



YOUR KEY TO A TIMELESS ALPINE LIFESTYLE

# ARVE CHALET APARTMENTS

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A HOME IN THE ARVE CHALET APARTMENTS

# YOUR KEY TO THE VERY BEST THE SWISS ALPS HAVE TO OFFER



# WELCOME TO ANDERMATT!



## THE BEST OF THE SWISS ALPS

Andermatt is located at 1,444 metres above sea level in the heart of the Saint-Gotthard Massif, often considered the reservoir of Europe, with the sources of the Reuss, Ticino, Rhine and Rhone rivers all found here. It has always attracted visitors from around the world, not least thanks to its charming, traditional village centre. In recent years, the mountain village has become a year-round destination, making the most of its spectacular seasons. Nestled in the Urseren Valley, Andermatt, more than any other Swiss mountain village, is surrounded by a pristine Alpine landscape. Today, it is the gateway to a truly exceptional world.

Andermatt is doing everything in its power to preserve its original character and the beauty of the surrounding natural environment. With the Andermatt Responsible campaign, the region is advocating sustainable tourism.



A year-round destination



Andermatt: a modern Alpine village at an elevation of 1,444 metres



A world-class concert hall



Two fine dining restaurants located at an altitude of more than 2,300 metres above sea level



Andermatt+, Sedrun+Disentis: Central Switzerland's largest and most modern ski region with 180 kilometres of pistes



More than 500 kilometres of hiking and mountain bike trails



An 18-hole, par 72 championship golf course

# RIGHT IN THE HEART OF IT ALL

## ACTIVITIES IN ANDERMATT

The Urseren Valley offers a variety of sports and leisure activities throughout the year and rewards visitors with plenty of sunshine together with excellent air and water quality. In the summer months, the most popular activities are golf, cycling, hiking and rock climbing, while in the winter months, the region, with its guaranteed snow, is perfect for skiing, freeriding, sledging and many more winter activities. Andermatt also offers a wide variety of terrain for cross-country skiers. In winter, Andermatt's golf course is transformed into a cross-country ski trail, while trails in Sedrun and Oberborgos are just a short train ride away. Furthermore, exclusive spa and wellness amenities guarantee rest and relaxation, no matter what the season. The Andermatt Concert Hall perfectly completes the village's offerings as a year-round destination. The showcase concert hall features spectacular acoustics that guarantee crisp, clear sound and the feeling of being immersed in music. As a property owner, you benefit from special conditions and discounts for Andermatt's sports and leisure activities.



## LIFE ON PIAZZA GOTTARDO

The Arve Chalet Apartments are located right next to Piazza Gottardo in Andermatt Reuss. As a central meeting place for owners, guests and locals, the piazza is the perfect place to enjoy a drink, browse the shops, or have lunch or dinner in one of the restaurants or bars. Public facilities such as the swimming pool at the Radisson Blu Reussen or the Andermatt Concert Hall, as well as a large ice-skating rink in winter, draw in tourists all year round.

## IN THE HEART OF SWITZERLAND

Its central location makes Andermatt the ideal home base from which to discover all that Switzerland has to offer. Andermatt is just a short ride away from fascinating cities like Lucerne, Zurich or Milan, while the breathtaking valleys of the Engadine are close enough for a day trip. Andermatt is also well connected to all of the main national and international motorways. By car, the village is just four hours away from Stuttgart and Munich, two hours away from Milan, and 90 minutes away from Zurich.



# A WORTHWHILE INVESTMENT

The Swiss real estate market is particularly attractive because the sale prices for luxury commonhold apartments in the Swiss Alps have risen dramatically in recent years. This is the result of a combination of high demand and limited available land. Investments in tourist attractions also play an important role in determining these prices.

