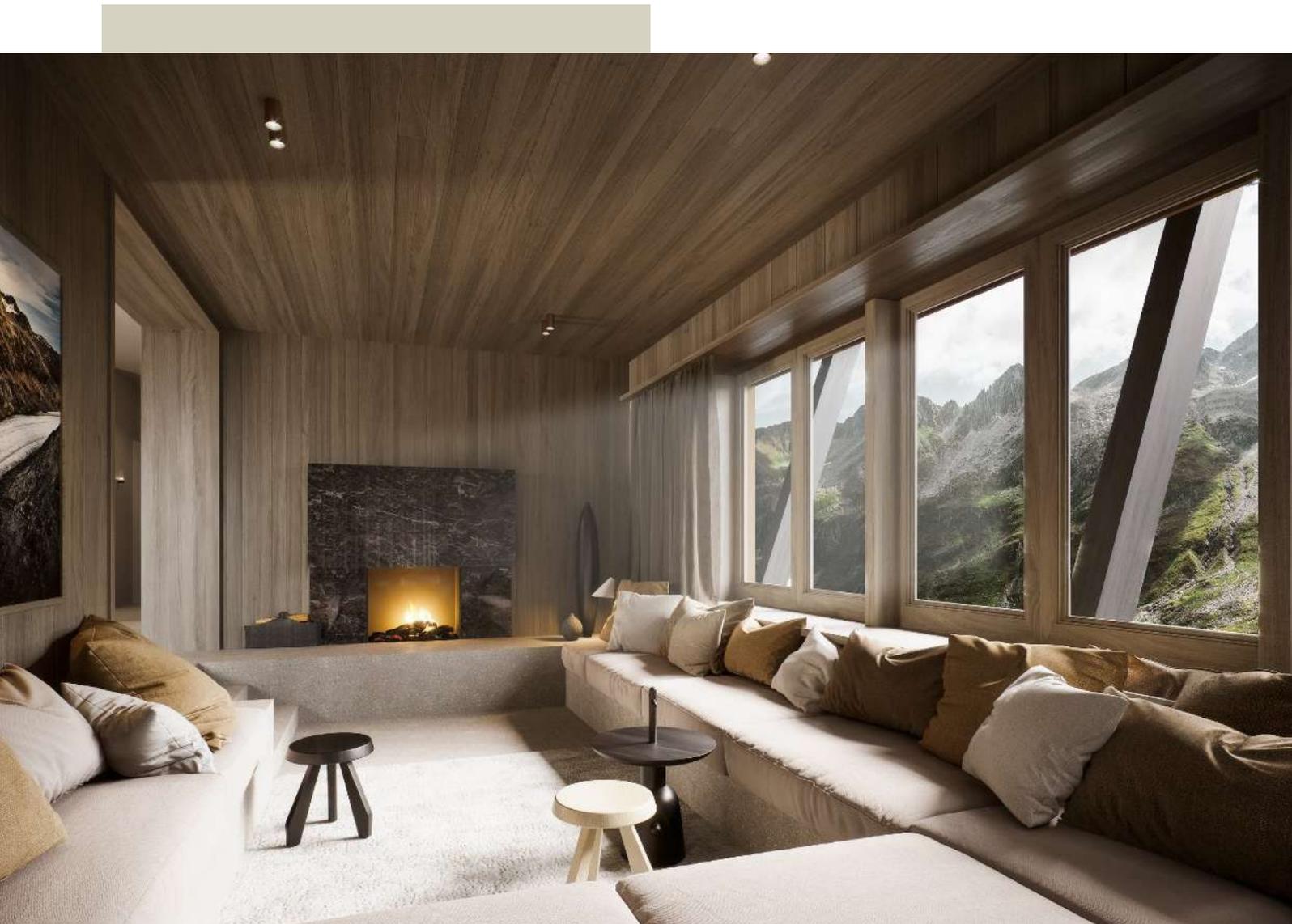
Floors One to Four

- 1 Entry Hall** — With coat storage and guest bathroom.
- 2 Lift** — With direct access to apartment.
- 3 Dining Area** — Central position connecting to lounge and kitchen.
- 4 Protected Balcony** — Generous alfresco space with views over the river Reuss.
- 5 Sunken Lounge** — With panoramic views of the Bözberg mountain and the river Reuss.
- 6 Kitchen** — With expansive threshold into dining area and added sliding door for privacy.
- 7 Bedroom** — With spacious built-in wardrobes and en-suite bathroom.
- 8 Master Bedroom** — Timber lined with generous corner views.
- 9 Master Bathroom** — With freestanding tub and picture window.



