



YOUR ALPINE RETREAT

Personal copy for

Andermatt fascinated me from the beginning. The rich history of this mountain village in the heart of Switzerland coupled with the charm and tranquillity of the region created a very special appeal for me.

The untouched natural beauty of this Alpine area is extremely diverse. Not only the fantastic views, extensive walking trails, numerous lakes and streams with pure water quality, but also the beautiful flora and fauna give the region an unparalleled attraction. With the expansion and modernization of the ski area, the new 18-hole golf course and many more leisure and entertainment options, the picturesque mountain village is being transformed into an attractive year-round destination. It's the perfect place to realise the chalet of your dreams.

On the sunny and tranquil banks of the River Reuss, overlooking the impressive Urseren valley and only a few minutes' walk from the village centre of Andermatt, your bespoke home will come to life. With the full exemption from the Lex Koller law, the opportunity as a non-Swiss citizen to purchase your chalet without any restrictions on buying or further reselling before 2030 becomes extremely attractive. Andermatt Swiss Alps will exceed all expectations ensuring your very own "home away from home" dream comes true.

Allow the following pages to inspire you as you envisage your personal chalet retreat in the Alps. Take time to immerse yourself in a world that possibly lies much closer than you think.

Samih Sawiris



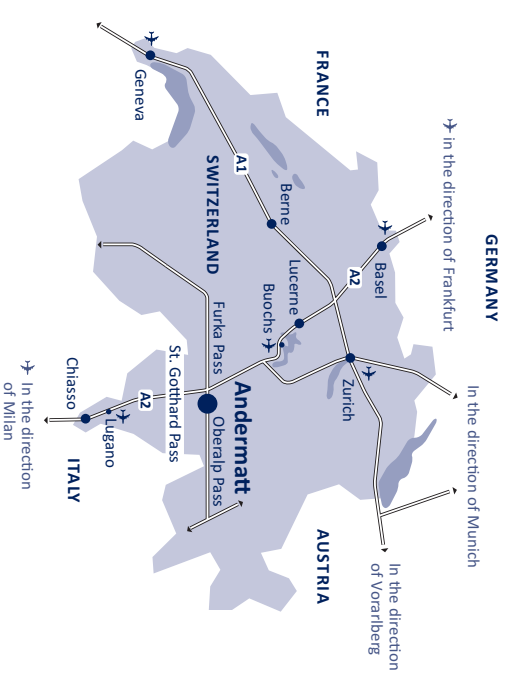


primary source

Too good to be true? On the contrary: Andermatt's postcard panorama is absolutely genuine. With flowering meadows in the summer and snowcovered mountains in the winter, this place incorporates the soul of Switzerland in an incomparable manner.

Embedded in the Urseren valley, Andermatt is surrounded by an untouched Alpine landscape. The high valley at the foot of the Gotthard Massif offers distance and space, and pampers you with one of the best water qualities in the world: a gift of nature that has been appreciated for generations. Water plays a very central role as four key rivers have their source here: the Rhine, Rhone, Reuss and Ticino.

Thanks to the exceptional location in the heart of Switzerland, Andermatt is easily accessible from all directions. Via car you merely have 90 minutes from Zurich, 2 hours from Milan and 4 hours from Stuttgart or Munich. If you prefer travelling by plane, you can simply choose between the airports of Zurich, Basel, Lugano and Milan. The nearest airport for private aircraft is located in Buochs – only 45 minutes from Andermatt.







quality of life

Andermatt is “of all the places I know, the loveliest and most interesting.” So said the renowned and much-travelled German poet Johann Wolfgang von Goethe. His opinion was shared by many, among them Elvis Presley and the Sherlock Holmes inventor Sir Arthur Conan Doyle – they were all fascinated by the Urseren Valley.

The tradition of Andermatt as an Alpine vacation destination originated well over 100 years ago and is thought to be one of the very first in Switzerland. Yet while its natural beauty has remained untouched, activities have become more diverse. The Urseren valley has become a paradise for hiking, climbing, mountain biking, horse-riding, fishing, tennis, river rafting and much more – offering an attractive array of activities during the warmer months.

During winter Andermatt turns into a magical wonderland. Its location with guaranteed snow allows for almost any kind of winter sports – whether you prefer downhill skiing, snowboarding, cross-country skiing, ski-touring or freeride skiing. Everyone is delighted here, because the wide range of slopes offers just the right thing for every taste – all the way up to the Gemsstock at nearly 3,000 metres above sea level. The Andermatt ski area will soon be linked with the neighbouring ski resort of Sedrun to form a superbly developed ski region with approximately 120 kilometres of pistes.