## SPECIAL CONDITIONS FOR THE PURCHASE OF REAL ESTATE IN ANDERMATT

As an international buyer, you benefit from tax breaks and special conditions for the purchase of real estate in Andermatt. As the result of a resolution passed by the Swiss government on 21 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. This exemption is guaranteed until at least the end of 2030. Moreover, Andermatt Swiss Alps AG holiday apartments are exempt from the provisions of the Second Homes Act (Zweitwohnungsgesetz) because the neighbourhood development plan had already been approved when this law passed. Known as Lex Weber, the law limits the construction of new second homes as a proportion of the total number of homes in a given municipality.

## GENERATE INCOME AND AVOID "COLD BEDS"

If you decide to purchase a secondary residence in Andermatt, you have the option to rent your property to holidaymakers while you are away in order to generate additional income. Andermatt Swiss Alps AG will take care of every aspect related to marketing the property and all of the services related to renting the property.



YOUR KEY TO A TIMELESS ALPINE LIFESTYLE

# ARVE CHALET APARTMENTS

**LOOKING FOR AN APARTMENT IN A REGION STEEPED IN TRADITION IN THE HEART OF THE SWISS ALPS? LOOK NO FURTHER THAN THE ARVE ALPINE APARTMENTS**

The Arve Chalet Apartments comprise 17 apartments located in the heart of the village of Andermatt Reuss. This exclusive block of apartments is as dignified and enduring as the Swiss pine trees after which the building was named (Arve is the German name for the Swiss pine). Much like the noblest tree in the mountain landscape, the Arve Chalet Apartments offer spectacular views of the world below.

The building has a unique architectural design that forms fascinating exterior and interior spaces. The material used for the facade is inspired by traditional Swiss chalets. The interiors are designed to fit the needs of a timeless Alpine lifestyle.

Every apartment is designed with a generous entrance area that leads straight into an open living and dining space. The 2.5-room and 4.5-room apartments feature an open fireplace in the living room area. In addition to direct access to covered parking, the communal storage areas for bikes and skis, as well as private storage rooms for each individual apartment in the basement, are easy to access and equipped with all the standard amenities you'd expect.

17	5	2.5 – 4.5
Modern apartments with timeless style	Floors	Apartments ranging from 2.5- to 4.5-rooms

73 – 116m<sup>2</sup>

Apartments size range



Fireplace and sauna



# THE FEELING OF LIVING HIGH ABOVE IT ALL

## FOR CONNOISSEURS WHO HAVE FOUND THEIR OWN UNIQUE STYLE

The genuine, unspoiled world of the mountains is for all those who know exactly where they want to go and always reach their destinations with confidence and grace. Andermatt boasts an Alpine flair that perfectly captures this spirit: pure, unadulterated and perhaps not quite as well known as some of the more famous mountain hot spots. The Arve Chalet Apartments now offer you the opportunity to embrace this exclusive Alpine lifestyle. The new apartments give you exclusive views onto this world in new, stylish apartments with extraordinary architectural style. Your key to the very best of the Swiss Alps.

Thanks to their well-planned layouts, the Arve Chalet Apartments offer plenty of storage space – perfect for your ski and golf holidays in the mountains. In addition to stylishly appointed living spaces, the apartments also feature a modern, open kitchen and two bathrooms, as well as a washing machine and dryer. Enjoy the timeless elegance and high-quality interior design of your Arve Chalet Apartment. Take a moment to curl up in the one-of-a-kind bay window and watch the snow gently fall, or get cozy with a steaming cup of coffee in front of a crackling fire in your living room. Looking for something even more exclusive? Then the maisonette apartment with a gallery and private sauna is perfect for you.

Take advantage of our coordinated and carefully selected furnishing package with high-quality furniture and move into your apartment stress-free.