With high ceilings, clean lines and panoramic windows set against intimate, sunken lounging areas, Alma's living spaces offer a cossetting aesthetic within light, breathable spaces.

Sophisticated.



Cocooning.

Spaces to slow down and sink into, enriched by iconic modern design pieces and raw silk carpets. Gather around the fireplace after a day of adventure in the Alps.

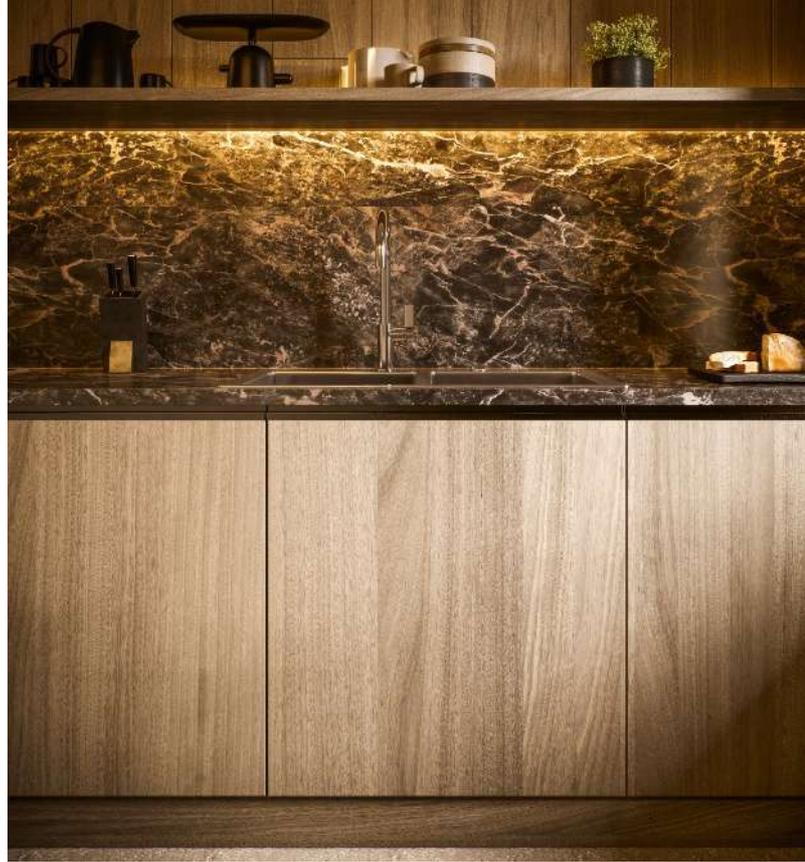


Infinite.

Living areas open out onto spacious outdoor loggias. Nestled in the centre of the building's exterior, private and protected from the elements, they invite indulgent relaxation over unfettered views.



Kitchens blend rich, refined tones, uniting marble counters and walls with warm, natural woods. Equipped with state-of-the-art fixtures and a spacious wine fridge.



A luxuriously crafted sliding door allows the kitchen to flow into the dining area or can be closed for added privacy and formal occasions.





Bathrooms evoke gentle warmth, lined with soft handmade terracotta tiles in muted shades and completed with elegant fixtures from renowned Swiss brand Laufen.

