

TOURMALINE LUXURY ALPINE RESIDENCES


Discover and Own your piece of the Magical Valley



II
TOURMALINE

FOREVER HOME

Lauchernalp, Lötschental



LIVE BEYOND WELL

Redefined Sense of Living

Proudly introducing to you,
our latest gem, freshly cut,
purely for your pleasure

II

TOURMALINE

FOREVER HOME

Lauchernalp, Löttschentel

Lauchernalp
SWISS RESORT RESIDENCES



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AMETHYST

THE FIRST OF IT'S KIND



Completion of Amethyst

12 Residences



TOURMALINE

FOREVER HOME Lauchernalp, Löttschental



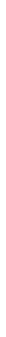
**Completion of Tourmaline
and The Clubhouse**

21 Residences

ALL ACCESS MEMBERS LOUNGE

the clubhouse

LOUNGE EATERY BAR SPA



LAZULITE



Completion of Lazulite

21 Residences



**LEGACY
INVESTMENTS**

ELEVATE THE LANDSCAPE









Completion of 18 Chalets

Free standing luxury
ski-in-ski-out Chalets

An Area Residence Guide to Lauchernalp

FOUND WITHIN THE LÖTSCHEN VALLEY

LEGEND
PROPERTY SITEPLAN AND AREA INFOGRAPHIC

-  Amethyst Apartments Realized
-  Tourmaline Apartments Permit Granted
-  Clubhouse Project Permit Granted
-  Lazulite Apartments To Be Permitted
-  Ski School
-  Private Chalets


Lauchernalp Resort Layout

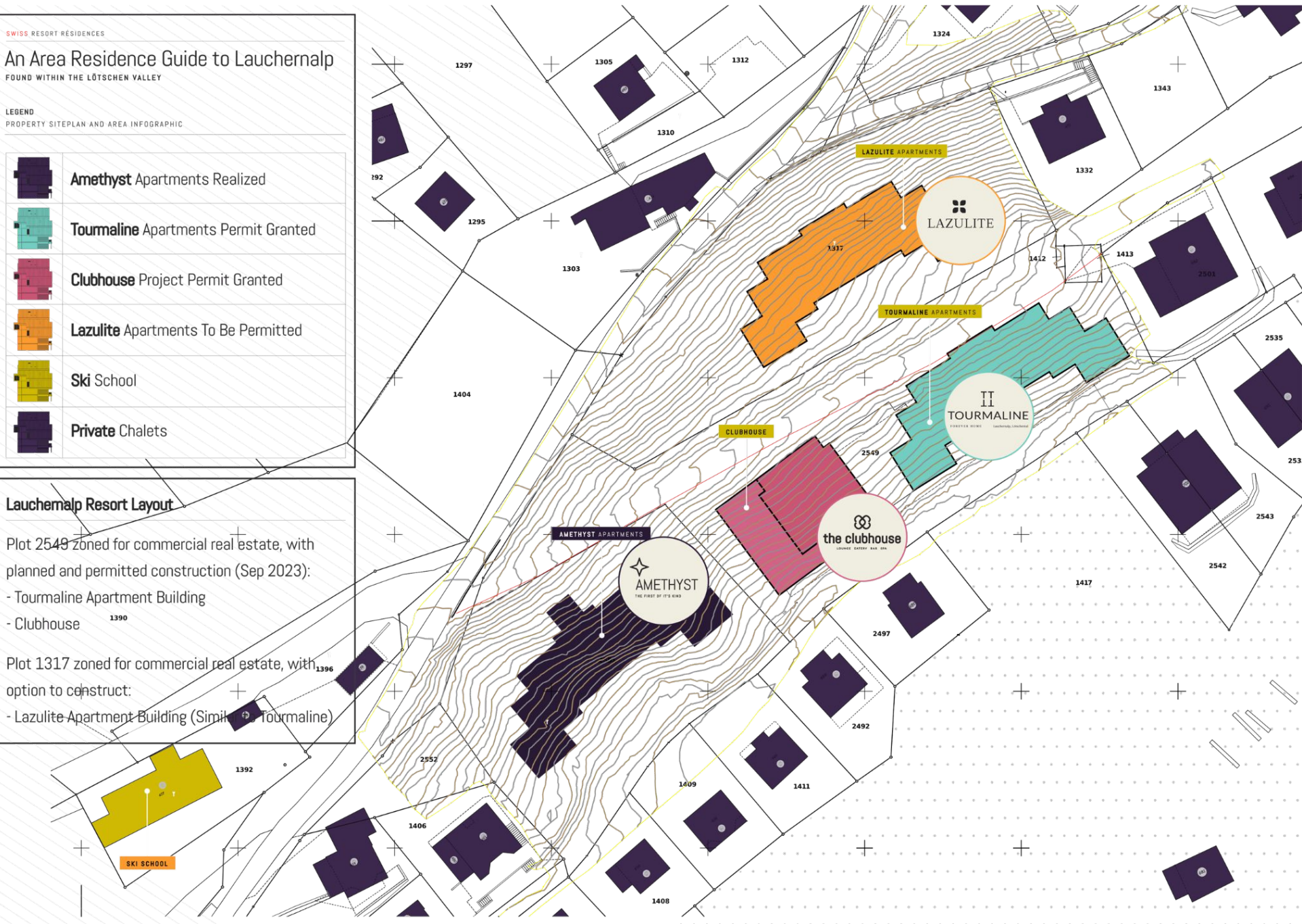
Plot 2549 zoned for commercial real estate, with planned and permitted construction (Sep 2023):