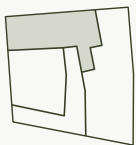




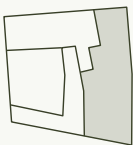


**ALPINE MODERN DESIGN CONCEPT**  
Alpine tradition meets contemporary design with  
clear lines and natural ambience.

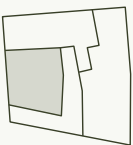
# GROUND FLOOR



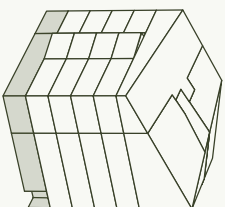
**APARTMENT EG-1**  
2.5-room apartment  
1 bedroom  
10 m<sup>2</sup> terrace, fireplace  
GFA 75 m<sup>2</sup>



**APARTMENT EG-2**  
4.5-room apartment  
3 bedrooms  
12 m<sup>2</sup> terrace, fireplace  
GFA 116 m<sup>2</sup>



**APARTMENT EG-3**  
2.5-room apartment  
1 bedroom  
10 m<sup>2</sup> terrace  
GFA 73 m<sup>2</sup>

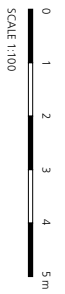




APARTMENT EG-1

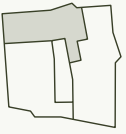
APARTMENT EG-3

APARTMENT EG-2



# FIRST TO THIRD FLOORS

## FIRST FLOOR



**APARTMENT I. OG-1**  
2.5-room apartment  
1 bedroom  
fireplace  
GFA 75 m<sup>2</sup>



**APARTMENT I. OG-2**  
4.5-room apartment  
3 bedrooms  
7 m<sup>2</sup> balcony, fireplace  
GFA 116 m<sup>2</sup>



**APARTMENT I. OG-3**  
3.5-room apartment  
2 bedrooms  
5 m<sup>2</sup> balcony  
GFA 96 m<sup>2</sup>

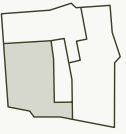
## SECOND FLOOR



**APARTMENT II. OG-1**  
2.5-room apartment  
1 bedroom  
fireplace  
GFA 75 m<sup>2</sup>

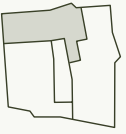


**APARTMENT II. OG-2**  
4.5-room apartment  
3 bedrooms  
7 m<sup>2</sup> balcony, fireplace  
GFA 116 m<sup>2</sup>



**APARTMENT II. OG-3**  
3.5-room apartment  
2 bedrooms  
5 m<sup>2</sup> balcony  
GFA 98 m<sup>2</sup>

## THIRD FLOOR



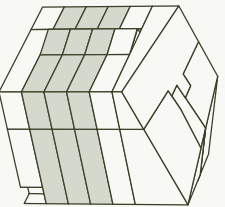
**APARTMENT III. OG-1**  
2.5-room apartment  
1 bedroom  
fireplace  
GFA 75 m<sup>2</sup>



**APARTMENT III. OG-2**  
4.5-room apartment  
3 bedrooms  
7 m<sup>2</sup> balcony, fireplace  
GFA 116 m<sup>2</sup>



**APARTMENT III. OG-3**  
3.5-room apartment  
2 bedrooms  
5 m<sup>2</sup> balcony  
GFA 98 m<sup>2</sup>

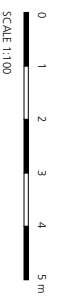




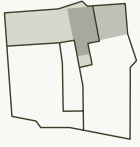
APARTMENT I, OG-1  
 APARTMENT II, OG-1  
 APARTMENT III, OG-1

APARTMENT I, OG-2  
 APARTMENT II, OG-2  
 APARTMENT III, OG-2

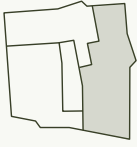
APARTMENT I, OG-3  
 APARTMENT II, OG-3  
 APARTMENT III, OG-3