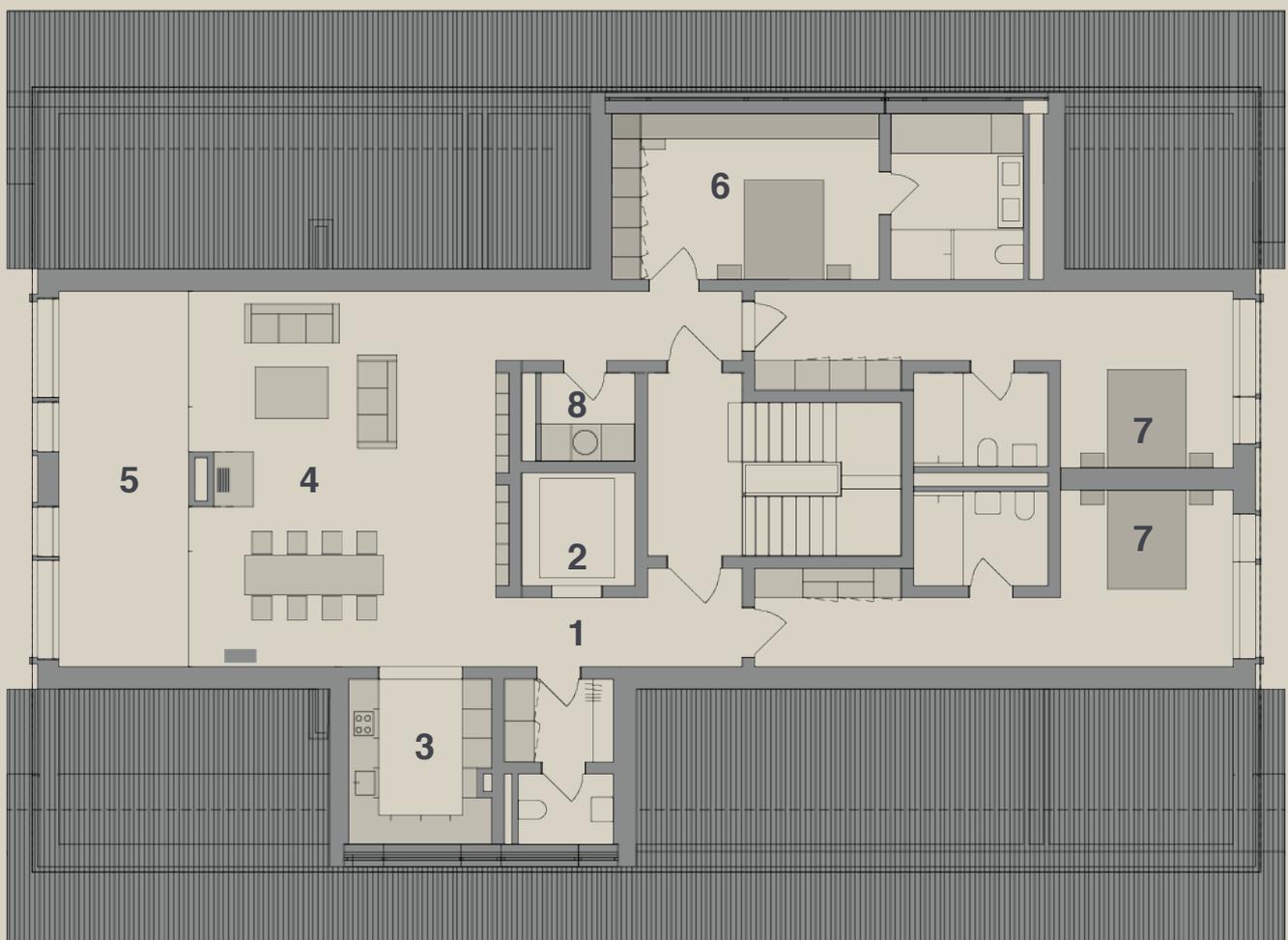


Light, airy and spacious, master
bathrooms are quietly exceptional
with showcase marble vanities
and a beautiful freestanding bath.



Fifth Floor

- 1 Penthouse Entrance** — With cloakroom and guest bathroom.
- 2 Lift** — With direct access to the apartment.
- 3 Kitchen** — With expansive threshold into dining area and added sliding door for privacy.
- 4 Living & Dining Area** — With vaulted ceiling and central stone fireplace.
- 5 Protected Balcony** — With panoramic views over the river Reuss.
- 6 Master Bedroom** — Timber lined with spacious built-in wardrobes and en-suite bathroom
- 7 Bedroom** — With vaulted ceiling, spacious built-in wardrobes and en-suite bathroom.
- 8 Laundry Room** — Equipped with additional storage areas.



