



BUYER INFORMATION HOLIDAY APARTMENTS

What types of apartments are available in the Holiday Village Andermatt Reuss?

The apartments range from studio to five bedrooms; the majority are one- or two-bedroom units. The apartments are offered in a variety of sizes. Several of the larger units are maisonettes.

Is ownership of the apartments in freehold?

Yes, the properties are being sold as condominiums or so-called commonhold apartments. This means that each owner acquires a share of the overall building as well as exclusive usage rights for their holiday apartment. The condominium regulations from the basis of the owners' association.

Do I need a special permit to buy a property at the Holiday Village Andermatt Reuss?

Although the purchase of real estate in Switzerland by non-Swiss is subject to restrictions set forth in a law known as "Lex Koller", no special permit is required in this case. The Swiss government has declared the Holiday Village Andermatt Reuss exempt from these restrictions, which presents international buyers a very attractive opportunity to acquire property in Switzerland and also to sell it. As it now stands, the "Lex Koller" exemption will remain in force until 2030. In addition, all holiday apartments being offered by Andermatt Swiss Alps AG are exempt from the Swiss Second Home Law, which limits the construction of second homes to 20 % of the number of homes in a village.



What are the terms of payment?

When purchasing a property, the following installments will be due:

- 2.5 % of the total purchase price as a reservation fee (minimum CHF 50,000)
- 25 % of the total purchase price (minus the reservation fee already paid) at the notarization of the purchase contract
- 25 % of the total purchase price upon completion of the building shell
- 50 % of the total sales price when the purchased property is handed over

If the building shell is already complete when an apartment is purchased, then 50 % of the purchase price is due upon notarization, and 100 % of the purchase price is due when the unit is completely finished.

How is the notarization handled?

An official Swiss notary registered in the Canton of Uri will handle the formal documentation for the buyer and seller. The notary prepares the final deed of sale and all documents necessary for the property transfer. He is obligated to represent the interests of both parties. All documents will be drawn up in German.

By signing a power of attorney, the buyer authorises the notary to make sure all the legal formalities are properly taken care of, especially registration of the deed in the land register and removal of existing liens from the land register. In Switzerland, both the buyer and seller are required to sign the final deed of sale in the presence of the notary and in his office. Assigning power of attorney to authorize the secretariat of the notary or a freely chosen agent to sign the deed of sale in the name of the buyer is a further commonly used option.

How high are the acquisition costs?

The acquisition costs comprise the following:

- Fee for recording in the title register, equal to approx. 0.2 % of the purchase price (maximum CHF 10,000)
- Notary fees, which are generally fixed at around 0.2 % of the purchase price (minimum CHF 2,500)

These costs are normally split equally between the buyer and seller.

How high are the expected annual operating costs?

The following annual costs are to be borne by the apartment owner:

- HOA (Home Owners' Association) fees
- HOA renewal fund
- Utility usage fees (electricity, water, heating, telephone, etc.)
- Andermatt Reuss infrastructure operating costs – flat fee CHF 1,600 per year
- Andermatt Reuss infrastructure renewal fund – flat fee CHF 300 per year
- Holiday tax of CHF 14/m² (not due for primary domicile)
- Homeowner's insurance

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