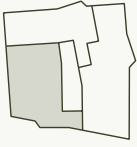
# FOURTH FLOOR



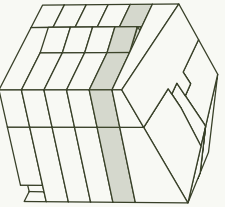
**APARTMENT IV. OG-1**  
3.5-room maisonette apartment  
2 bedrooms  
fireplace, sauna  
GFA 116 m<sup>2</sup>

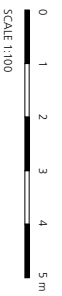


**APARTMENT IV. OG-2**  
4.5-room apartment  
3 bedrooms  
7 m<sup>2</sup> balcony, fireplace  
GFA 116 m<sup>2</sup>

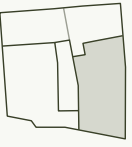


**APARTMENT IV. OG-3**  
3.5-room apartment  
2 bedrooms  
5 m<sup>2</sup> balcony  
GFA 98 m<sup>2</sup>

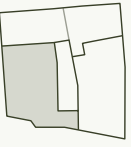




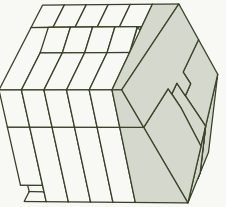
# TOP FLOOR



APARTMENT V. OG-1  
3.5-room apartment  
2 bedrooms  
fireplace  
GFA 102 m<sup>2</sup>