The Penthouse presents new heights of sophistication with soaring ceilings of almost five metres that echo the architectural splendour of the building's gabled roof, striking chandeliers, hand-selected furnishings and iconic design pieces by Pierre Jeanneret.





Double the width and deeper than the other apartment outdoor areas, penthouse loggias offer a palatial outdoor space – a gateway to your own alpine panorama.

With one of the highest positions across Andermatt, each Alma residence enjoys the rare privilege of uninterrupted and expansive views of the Bözberg mountain and the river Reuss.



Masterfully constructed with the finest materials and Swiss craftsmanship, Alma boasts the ultimate address within the portfolio, set within a year-round destination that offers a rewarding incentive for living and investment. A focus on sustainability, state-of-the-art infrastructure and an exclusive location are just a few of the many benefits for buyers who are looking for an exceptional home in Andermatt, surrounded by pristine nature, fresh air and discerning luxury.

Andermatt's
most sophisticated
address.





Inspired.

Nicole Deiss and Dominik Herzog are award-winning architects based in Zurich. Their thoughtful approach is routed in context, striving to enrich the human experience. Their Andermatt project is incomparable and sets a new standard for the Swiss Alps.

“ In Alma, Dominik and Nicole have captured the secret affinity between place and escape. ”

Melissa Johnston
Chief Design Officer
Orascom Development Holding



30 Years of building towns

“The first time I visited Andermatt, I encountered something special: the unadulterated natural beauty of a Swiss mountain village in the heart of the Alps. I was captivated, not only by the village of Andermatt, but by the whole valley. The expansive high mountain Ursern Valley, with its wild and romantic natural landscape, inspired my vision of Andermatt Swiss Alps. Even then, it was clear to me that the soul of this region lies in its untouched nature. I see sustainability as the cornerstone upon which the development is based. I warmly invite you to discover the charm of the Swiss Alps. Step into a world that is closer than you think.”



SAMIH O. SAWIRIS
CHAIRMAN

Begin your new life at Alma in
Andermatt Swiss Alps.