- Tourmaline Apartment Building
- Clubhouse

Plot 1317 zoned for commercial real estate, with option to construct:

- Lazulite Apartment Building (Similar to Tourmaline)

 SKI SCHOOL



Tourmaline Residences

The Tourmaline, named after the precious stone, is set to be constructed and realised from 2024.

This 2nd Phase of Lauchernalp Resort Residences will be constructed by world class craftsmanship, exceptional at designing Stylish Alpine Living.

Each apartment has been thoughtfully planned, all with incredible views of the Swiss Alps and Lötschental Valley.

II TOURMALINE

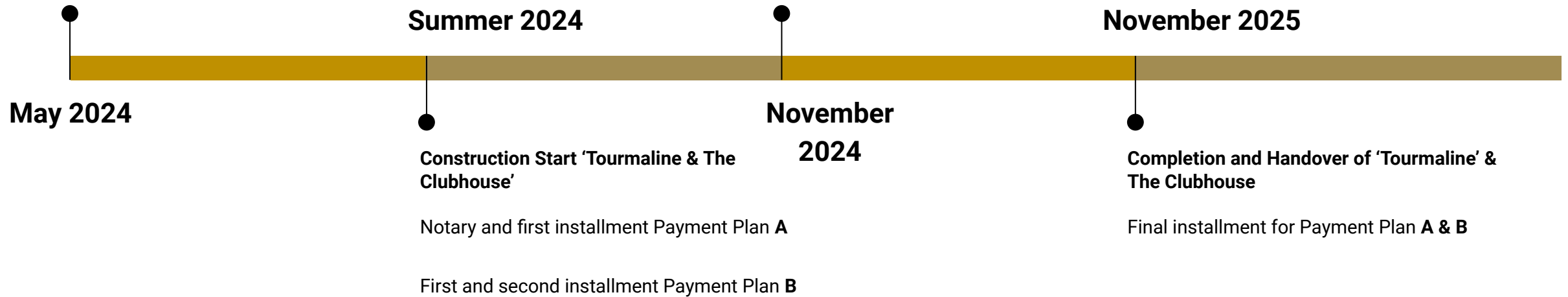
FOREVER HOME Lauchernalp, Löttschental

Sales Kick-Off 'Tourmaline'

Open for Reservations

**Completion of Core & Shell 'Tourmaline' &
The Clubhouse**

Third installment Payment Plan **B**



Available as

Studios,
2 Bedrooms,
3 Bedroom
Penthouses

FOREVER HOME



TOURMALINE

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Lauchernalp, Lötschental



A focus on sustainability, state-of-the-art infrastructure and an exclusive location are just a few of the many benefits investors are looking for in Lauchernalp.

Tourmaline

Proudly introducing to you, our latest gem, freshly cut, purely for your pleasure.

Welcome to Tourmaline Residences. Find seclusion and privacy yet a connection to the excitement and lifestyle of a world-class and year-round destination.

With ski-in, ski-out access to the slopes and vistas over the highest peaks of the Swiss Alps, these warm and comfortable chalets and apartments offer everything you need to maximize your time with loved ones.



TOP 10 SWISS SKI RESORTS

Lauchernalp is among the 10 Ski Resorts with best snow conditions in Switzerland.