LUCERNE FESTIVAL



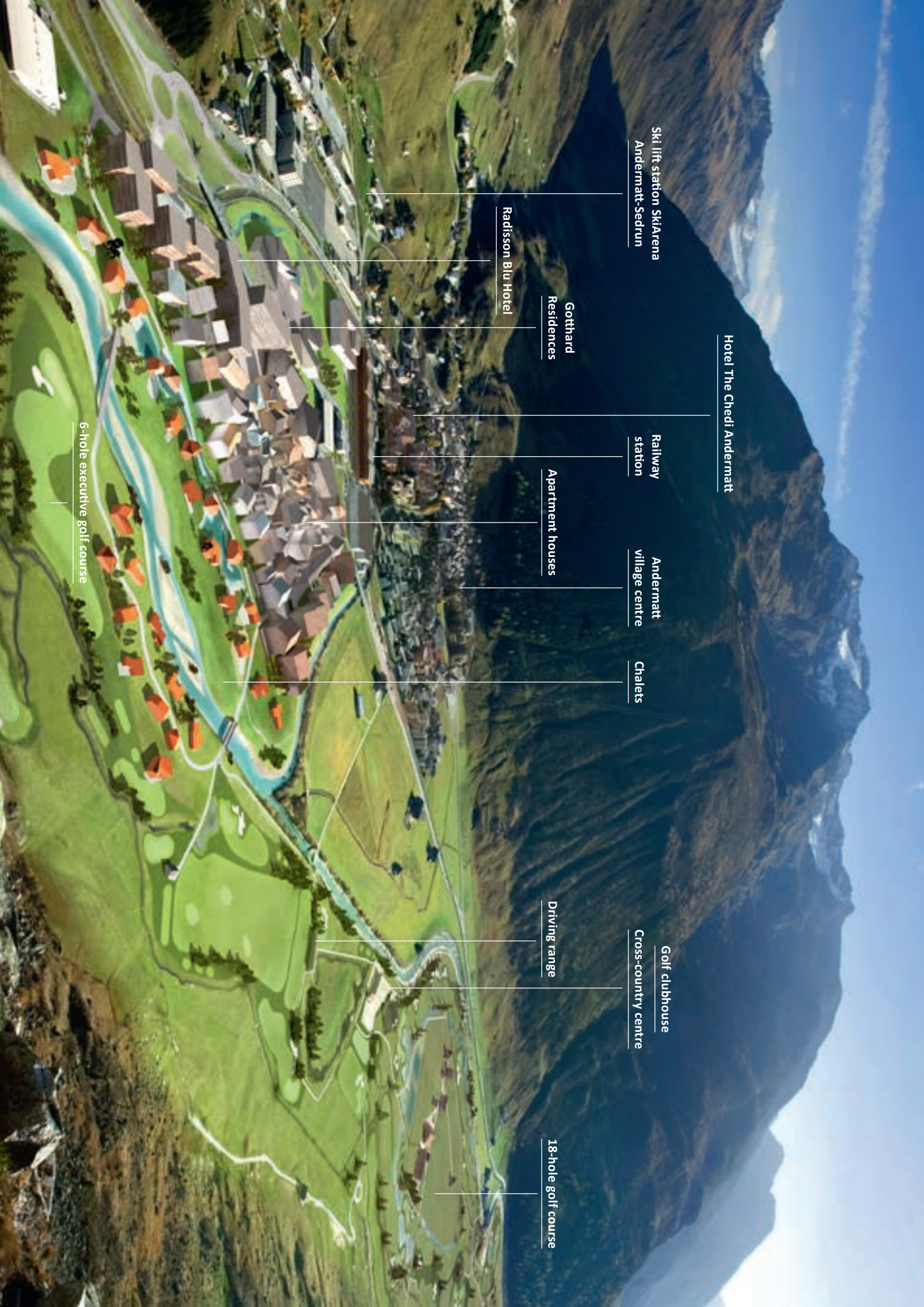


Discover all of Switzerland from Andermatt? A very enticing idea. Regardless of whether you prefer a vibrant urban or authentic nature experience, the diversity of Switzerland lies literally at your feet. Promising a combination of both, famous Lake Lucerne nestles on the northern edge of the Alps – extending as far as the charming town of Lucerne in the focal point of Switzerland. Even more diverse and urban, Berne and Zurich offer an abundance of shopping, cultural and sporting activities.

Or do you feel attracted to the South? Ticino, the sunniest part of Switzerland, offers an authentic taste of the Mediterranean lifestyle and more than a touch of Italianità. Milan is only a two-hour drive from Andermatt – an evening at La Scala becomes within reach.

Likewise, truly breathtaking moments are only a few railway tunnels and viaducts away – the Glacier Express takes you through impressive glacier and mountain landscapes to easily reach the Valais or Engadine regions. Or merely do as Goethe did and choose a romantic stagecoach as your means of transportation.

Even the cultural offerings in the Urseren valley provide an ever-increasing number of exciting possibilities. Local museums, open-air theatres and exclusive events enrich Andermatt today and in the future. Regional specialties and international cuisines are available, making Andermatt the ideal place when it comes to culinary delights. Nothing is left to be desired.



Ski lift station SkiArena
Andermatt-Sedrun

Hotel The Chedi Andermatt

Railway
station

Andermatt
village centre

Chalets

Radisson Blu Hotel

Gotthard
Residences

Apartment houses

Driving range

Golf clubhouse
Cross-country centre

18-hole golf course

6-hole executive golf course

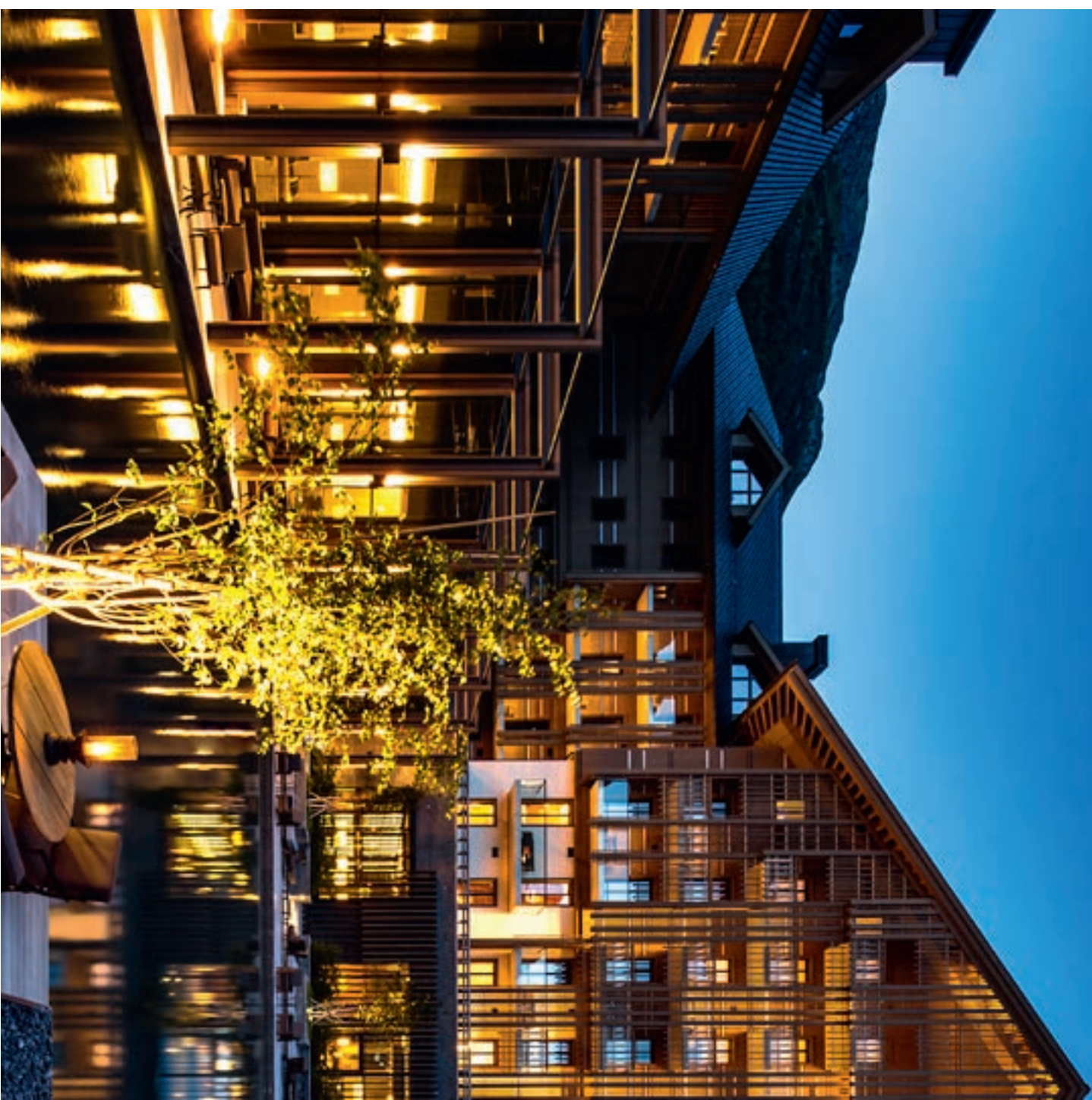
Andermatt Swiss Alps

Andermatt Swiss Alps is reinterpreting the traditional role of the Swiss holiday village. With tailor-made real estate and hotel offerings, attractive sports and leisure facilities and ultramodern infrastructure for cultural events and congresses, Andermatt is set to become an exclusive year-round destination.