SWITZERLAND

ANDERMATT

UNITED KINGDOM

ECO BOS

MONTENEGRO

LUŠTICA BAY

MOROCCO

CHBIKA

EGYPT

EL GOUNA

O WEST

MAKADI HEIGHTS

TABA HEIGHTS

BYOUM

U.A.E

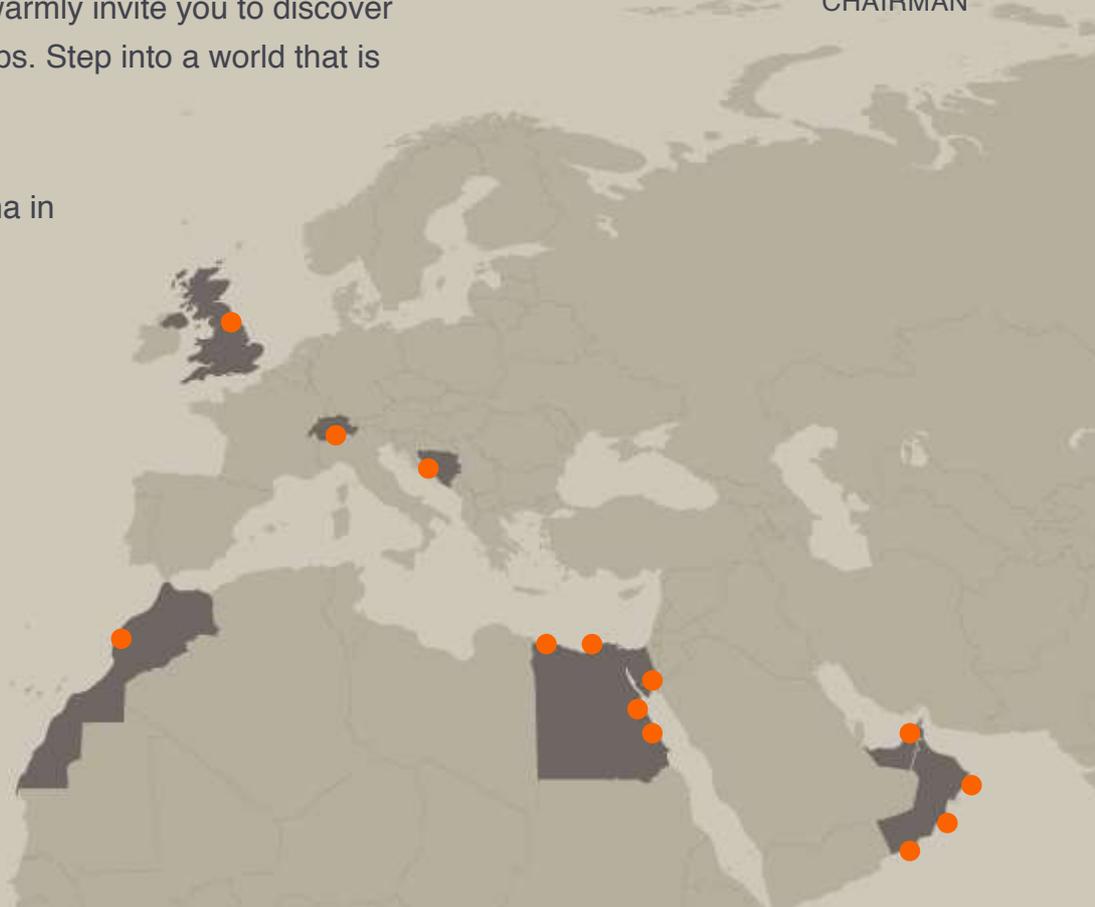
THE COVE

OMAN

HAWANA SALALAH

JEBEL SOD ISLAND

AS SODAH ISLAND



Trusted.

Buyers information.

PAYMENT SCHEDULE

- CHF 50,000 is due upon signing the reservation agreement in accordance with the agreed upon payment terms defined therein.
- 25 % of the purchase price is due upon notarisation of the purchase contract, taking into account the reservation payment made.
- 25 % of the purchase price is due upon completion of the development's shell and core.
- 50 % is due concurrent with the transfer of title.

INCLUDED IN THE OVERALL PRICE

Land portion, land development, construction costs as outlined in the specifications, additional building costs such as permits, connection fees, etc.

PURCHASING FEES

The buyer and seller evenly split the notary and land registry fees (approx. 0.5% of the purchase price).

FINANCING

Mortgage financing is generally available through a wide range of Swiss banks, which offer a bespoke mortgage product specifically for Alma. Upon request, we are happy to facilitate such introductions.

OWNER BENEFITS

Owners in Alma can enjoy a range of exclusive benefits and memberships across the Andermatt Swiss Alps Group. These include, but not limited to, special rates in the SkiArena, sports facilities and food & beverage outlets.

Buyers information.

LEX KOLLER/SECOND HOMES ACT

As the result of a resolution passed by the Swiss government on 21st December 2007, apartments and homes in Andermatt Reuss have been granted exemption from the Lex Koller requirement for special authorisation. This means that all international investors can buy and resell apartments and homes in Andermatt Reuss without special authorisation and without restrictions. The exemption is guaranteed until at least the end of 2030. Moreover, holiday apartments from Andermatt Swiss Alps AG are exempt from the provisions of the Second Homes Act (which limits the construction of second homes to 20 % of the total number of homes in a given municipality), because this law was only passed after approval of the master plan (neighbourhood development plan) had been granted.

UPGRADES

We suggest a basic standard for all of the apartments. However, as the buyer, you have the option to choose from a range of possible upgrades based on your needs and personal preferences. Please note that the feasibility of upgrades (and any additional options) depends on the stage of the construction process and can only be implemented provided that they are requested in good time.

PROVISOS

The information contained in this brochure is based on the current planning status, the corresponding calculations, and the currently valid and applicable provisions of Swiss land register law. We reserve the right to make minor changes and the right to prior sale. The photorealistic depictions of the building are intended to provide potential buyers with an impression of the planned structure. They are not binding in terms of materials used, colours, fittings, structural design, surrounding areas or landscaping. The seller expressly reserves the right to make any changes (the exterior material and colour concept must be inspected and approved by the local authorities).

ALMA



Andermatt Swiss Alps AG
Gotthardstrasse 2
6490 Andermatt
Switzerland
T: +41 41 888 77 99
realestate@andermatt-swissalps.ch
www.andermatt-alma.ch



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