HIGHEST HIKING IN EUROPE

The highest winter hiking trail in Europe, 3,100 m above sea level.

Magic Winter Wonderland





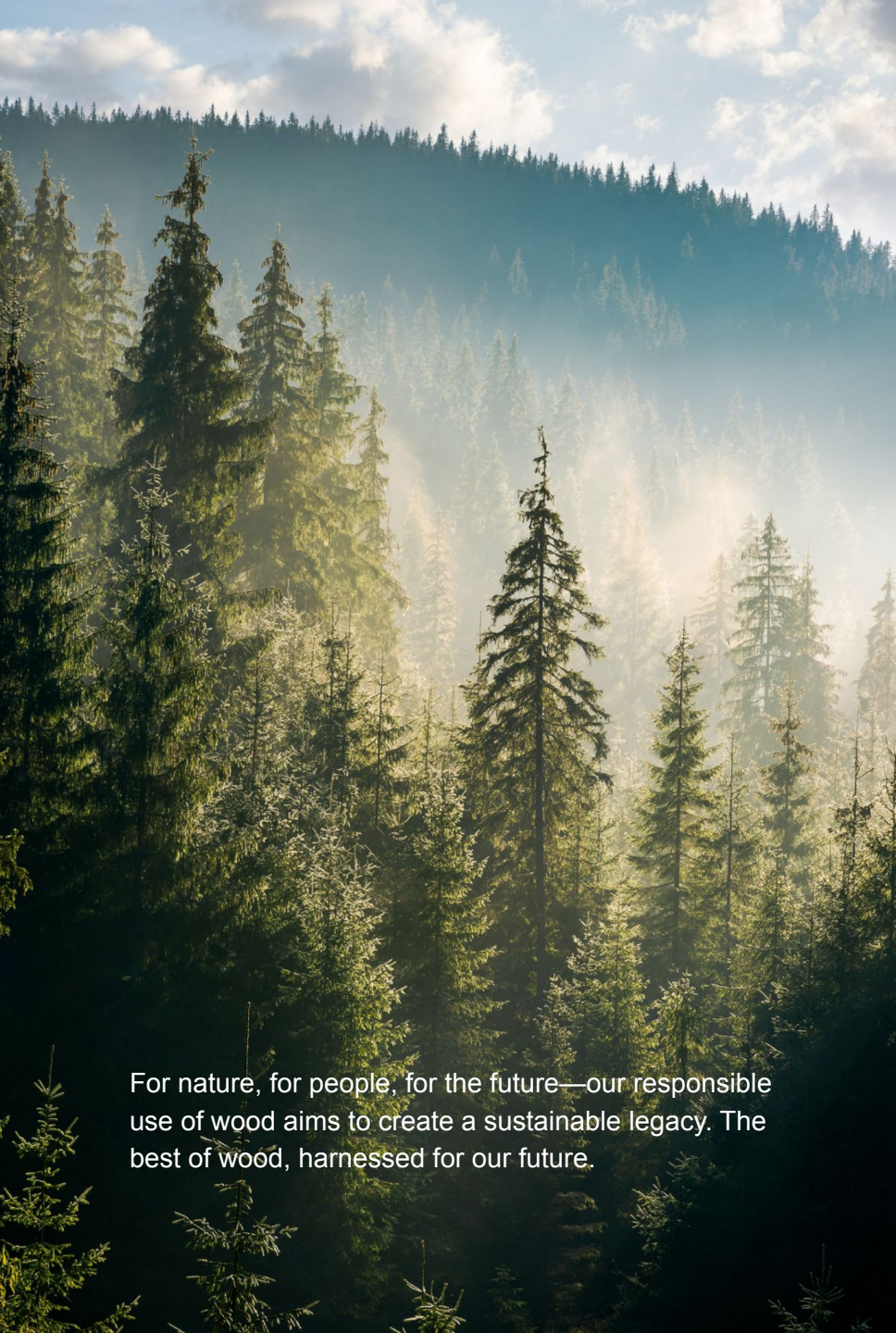
The Future is Built From Wood

How we are fully embracing Wood for
Our New Development Project

RUBNER

TOURMALINE
FOREVER HOME

Lauchernalp, Tötschentäl



For nature, for people, for the future—our responsible use of wood aims to create a sustainable legacy. The best of wood, harnessed for our future.