Whether your goal is to have a primary residence or a vacation home, in Andermatt you will find the perfect setting for a balanced lifestyle. A total of six new hotels in the 4- and 5-star segment, 500 apartments in 42 buildings and 28 unique Chalets are planned. Each new building is individually designed to ensure a characteristically authentic variety in the village's appearance. Additionally, there will be underground parking spaces, keeping the new village centre traffic-free.

The planning of the Andermatt Swiss Alps resort sets new standards in terms of social, environmental and economic sustainability. The development process with residents, environmental groups, cultural heritage protection agencies, tourism organizations and authorities ensures a firm common foundation. Cooperation with local and regional companies results in additional jobs and creates sustainable value for the entire region.

In keeping with the philosophy of Andermatt Swiss Alps, all apartments and hotels meet the MINERGIE standard, a recognised Swiss quality label for sustainable and ecologically designed buildings with greatly reduced energy requirements.





exclusivity

The Chedi Andermatt is the exclusive 5-star deluxe hotel in the heart of the Swiss Alps. The hotel includes 48 hotel rooms, two hotel suites, 65 pied-à-terres, 42 residences and 12 luxurious penthouses. And that's just the start of what the 5-star deluxe hotel has to offer. In line with the philosophy of the Chedi Hotels, The Chedi Andermatt pamper guests with its astounding spa and ultramodern fitness centre. The architecture of the hotel and its adjacent buildings is the work of Denniston International Architects & Planners Ltd. with Jean-Michel Gathy. Using local materials, The Chedi Andermatt has been built according to the MINERGIE standard.

Golfers in Andermatt will be amazed by the impressively green paradise. Adjacent to the village and set before an impressive alpine backdrop is the ecologically developed 18-hole golf course with clubhouse. The course covers 1.3 million square metres and meets international tournament standards. Around 20 other attractive golf courses are located close enough for a daytrip.

Andermatt Swiss Alps mixes tradition and modernity with harmony. This balance, which provides the perfect setting for relaxation and tranquillity, is reflected in the village's overall pioneer appearance. You will experience pure "Zeitgeist" in Andermatt, combined with the soul of a traditional Swiss mountain village. The highest quality of materials such as wood, stone and glass provide contemporary accents in the style of "Alpine Chic".

Gault-Millau
Master of the Year 2017

An investment in Andermatt Swiss Alps is invaluable, as the combination of limited land availability and the favourable legal framework is truly unique.

andermatt – ideal location

Attractive, year-round destination

High-alpine landscape in a sunny location with guaranteed snow, a diversity of sports and entertainment

Long-term rise in value

Sustainable design and uncompromising focus on quality

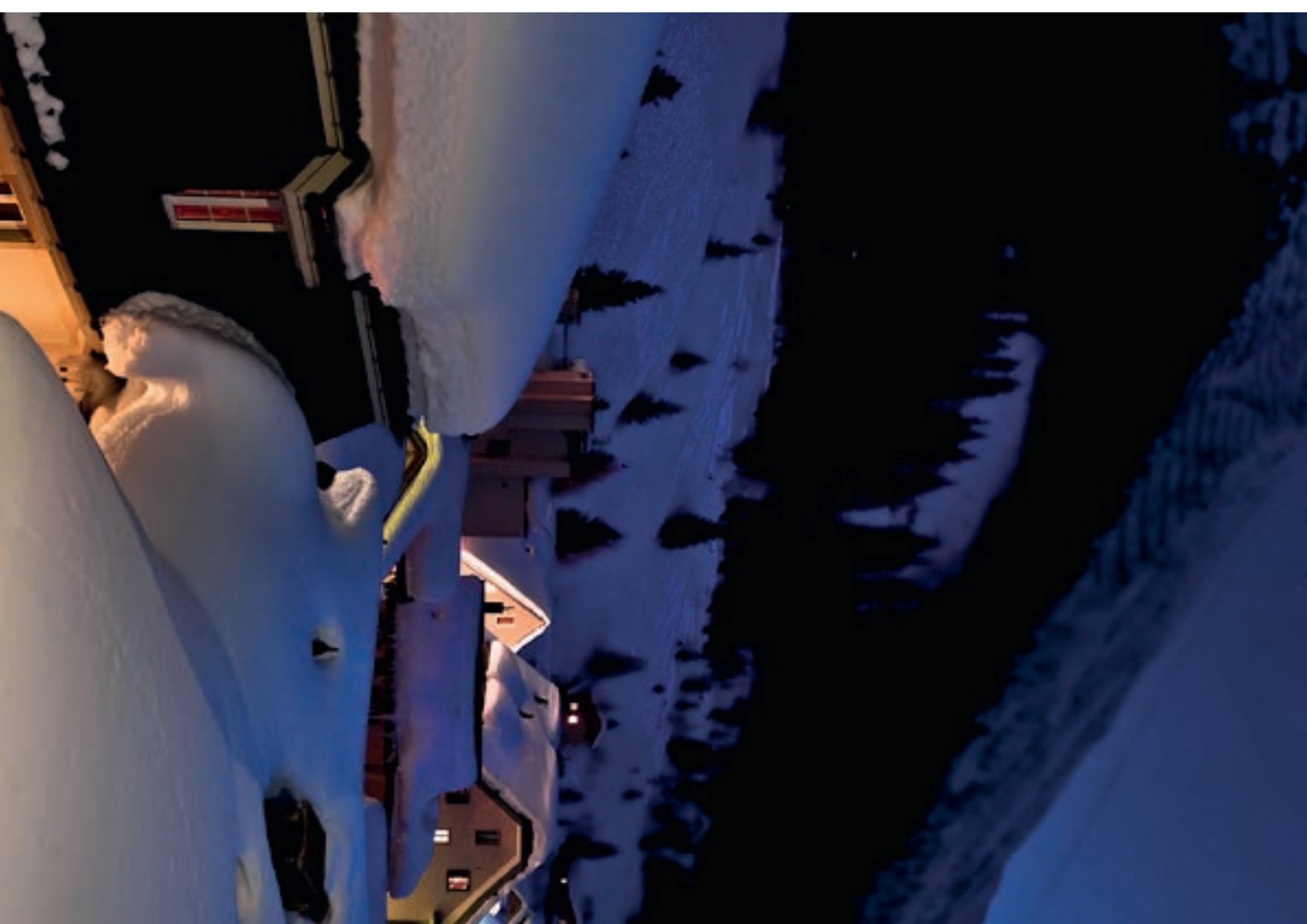
Limited space availability

Due to the village being naturally embedded in the surrounding mountains, building land is limited

Exemption from the Lex Koller law

No restrictions on real estate acquisition by non-Swiss citizens until 2030, resale is possible without any holding periods

The developer Andermatt Swiss Alps will remain sustainably involved in Andermatt as the operator of the resort.