APARTMENT V. OG-2  
3.5-room apartment  
2 bedrooms  
GFA 98 m<sup>2</sup>

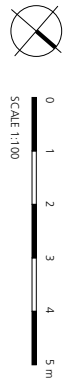






APARTMENT V, OG-1

APARTMENT V, OG-2

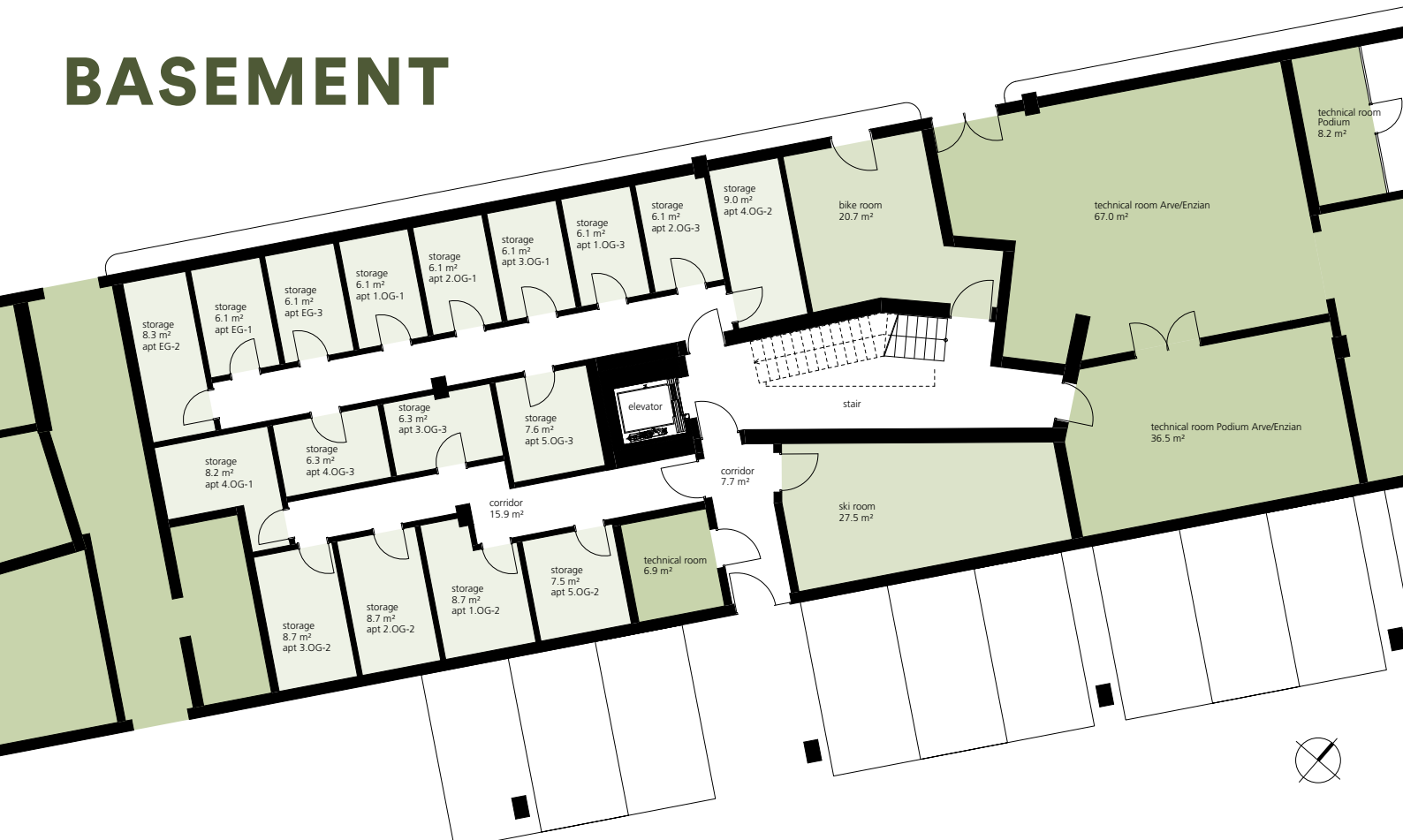


# APARTMENT OVERVIEW

APARTMENT	ROOMS	FLOOR AREA (GFA)	BALCONY/ TERRACE	BED-ROOMS	BATH-ROOMS	FIRE-PLACE	SAUNA
EG-1	2.5	75 m <sup>2</sup>	10 m <sup>2</sup>	1	2	✓	-
EG-2	4.5	116 m <sup>2</sup>	12 m <sup>2</sup>	3	2	✓	-
EG-3	2.5	73 m <sup>2</sup>	10 m <sup>2</sup>	1	1	-	-
I. OG-1	2.5	75 m <sup>2</sup>	-	1	2	✓	-
I. OG-2	4.5	116 m <sup>2</sup>	7 m <sup>2</sup>	3	2	✓	-
I. OG-3	3.5	96 m <sup>2</sup>	5 m <sup>2</sup>	2	2	-	-
II. OG-1	2.5	75 m <sup>2</sup>	-	1	2	✓	-
II. OG-2	4.5	116 m <sup>2</sup>	7 m <sup>2</sup>	3	2	✓	-
II. OG-3	3.5	98 m <sup>2</sup>	5 m <sup>2</sup>	2	2	-	-
III. OG-1	2.5	75 m <sup>2</sup>	-	1	2	✓	-
III. OG-2	4.5	116 m <sup>2</sup>	7 m <sup>2</sup>	3	2	✓	-
III. OG-3	3.5	98 m <sup>2</sup>	5 m <sup>2</sup>	2	2	-	-
IV. OG-1	3.5 M*	116 m <sup>2</sup>	-	2	2	✓	✓
IV. OG-2	4.5	116 m <sup>2</sup>	7 m <sup>2</sup>	3	2	✓	-
IV. OG-3	3.5	98 m <sup>2</sup>	5 m <sup>2</sup>	2	2	-	-
V. OG-1	3.5	102 m <sup>2</sup>	-	2	2	✓	-
V. OG-2	3.5	98 m <sup>2</sup>	-	2	2	-	-

\*Maisonnette

# BASEMENT



# CONSTRUCTION SUMMARY

## ECOLOGY

The Arve Chalet Apartments were built and certified in accordance with the Minergie® standard. All of the apartments are equipped with their own controlled ventilation system which ensures continuous air flow in all of the rooms and serves the following purposes:

- Provides residents with sufficient filtered fresh air
- Reduces humidity and ventilates any odours
- Saves energy by recovering the heat energy contained in the outgoing air
- Acts as noise protection for residents because they can sleep with the windows shut

## CONSTRUCTION

The slab foundation, the perimeter walls of the basement and the garage, and the individual support columns are made of steel-reinforced concrete. The inner walls of the basement are partly made of sand-lime brick. Starting from the ground floor, all of the ceilings and outer walls on all floors are made of steel-reinforced concrete in line with the structural requirements and for the purposes of earthquake safety. The outer walls are equipped with high-quality external insulation. An exposed-concrete facade was constructed for the ground floor and in parts of the first floor. The upper floors feature a ventilated wooden shingle facade.

The interior walls are a combination of brick and lightweight construction. Partition walls and the walls that border the stairwell are made of single-shell concrete. In the living rooms, bedrooms and behind the kitchen installations, some of the walls are built with flexible cladding. Pipes and ducts in the basement and in the garage are partially visible and installed along the ceiling and walls.

## ROOF

The main roof is constructed using wooden beams with thermal insulation installed in between. The interior is fitted with a vapour barrier, roofing battens and wood panelling. The exterior is fitted with hardwood timber, counterlathing, ventilated lathing, roof sheathing, felt underlayment and sheet metal covering.

## ELECTRICITY

The usual number of plugs, switches and light cables are installed according to the floor plan. Balconies are fitted with outdoor plugs, switches and lights. Built-in lighting is installed in the entrance and corridor area, bedrooms, bedrooms and kitchen. A multimedia connection (TV, phone and internet) is installed in every bedroom and living room. In the living room there is at least one empty duct for the optional installation of additional telecommunication connections. Doorbell with camera and intercom.

## HEATING/HOT WATER

Central heating and hot water provision from the district heating system. Heated floors in all living areas. Individual apartments have an open fireplace (as shown in the floor plan).

## SANITARY FACILITIES AND APPLIANCES

Appliances are installed as shown in the floor plan; colour: white. Sound insulation for appliances and fixtures. Chromed fittings and fixtures. Bathroom/toilet equipped with sink including under-sink cabinets, mirror with lighting, bath and toilet. Shower room/toilet equipped with sink including under-sink cabinets, mirrored cabinet with lighting, shower tray with a glass shower partition and toilet. Drainpipes fitted with sound-insulated PE pipes in a pre-wall installation (including sanitary flushing).

## WASHING MACHINE/DRYER

A stacked washing machine and dryer are installed in every apartment.

## KITCHEN

The kitchen is installed in every apartment as shown in the floor plan. Depending on how far along construction is, buyers can alter the design of the kitchen based on their personal preferences. Design: natural stone surfaces (granite), stainless steel sink, fully integrated refrigerator with freezer, induction hob, kitchen hood fan, fully integrated dishwasher and combi steamer.

## LIFT

Lift suitable for up to eight persons, load bearing capacity: 630 kg, handicap accessible, with electromechanical drive.

## WINDOWS

Windows made of wood and metal and fitted with insulated glass. Windows accessible at ground level are equipped with additional safety features to prevent break-ins. Every window is fitted with two curtain rods.

## SUN PROTECTION

Windows on floors where the exterior walls are constructed with wooden shingles are fitted with exterior folding shutters (shutters, operated manually). On the floors with the exposed-concrete facade, the bay windows and balcony doors are fitted with sun protection glass.

## PLASTER WORK

Grit finish on all walls in the apartments and in the stairwell. Basement walls made of raw gypsum. Skimmed plaster on all ceilings except the basement ceiling.

## CARPENTRY WORK

Door frames and panels of the interior doors made of wood. Apartment doors fitted with solid wooden frames, soundproofed and equipped with a three-point lock. Built-in cupboard painted, partially coated with synthetic resin.