Tourmaline

Wood is a remarkably versatile material with immense potential, and our new development project is committed to harnessing its full capabilities in meaningful and transformative ways. Our ambition is to redefine the construction industry by establishing wood as the premier choice for building materials. By doing so, we can create natural, wholesome living and working environments while simultaneously contributing to the achievement of global climate goals. This mission is not just for us, but for our children and for a sustainable future.

Wood is more than just a valuable raw material. It is natural and renewable, making it a critical component in addressing the challenges posed

by climate change. Our project is dedicated to utilizing the best qualities of wood to build a better future.

Natural, lively, warm, and sustainable—wood offers a sense of security and safety that is unmatched. We are well-versed in its strengths, from the mighty trees in the forest to the cosy homes and innovative workspaces they become. At the same time, we recognize the limitations of wood, which is why we are committed to using this versatile material responsibly and prudently. By carefully optimizing its processing and making use of as many parts of the wood as possible, we ensure that our approach is both efficient and respectful of nature.

The Penthouse









The Residences



The Residences | 2 Bedroom



The Residences | Studio



The Residences | Studio



The Residences

Discover Tourmaline's 21 Residences, epitomising mountain living with studios, two-bedroom apartments and a penthouse..

Each unit is fully furnished with luxury finishes, offering comfort and style.

Features terraces and balconies with glass balustrades providing 180-degree mountain views.

Equipped with high-speed internet suitable for HD entertainment and remote working.

Includes dedicated ski and mountain bike rooms for convenient storage of outdoor gear.



Luxury Finishes and Amenities

Full Spa, Gym and Clubhouse with
Bar, Restaurant and Children's area
And breakaway Coworking Lounge
Outdoor trendy Hot tubs
Outdoor Fire pit and Barbecue area
Cellar storage, Ski and Bike room



SPEC'D TO PEFECTION

curated considered living



SEAMLESS DESIGN

live well in our open plan spaces



AESTHETIC MEETS FUNCTION

High quality timber finishes

Building Specification

The building specifications define the essential room and material specifications for the units, the common rooms, and the building shell. The implementation plans will be concluded. The building will be constructed in accordance with the regulations of the local authorities, the cantonal authorities, and the SIA standards.

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Lauchernalp, Lötschental



1 Sewerage system

All pipes are provided with the necessary floor drains and inspection shafts. Connection to the overall sewerage network, in accordance with the approved underground pipe project.

2 Building

The above-ground building volume contains 21 units in the apartment hotel in plot 2549. All units are connected to a staircase and a barrier-free elevator.

The 0 Level contains 6x Studio Apartments, technical rooms and separate cellar compartments.

The 1 Level contains 6x Studio Apartments, 2x 2.5 Room Apartments, technical rooms, laundry rooms and separate cellar compartments.

The 2 Level contains 2x 2.5 Room Apartments, 2x 3.5 Room Apartments, ski- and bike room and separate cellar compartments.

The 3 Level contains 1x 4 Room Penthouse Apartment, Main Entrance, and separate storage compartments. Timber and beam construction with quality controlled engineered glulam timber

Timber and beam construction with quality controlled engineered glulam timber. High quality surfaces milled and sanded with rounded corners of posts and beams. External beams with weather protecting aluminum capping. Bolting and strapping using galvanized or stainless-steel fastening products. Staircases and corridors of concrete with similar floor coverings, permanent elastic. Railings of stainless steel with safety glass panels.

3 Facade

Within the storeys height, a rear-ventilated wooden facade with vertical wooden pilaster strips is installed. The ceiling facades, which pass through the storeys of the facade.

Balconies with glass elements, transparent. Stainless steel connections and frames.

4 Roofing

The purlins (horizontal support-beams) are constructed as engineered beams. Interior surfaces covered with natural gypsum boards, fine textured plaster.

External bear a white glazed fir/spruce boarding. Roof finish at gable and eaves of glued wood.

5 Heating

Heating is provided by a deep drilled heat pump. Room thermostats regulate the underfloor heating, single regulatable zones.

6 Ventilation

Controlled living room ventilation and wet rooms. storage rooms and internal cellar compartments have individual room ventilation. All kitchens with air extraction units. All cellars and underground ancillary rooms are mechanically ventilated.

7 Photovoltaic system (Optional)

Aligned rows of panels are provided on the main roof.





8 Windows

Wood/metal windows with triple insulating glazing, as specified in the color/material concept. Tilt and lift mechanism. Window and door panes with double draft seals and steel security balustrades.