As the purchaser of a chalet, you have almost unlimited opportunities in Andermatt Swiss Alps. You will experience the Urseren valley at its finest and enjoy a variety of privileges.

chalet – ideal choice

Individuality

Maximum freedom of design; finish and size can be individually selected; free choice of architect

Best location

Wide-ranging views of the breathtaking Urseren valley and beyond, maximum amount of sunshine due to south-facing position, a step away from the River Reuss and golf course

Privacy

Connected to the resort yet an autonomous residential area, no immediate adjacencies – your very own piece of Andermatt

Comfort

More space, several levels, spacious garage area, your own garden, private spa on request

Exclusivity

Very limited offer, the only Alpine destination where construction is possible without the restrictions of the Lex Koller law and in line with your wishes

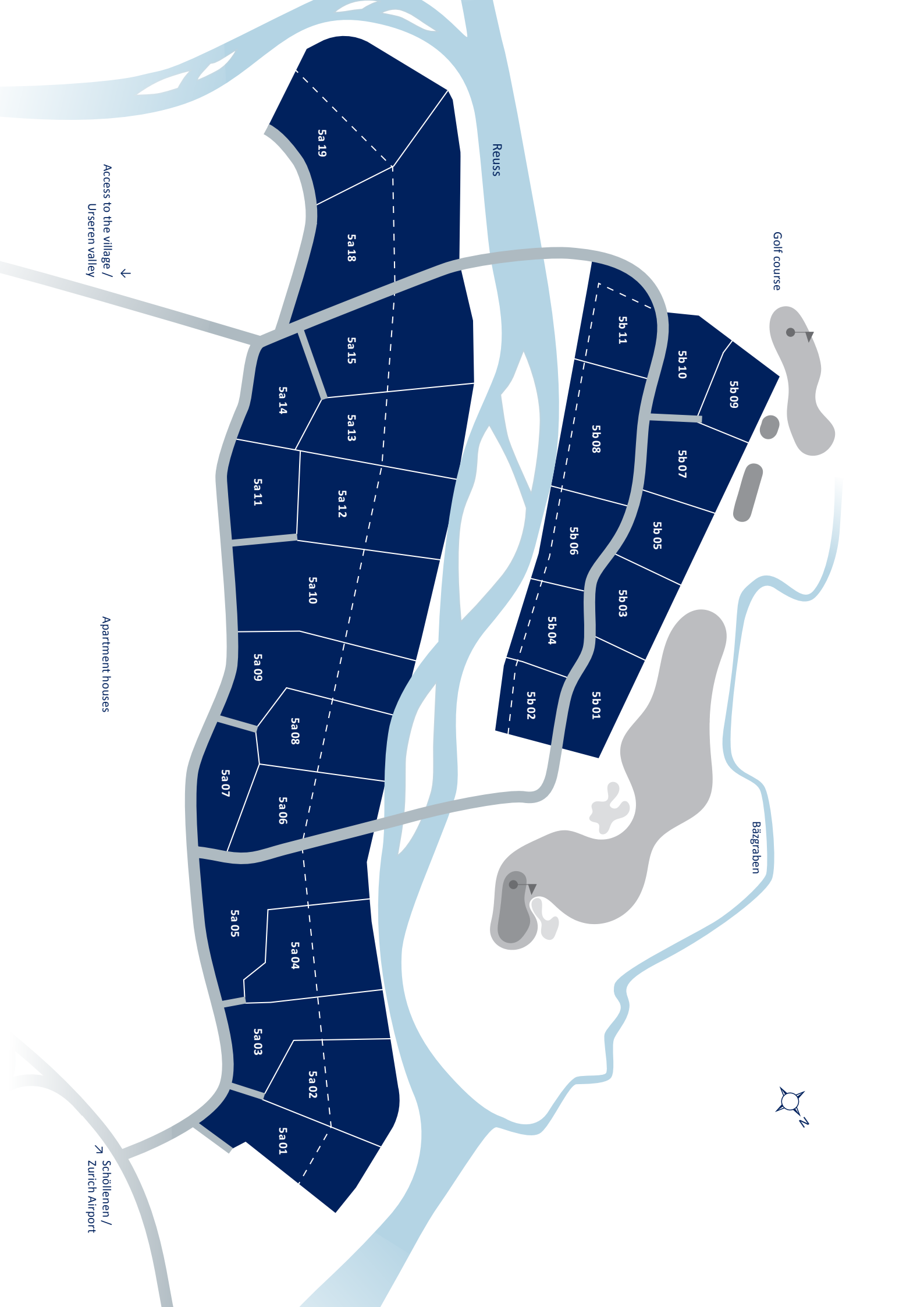
inspiration

Fulfil the dream of your own chalet in the unique alpine landscape of Andermatt. This is a once-in-a-lifetime chance for you to realise your dream of a perfect chalet – with a maximum of individuality and situated at the foot of the Gotthard massif. Just choose your favourite site (see the adjacent parcel plan).

The following pages present a selection of extraordinary chalet concepts from renowned architects. These are just proposals – let them spark your imagination. Our architects will be glad to learn about your individual wishes and work with you to create your very own dream chalet. Of course, you are also free to commission your own architect to design your chalet.

Your chalet project will be designed and built through close collaboration with yourself, the architect of your choice and Andermatt Swiss Alps. So you can bring in all your ideas and see your home shaped exactly as you wish.

Immerse yourself and give your imagination free rein. We are more than happy to offer advice and answer questions.