## FLOORING

Cement top layer applied to the concrete floors in the basement. Stairwell is constructed using porcelain tiles. Flooring on the balconies made of wooden slats. Garden terraces laid with crushed porcelain tiles. Floating floor underlayment in all apartments. Parquet flooring with wooden base in the entrance area, corridor, kitchen, bedrooms, living room and dining room. Porcelain tiles in bathroom/toilet and shower room/toilet.

## WALL COVERINGS

Floor-to ceiling porcelain tiles in bathroom/toilet and shower room/toilet in the shower area. On walls with appliances, approx. 1.20 m from the finished floor. Other walls (living room, bedrooms) are plaster with grit finish painted white.

## BASEMENT

Every apartment is allotted one storage compartment in the basement.

## SKI AND BICYCLE ROOM

A shared ski and bicycle room is available for all apartments. The room is fitted with ski racks, shoe dryers and bike racks.

## SURROUNDING PROPERTY

The surrounding property (paved and green areas) are laid out as depicted.

Andermatt, February 2020

# BUYER INFORMATION

## 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).

## PAYMENT SCHEDULE OPTION A\*

- CHF 50,000 is due upon signing the reservation agreement in accordance with the agreed-upon payment terms defined therein.
- 20% of the purchase price is due upon notarisation of the purchase contract, taking into account the reservation payment made.
- 80% of the purchase price (including any additional costs) is due concurrent with the transfer of title.

\*with an irrevocable promise to pay from a Swiss financial institution

## PAYMENT SCHEDULE OPTION B\*

- 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 building shell.
- 50% of the purchase price (including any additional costs) is due concurrent with the transfer of title.

\*without an irrevocable promise to pay from a Swiss financial institution

## FINANCING

In general, the terms of financing can be determined based on the individual needs and requests of the buyer at the bank or lender of their choice. We are happy to provide careful consultation on this matter.

## LEX KOLLER/SECOND HOMES ACT

As the result of a resolution passed by the Swiss government on 21 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 2050. 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.

## 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).

## 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.

Andermatt, February 2020

## SASCHI IMMOBILIEN AG BUILDER

The name Saschi is a combination of "Sa" for Sawiris and "Schi" for Schmid. As such, the name of the company reflects the partners involved. The objective is to work together to develop real estate projects in Andermatt in order to meet the growing demand, in particular from the Swiss market. The combination of the Schmid Group's many years of real estate experience with the potential of Andermatt Swiss Alps AG serves as the foundation for a successful, long-term partnership.

## ANDERMATT SWISS ALPS AG

In recent years, Andermatt has become a year-round destination: apartments, hotels and chalets, the 18-hole golf course that poses a welcome challenge to golf aficionados of all stripes, and the SkiArena, which is not only the most modern ski resort in all of Switzerland, but is also the largest in Central Switzerland with slopes from Andermatt to Sedrun and Disentis. With its perfect blend of Alpine minimalism and urban luxury, The Chedi Andermatt, a deluxe five-star hotel, lends the village an unparalleled charm, while the Radisson Blu Reussen offers a public indoor pool and spa and fitness area. More apartment buildings and hotels are scheduled to be built in the coming years. Andermatt Swiss Alps AG embodies a building philosophy that consciously uses sustainable materials which comply with the Minergie® standard.

## SCHMID GROUP

The Schmid Group is an owner-run group of companies whose main specialities lie in the areas of architecture, general contracting, construction and real estate. With a great deal of experience and passion, Schmid Group's employees put the Group's customer and quality-oriented business philosophy into practice every day. Moreover, with its social charter, the Schmid Group demonstrates its commitment to community work.

## SCHMID

IGBAE VERWALTUNG





# CONTACT

Have we aroused your interest? Reserve your preferred unit in the Arve Chalet Apartments today and become part of Andermatt Reuss. Our sales team will be happy to answer any questions you may have and send you a reservation agreement upon request.

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