9 Sun Protection

Inside-mounted curtains.

10 Intermediate floors and ceilings

Ceiling elements of solid natural wood boards installed on load-bearing beams. Thermal insulation, floating screed, underfloor heating and parquet or tiles over multi-layer structure.

11 Apartment entrance doors

Solid wood core panel, veneered with real wood. Double rabbeted door with profile cylinder. Fitted with door handles and key rosettes. Locks with whisper latches and strike plates in stainless steel. Chip reading device for electric door opener included.

12 Interior Doors

Solid wood core panel, veneered with real wood. Fitted with door handles and key.

13 Electrical Installations

Each Apartment has its own sub-distribution and separate electric meter. Doorbell push button/ socket small combination, video intercom in entrance hall. The necessary electrical connections, sockets, switches and spots are provided in accordance with the uses of the rooms. Lights and LED spotlights, dimmable, in the entrance, kitchen, bathroom and shower as well as in the covered seating areas.

Balconies and terraces are included according to the color/ material concept. The lighting and heating are centrally operated.

14 Flooring

The living room, bedroom, and kitchen with high-quality parquet

(Oak). The skirting boards are made of wood and painted in wall color. Wet rooms are covered with porcelain stoneware tiles. Balconies are covered with wood / plastic composite.

15 Wall and ceiling cladding

Beam constructions visible in the interior Room enclosing infill as timber frame with thermal and sound insulation in between. Heat detainment by use of mineral plasterboards.

Ceilings solid natural wood boards. All interiors, such as the living area the bedrooms, the hallway and partly the wet rooms are finished with smooth plaster and painted according to colour concept

WC and bathroom Porcelain stoneware tiles on installation wall, shower, natural finish. Remaining surfaces plaster.





17 Sanitary installations

Water pipes from the main supply are fitted with a water filter. Separate cold and hot water meter for control. Wall-mounted toilet, Washbasin with base (carpenter), Mirror with LED spots. Shower with tiled, slightly sloping floor. Towel rail, Hansgrohe fittings or equivalent. Washing machine connection in storage rooms. Additional for penthouses, infrared Sauna (model Kiruna 120)

18 Kitchen

Fitted kitchen with base units, island as per floor plan. Worktop of Silverstone or equivalent, equipped with appliances of Siemens or equivalent, including refrigerator with ice compartment, dishwasher, and oven. Penthouses including Wine fridge. Kitchen backsplash marble or equivalent

19 Carpentry Work

Wardrobe and built-in cupboards according to floor plan concept. Cupboards with clothes rail and wall cupboard with shelves. Hinge doors with soft stop. Number of doors according to floor plan. TV Wall base plate for TV mounting, integrated LED lighting, invisible fixing to the wall.

Selected apartments apartments with bar cabinet with flap and shelf, opening by tip. Selected apartments with wall folding beds. Height 20cm, mattress 90 x 200 cm. Apartment 6/13/14/21 with bunk bed, 2 people, with integrated wardrobe including reading lamp and USB port. 90 x 200 cm mattress (2x) included.

20 FF&E / OS&E

Furnishings and inventory according to respective inventory lists.



ALL ACCESS MEMBERS LOUNGE

the clubhouse

LOUNGE EATERY BAR SPA



The Investment

Situated in Lauchernalp, the 7th highest ski-in ski-out resort in Switzerland, offering guaranteed snow and sustainability.

Open to international buyers, enhancing its appeal in the Swiss property market.

The success of the 'Amethyst' phase showcases potential capital gains with the forthcoming 'Lazulite' phase and the addition of 18 chalets.

Opt for a 3-year guaranteed return of 5%.
(limited for reservations before 01. August 2024)

Turn-key rental management and hotel services ensure effortless ownership.

Commitment to sustainable solutions secures your investments future value.

Ideal for domestic and foreign investors looking to engage in Swiss alpine property.

READY TO SERVE. YOU'RE WELCOME.

Redefined sense of Class.
Just the way you like it.

ALL ACCESS MEMBERS LOUNGE

the clubhouse

LOUNGE EATERY BAR SPA





Experience luxury at the 400-square-meter clubhouse featuring a spa, sauna, steam rooms, and whirlpool, set against a stunning mountain backdrop.

ALL ACCESS MEMBERS LOUNGE

the clubhouse

LOUNGE EATERY BAR SPA

Enjoy the members lounge and bar, perfect for socializing and unwinding with fellow residents.