Golf course

Bäzgraben

Reuss

Access to the village /
Urseren valley

Apartment houses

Schöllenen /
Zurich Airport



Sa 19

Sa 18

Sa 15

Sa 13

Sa 12

Sa 10

Sa 09

Sa 08

Sa 06

Sa 05

Sa 04

Sa 03

Sa 02

Sa 01

5b 11

5b 10

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5b 07

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Chalet Oberalpreuss

Consortium

Graber Pulver Architekten AG / Masswerk AG

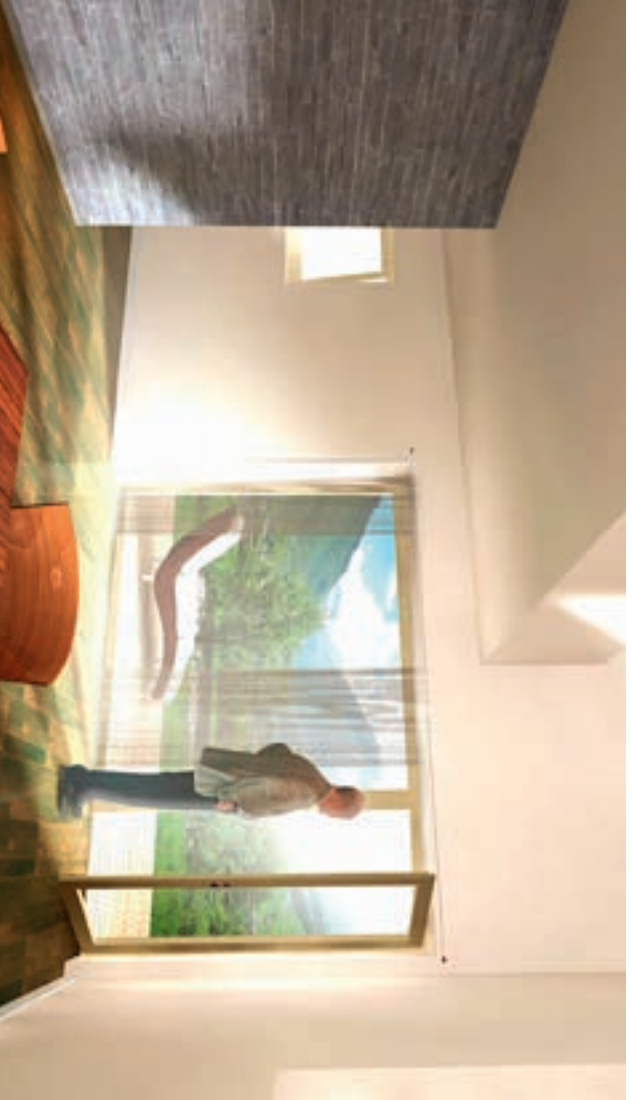
This design is based on the archetypical chalet and recalls the historic buildings of Andermatt, which are small timber buildings with a masonry central core. The optimal size is 300 m² of useable area. The interior volume is defined by three storeys and a gable roof. A cut-back in the floorplan, the position of the ridge line, and varying depth of the roof projections updates the conventional chalet image and smoothly integrates it volumetrically into its respective cluster.



Chalet Sidelensee

Müller Sigrüst Architekten AG

A sleek and trim residential tower with a split-level floor-plan. The living and dining areas are open above, creating an indoor "landscape" that optically enlarges the house. A double garage is integrated. This chalet type can also be realised as pure multi-level home with 5 bedrooms.



Chalet Sidelenbach

Silvia Gmür Reto Gmür Architekten GmbH

The striking landscape of the Urseren valley inspired the design of this chalet. As the steep flanks frame the gently flowing valley floor, individual stone polygons delineate the open central space in all directions. Lounge, sun terrace, living and dining room are located within this space. Solid stone elements radiate confidence and incorporate bedrooms, studios and guest rooms. The concept allows for any number and any size of individual rooms and is therefore highly flexible.



Chalet Cavarna

G. Hauswirth Architekten AG

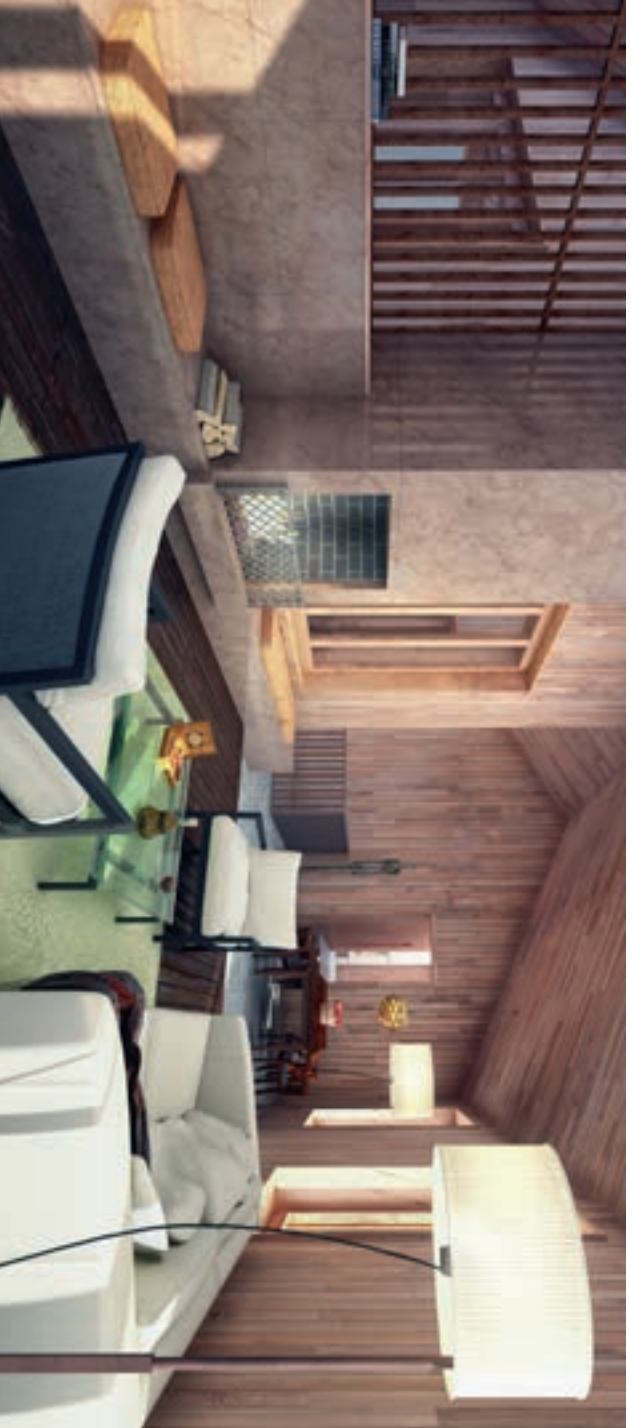
Natural stone and wood elements are used to harmonise with Andermatt's characteristic landscape. Massive roof gables provide additional protection for the building. The Alpine chalet style is reflected in the interior in the form of natural materials. In combination with contemporary styling, this creates an elegant ambience.



Chalet Ritóm

**Käferstein & Meister
Dipl. Architekten ETH BSA SIA**

This Alpine house links up with the traditional architecture of the houses in Andermatt. The use of local materials and a distinctive roof design typify its warm and dignified impression. The spa area that extends to all floors forms an inner world that unfolds from the swimming pool via a steam bath to a warm-water pool with mountain views and is finished in a variety of the highest quality surfaces on all levels. The living spaces are generously dimensioned and impressively laid out.



Chalet Gurschen- gletscher

Müller Sigrüst Architekten AG

The compact building volume as a “mountain massif with inner caves”. The basement features a two-storey sauna; the upper floor features a two-storey living room that extends to the underside of the roof. In between are 6 bedrooms as well as kitchen with pantry and half-open dining area. A fireplace in the foyer welcomes visitors.



Chalet Bristensee

Matti Ragaz Hitz Architekten AG

This beautiful, wild landscape calls for powerful, elemental architecture. The external appearance is thus dominated by natural stone while the interior features warm surfaces of wood, plaster, stone or other materials according to individual requirements. Large and small windows open up the protected interior to nature. The result is a contemporary style of architecture that avoids superficial imitation, yet succeeds in establishing a link with the characteristic traditions of the region.