Residents of Tourmaline receive complimentary access to all spa facilities.

Utilize the state-of-the-art wine cellar for personal wine storage.

Enhance your experience with a private chef available for personalized dining or hosting stylish events in the clubhouse.

Children will delight in the exclusive amenities of the kids' club and indoor climbing wall.



BAUR

WOHNFAZINATION SEIT 1882



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Lauchernalp, Löttschentäl

ALL ACCESS MEMBERS LOUNGE

the clubhouse

LOUNGE EATERY BAR SPA

CURATED BREAKAWAY SPACES. MOMENTS THERE FOR THE TAKING.

Redefined sense of Class.
We designed it that way.

ALL ACCESS MEMBERS LOUNGE

the clubhouse

LOUNGE EATERY BAR SPA

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FOREVER HOME

Lauchernalp, Lötschental

READY TO SERVE. YOU'RE WELCOME.

Memories usually happen
around the table.
Welcome home.

ALL ACCESS MEMBERS LOUNGE

the clubhouse

LOUNGE EATERY BAR SPA

Winter

FOREVER HOME

Spring

Summer

Autumn

Lauchernalp

SWISS RESORT RESIDENCES

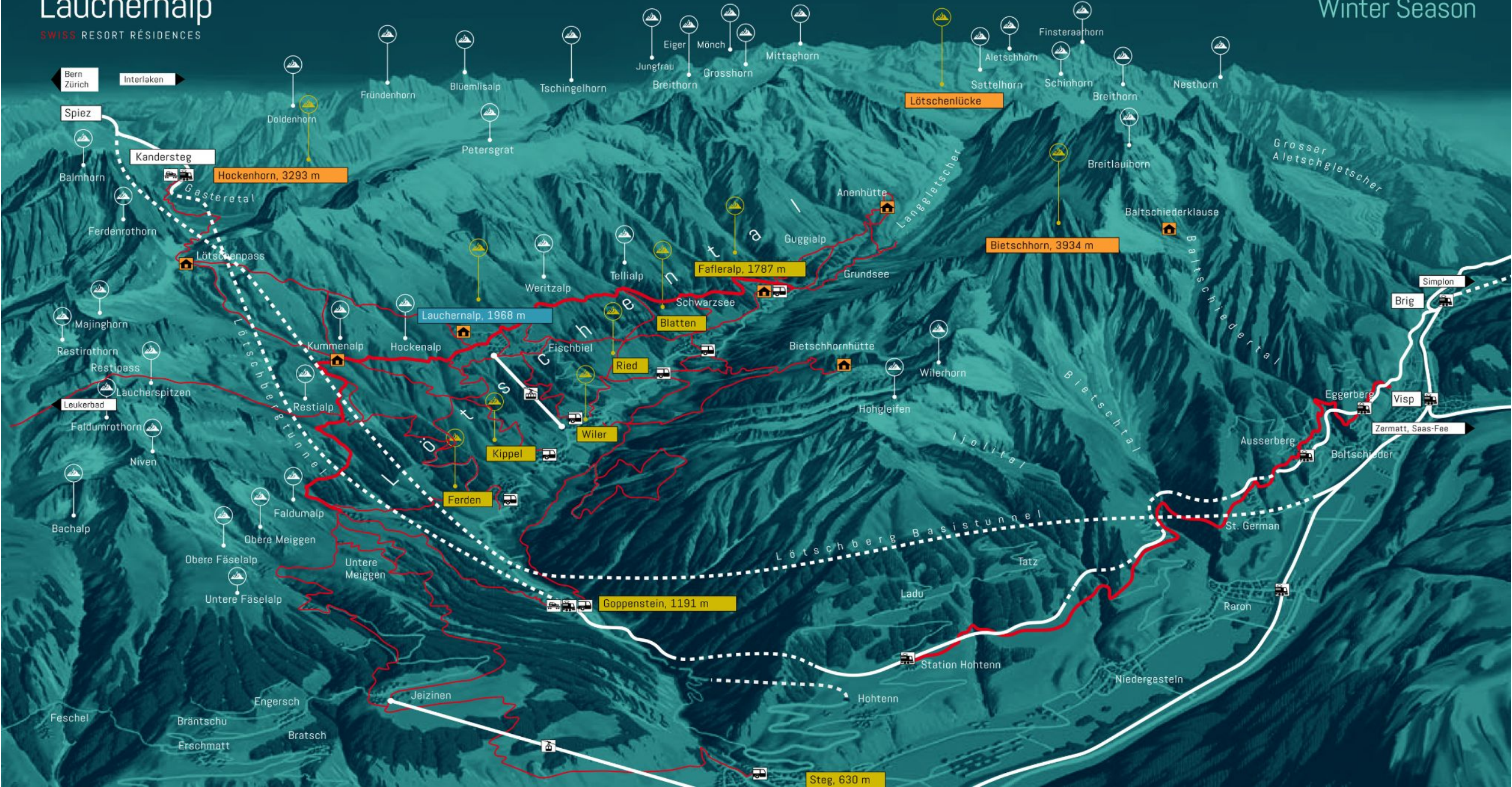


All Season, All Year round Destination

Lauchernalp

SWISS RESORT RÉSIDENCES

Winter Season



Spring

FOREVER HOME

Autumn

Winter

Summer

Lauchernalp

SWISS RESORT RESIDENCES



All Season, All Year round Destination

Summer

FOREVER HOME

Winter

Autumn

Spring