Chalet Gitschensee

Hauenstein la Roche Schedler Architekten

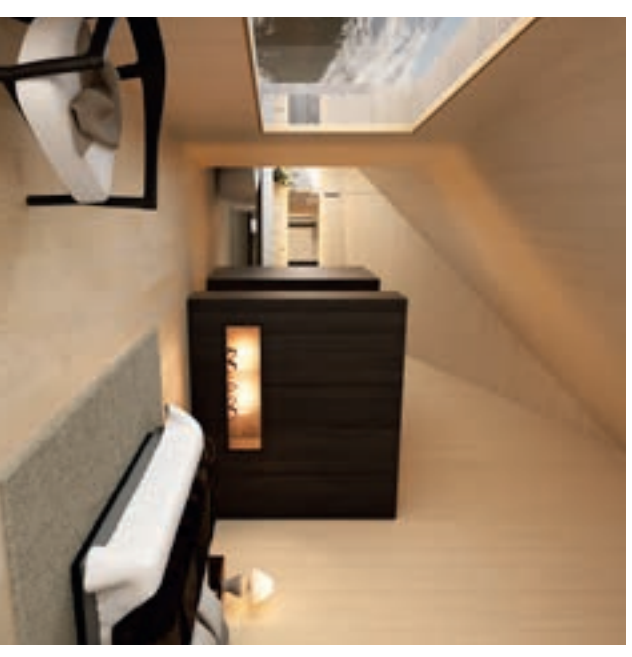
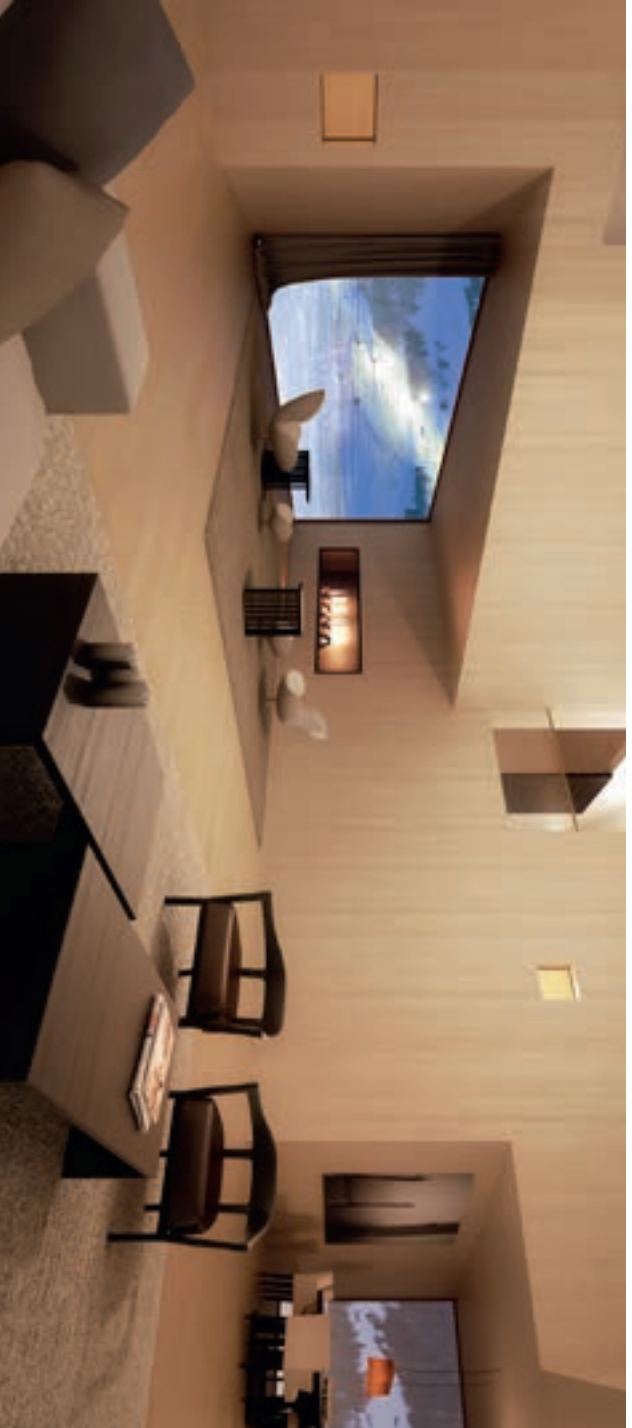
The architecture of the chalet is based on the regional building tradition of the Urseren Valley: The backbone of the house is a stone core around which the living spaces are built in wood. The ground floor is characterized by a large hall, part of which is double height. On the first upper floor are the master bedroom and study. The living and dining room is augmented by a large terrace which floats above the terrain and can also be used in winter.



Chalet Bergsee

Scheitlin Syfrig Architekten AG

With its granite facade, the Chalet Bergsee appears monumental and strong from the outside, while wood provides a warm, cosy atmosphere inside. The four directions experienced from the individual rooms are combined in the central two-storey space to form an attractive experience that permits a panoramic view of the entire landscape.



Chalet Furkareuss

Müller Sigrüst Architekten AG

A mighty boulder resting in the countryside. The kitchen and dining & living area comprise the level to the garden. The split-level floorplan includes 9 additional rooms, one of which could serve ideally as a second living area or library. Off the foyer is a room that can serve as an office or a guest room.



Chalet Luccendro

Hosoya Schaefer Architects AG

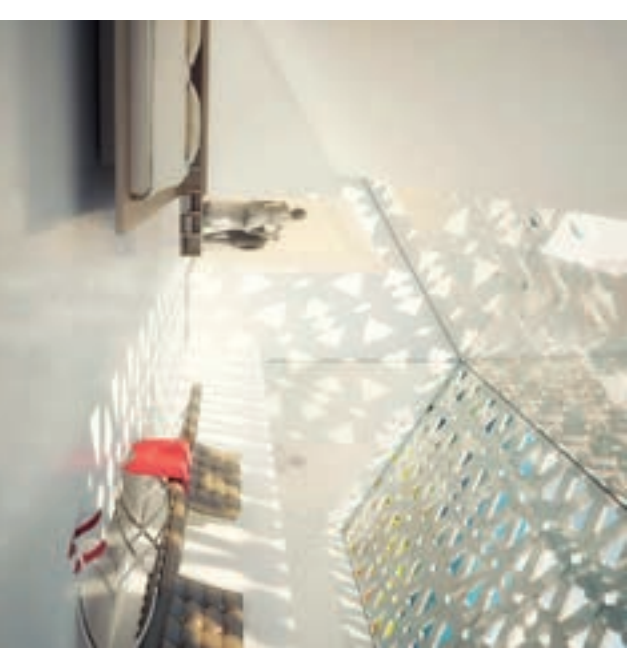
Sheltered under its overhanging roof, a large communal space with central fireplace opens out to the natural landscape. Below, four individual residential units face views in different directions – river, mountain or garden. The solid timbered structure sits atop a stone-built base with spa. Combining a traditional appearance with local materials, the building meets the requirements of the modern family and offers a wealth of flexibility in use.



Chalet St. Anna-Bach

groups

Typical Swiss volumes and patterns are recreated in a modern living concept hidden behind a facade of traditional, ornamental wood. This mask shields the familiar yet complex interior spaces and their intimacy. The relationship with the outdoors is filtered by this decorative skin, which produces magnificent perceptions to the outside world. The wooden exterior is mobile and can thus reveal or hide the interior as desired.



Chalet Scura

El Dahan & Farid Architects

Like the beautiful mountain scenery of its surroundings, the rooms in this chalet are distributed over different levels for an exciting spatial adventure and appealing perspectives. Spacious living and dining areas are characterized by generously dimensioned windows that frame the stunning views. The predominantly warm-surfaced finishes of the interior contrast with the rough stone of the exterior. This timeless architecture follows on from the traditional houses in the area.



Chalet Stella

af Studios

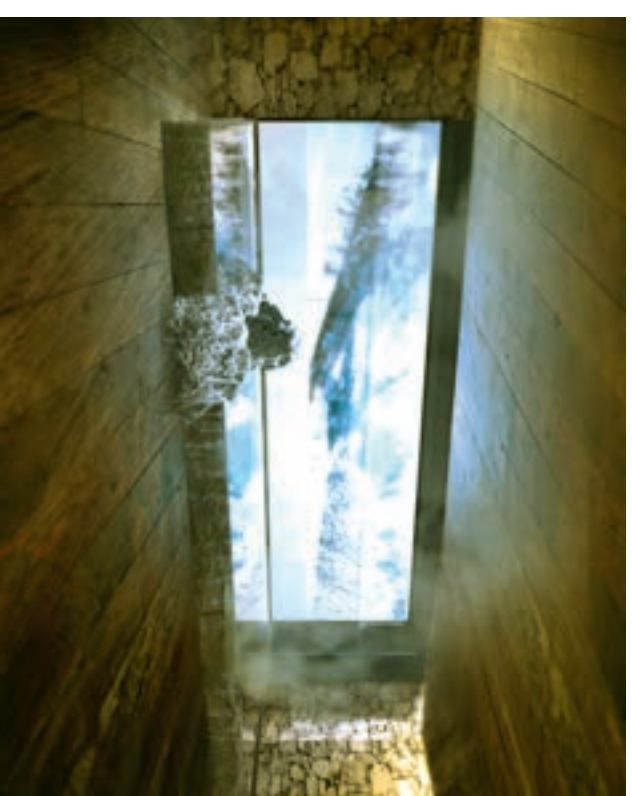
Three levels structure this chalet – including a large open living area with a magnificent view of the River Reuss. The luxurious open-plan living room benefits from a fireplace and high ceilings that open up towards the dining area. Another highlight is the hot tub on the spacious, sunny balcony. Traditional materials such as wood and various natural stones are used consistently throughout the chalet.



Chalet Stabiello

Oppenheim Architecture + Design

The search for essential Alpine style has resulted in a chalet that evokes a traditional mountain cabin in its four buildings. Rockfall fragments and wood panelling from old barns form a harmonious basic structure, guaranteeing finest sunlight and breathtaking views of the picturesque mountain scenery. Advanced technology saves natural resources and reduces energy consumption. This eco-chalet offers all-round chalet chic for individualists – including ski-room, studio, spa, games room, home cinema, loft, dining room, kitchen, wine cellar and bedrooms for owners and guests.



Chalet Orsirora

Soliman Zurkirchen Architekten

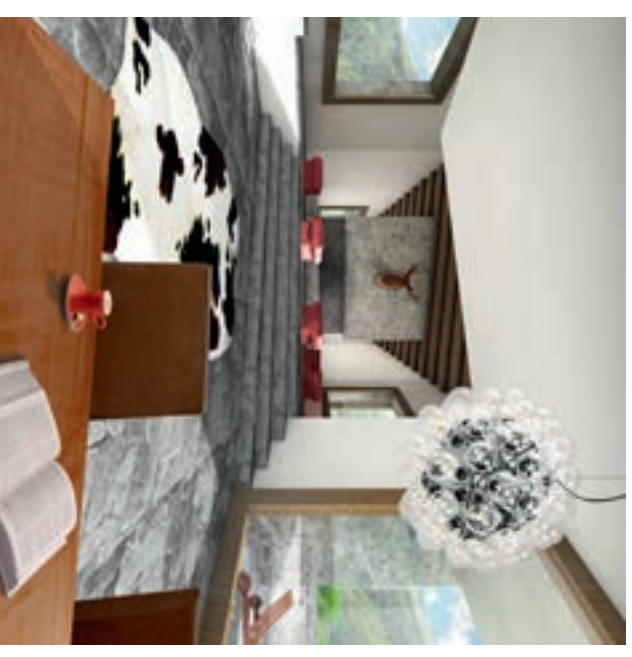
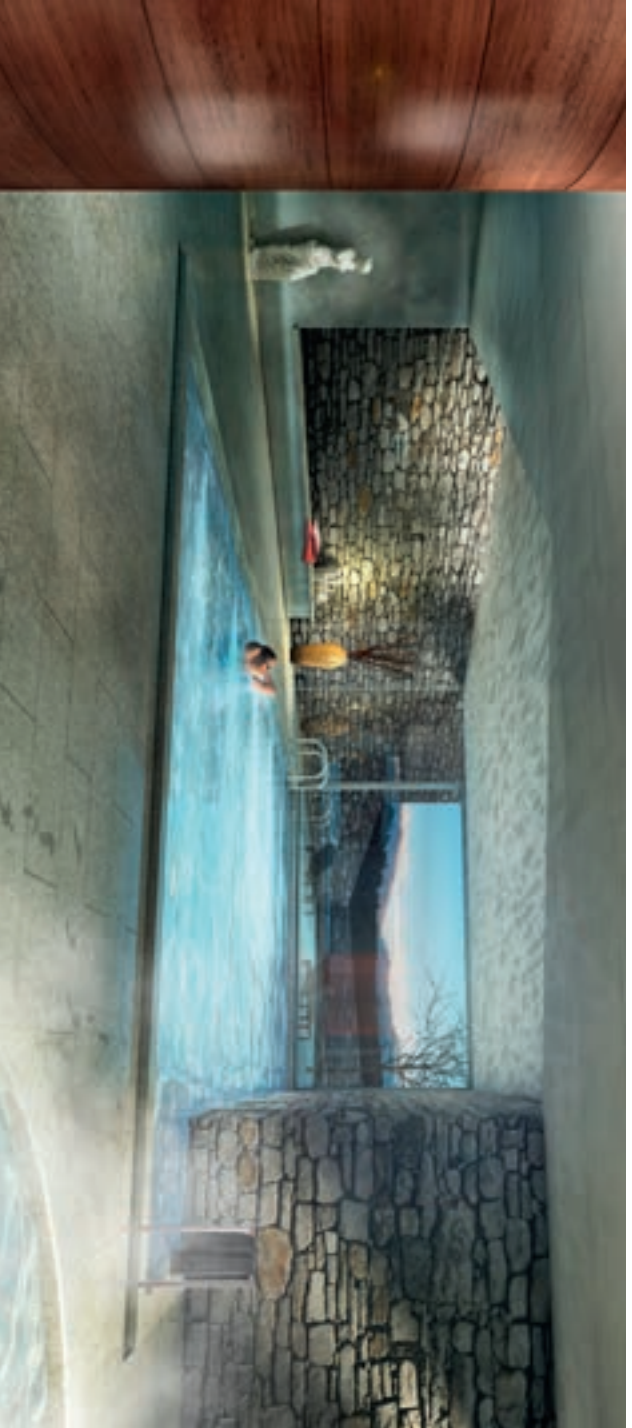
The powerful architecture is in keeping with the pure and romantic landscape of the Urseren valley. Rough-hewn stone blocks and uneven sawn planks dominate the exterior. Towards the south, the house opens to its natural surroundings like a large window, encased in a wooden frame and decorated with ornate shutters. The chalet centres around the living area with a prominent fireplace, dining room and sun terrace. Additional floors have bedrooms, reception rooms and guest rooms.