Lauchernalp

SWISS RESORT RESIDENCES

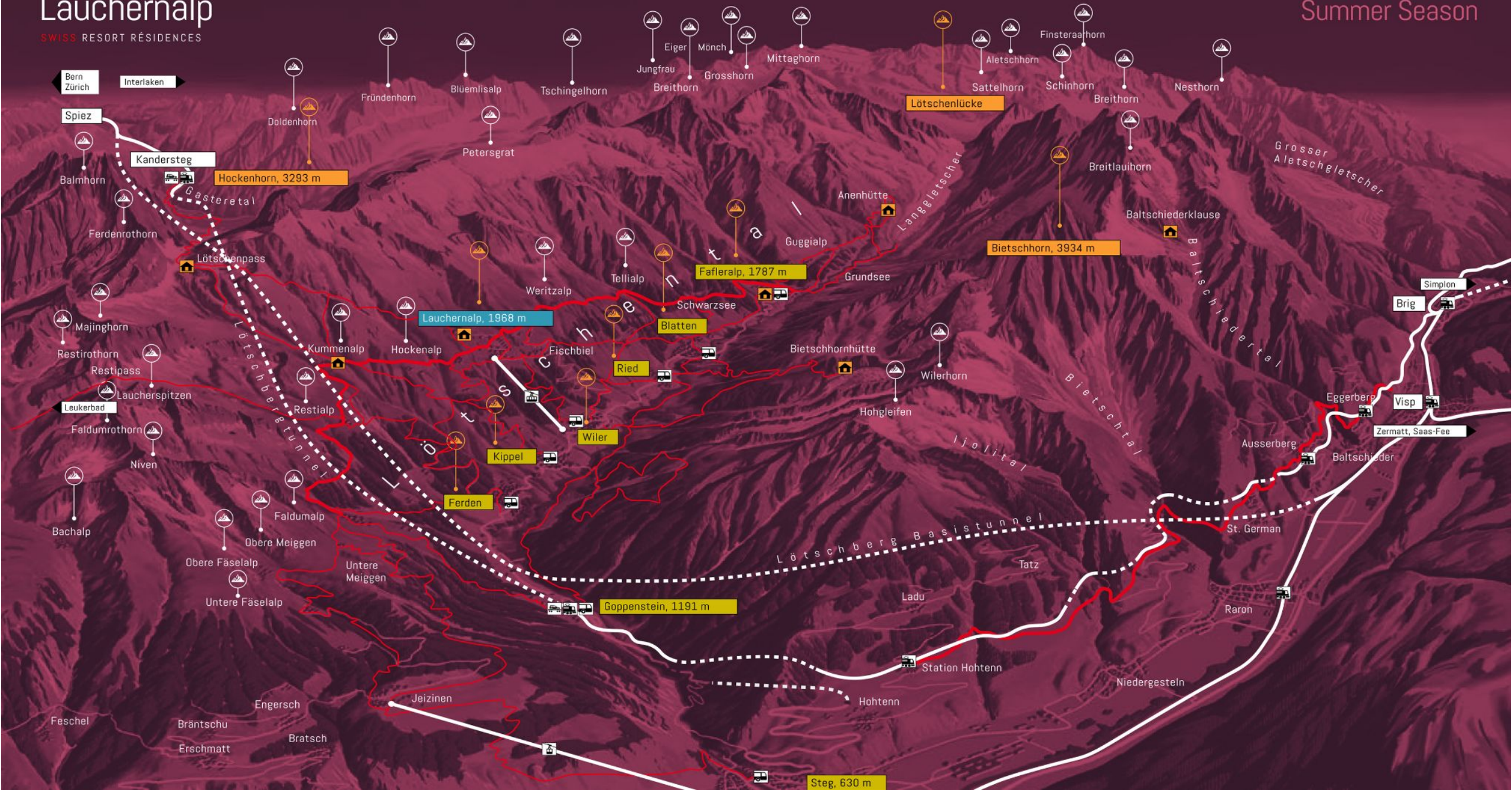


All Season, All Year round Destination

Lauchernalp

SWISS RESORT RÉSIDENCES

Summer Season



Autumn

FOREVER HOME

Summer

Spring

Winter

Lauchernalp

SWISS RESORT RESIDENCES



All Season, All Year round Destination

Lauchernalp is found nestled within the Lötschental

LAUCHERNALP RÉSIDENCES BELONGS TO THE UNIQUE DESTINATION OF LÖTSCHENTAL VALLEY WITHIN EASY REACH OF BERNE, GENEVA, ZÜRICH, MILAN, LONDON, AND STUTTGART.

GLOBAL INTERNATIONAL INFOMAP

Lauchernalp, Switzerland

TRAVEL TIME

BY CAR

1HR45 DRIVE FROM BERN
2HR20 DRIVE FROM GENEVA
2HR50 DRIVE FROM ZÜRICH
2HR45 DRIVE FROM MILAN

TRAVEL TIME

BY PUBLIC TRANSPORT

JOURNEY TIME FROM BERN ± 1HR30
FROM ZÜRICH AND BASEL ± 3HRS



Within easy reach of Bern, Zurich, Geneva, Milan, and Munich. The Lötschental is the largest valley on the northern side of the Rhône valley in the Canton of Valais. It lies in the Bernese Alps, with the Lonza river running down the length of the valley from its source within the Langgletscher glacier.

Imposing peaks seem to embrace the villages with their larch-covered foothills. Gushing streams and placid lakes add their own touches. The outstanding transport connections mean that the Lötschental is easy to reach throughout the year.

LOCAL TRANS-LOCAL INFOMAP

Lauchernalp, Switzerland