Chalet Lutersee

Consortium
Graber Pulver Architekten AG / Masswerk AG

Granite facades give the Chalet Lutersee a striking and solid appearance that braves the harsh mountain climate, yet is simultaneously characterized by an elegant presence. Inside, the house is a constant source of surprises with its generous, flowing space sequences finished with warm, natural materials of fine quality.



Chalet Fellibach

Log Home

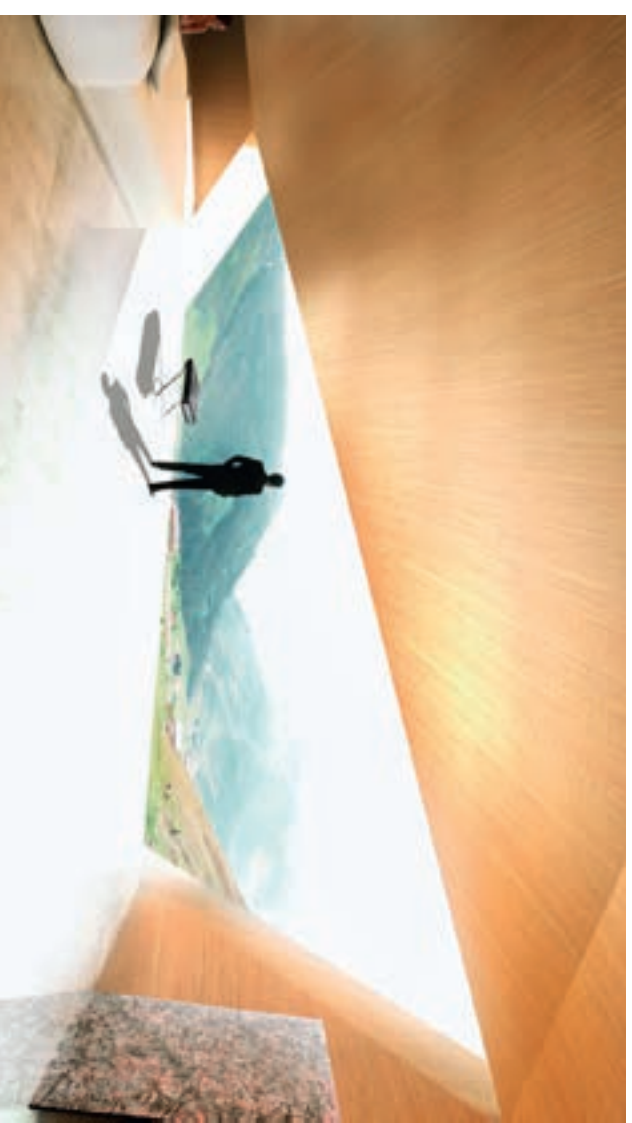
The Chalet Fellibach has a clear, concise and honest style. Nothing is added, concealed or hidden away. This is the challenge yet also the delight in an openly visible design. Solid log walls breathe to create a pleasant and healthy indoor climate. They radiate comfort, style and atmosphere – a temple for the soul. The concept of this design fits seamlessly into Andermatt's characteristic natural landscape.



Chalet Gothardreuss

groups

The unique architecture displays the classic character of traditional Swiss architecture as well as modern architectural features. The house reflects its surroundings, the chiselled mountains and the expanse of the golf course. Thanks to large fields of glazing, the interior of the stone house corresponds directly with the outdoor world. This particular form makes especially the night an experience. The chalet is a successful blend between a protective cave as home and a building from the future.



Chalet Alpreuss

Müller Sigrüst Architekten AG

The Chalet Alpreuss is designed as a multiple structure that defines the exterior spaces with patio and driveway. It houses eight bedrooms, an office, living and dining area, lounge with pool table and an integrated swimming pool. The spacious building is complemented by an extension maisonnette apartment and a wine cellar.



Chalet Salbitsee

Bureau Roland Gay Architectes FAS SIA

A stately hunter's lodge is the inspiration for this design, which combines comfort with spaciousness. The traditional log building offers a large family or a group of friends a series of timber-clad rooms and halls: individual suites for private retreat and common living spaces that invite everyone to relax or party together. A spa area with swimming pool, sauna and enclosed porch complete this perfect place to stay in the Alps.



Chalet Murinascia

G. Hauswirth Architekten AG

Stone from the Gotthard Massif and the typical wooden structure merge to form a harmonious whole. Classic elements are re-interpreted to create a contemporary appearance. Light-filled, wood-panelled interiors make for an exclusive feeling of comfort.



Chalet Curnera

Fürstenberger Architecture

With its generous interior space and converging areas, the Chalet Curnera conveys its size without forfeiting any of its cosiness. It exudes elegance and warmth, with a harmonious combination of traditional building materials. This creates an exciting sequence of varied spaces conveying openness and, at the same time, maximum privacy. Each space relates to the surrounding mountains and is thus part of life at the Chalet Curnera.



Chalet Valletta

Fürstenberger Architecture

The Chalet Valletta consists of individual houses that form one unit. Each house is used differently – thus together becoming a unique holiday residence. The main house is distinguished by its neatly finished facade and spacious interior and conveys a feeling of comfort and elegance. Additionally there is a spa building with a large window that creates a link to the historic mountain scenery. Further houses for children, guests or staff can be added to form a whole.





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Andermatt Swiss Alps AG
Gothardstrasse 12 | CH-6460 Altdorf
Telephone +41 41 888 77 99 | realestate@andermatt-swissalps.ch

www.andermatt-swissalps.ch