NEAREST RESORTS

RESORTS

ALETSCH – 50MIN
CRANS MONTANA – 55MIN
ZERMATT – 1HR15
GRINDELWALD – 1HR30
SAAS FE – 1HR30
CHAMONIX – 2HR

Lauchernalp Residences belongs to the unique destination of Lötschental valley, within easy reach of Bern, Geneva, Zurich and Milan.

TRAVEL TIME

BY PLANE

1HR20 FLIGHT FROM PARIS TO ZÜRICH
5HR10 FLIGHT FROM FRANKFURT TO ZÜRICH
10HR50 FLIGHT FROM LONDON TO ZÜRICH



TRAVEL TIME

BY CAR

1HR45 DRIVE FROM BERN
2HR20 DRIVE FROM GENEVA
2HR50 DRIVE FROM ZÜRICH
2HR45 DRIVE FROM MILAN AIRPORT



TRAVEL TIME

PUBLIC TRANSPORT

JOURNEY TIME FROM BERN ± 1HR30
FROM ZÜRICH AND BASEL ± 3HRS
PLAN YOUR JOURNEY INDIVIDUAL JOURNEY
INCLUDING TRIPS WITHIN THE LÖTSCHENTAL
USING SBB CFF FFS RAIL/BUS TIMETABLE



Partner

Toni Enderli



Partner

Dean Harley



Team and Partners



Toni Enderli
LIVE LIFE NOW



Lauchernalp
SWISS RESORT RESIDENCES



RUBNER



Lötschental
LAUCHERNALP



STEUERRECHT
BLUMTAX
.CH



Jannis Fragakis



Lesley Walder

Sales & Administration Team



Josh Weston



Wayne Lawson



Legal Team



Natalie Sella-Rolando



Patrick Storchenegger

Energy & Sustainability



Jaka Jakopic

Tax Specialist



Patrick Batig



Financial Partner



David Croisier



Stephanie Komminoth

CFO



Adriaan de Kock

Brand & Marketing



Jon Leonard



Gen Leonard

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