



**GOTTHARD RESIDENCES  
ANDERMATT**



Hotel Serviced Apartments

“Of all the places I know,  
it’s the dearest  
and most interesting.”

Johann Wolfgang von Goethe  
(after his visit to the Urseren Valley in 1779)











# ander matt

**With snow-blanketed mountains in winter and flowering pastures in summer, Andermatt embodies the soul of Switzerland.** Nestled within the idyllic Urseren Valley, Andermatt is surrounded by an untouched alpine countryside like no other Swiss mountain village – yet it enjoys excellent access to major national and international transport routes. The alpine village is just a ten-minute drive from the north-south autobahn.

## COMING BY CAR

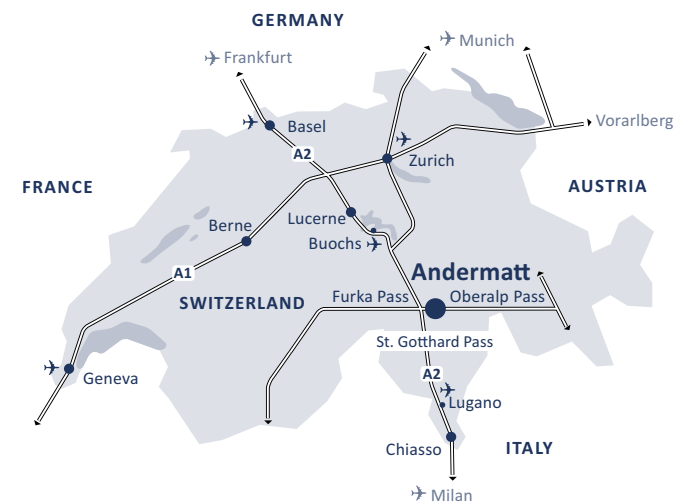
Andermatt is a mere hour's drive from Lucerne, one-and-a-half hours from Zurich, two from Milan and four from Munich or Stuttgart. The journey is mainly via expressways.

## COMING BY AIR

Airports at Zurich, Basel and Milan are one to two hours away. At Buochs – just 45 minutes from Andermatt – is an airfield for private aircraft.

## COMING BY TRAIN

Andermatt is situated on the north-south mainline, so it is easy to reach by train from Lucerne, Zurich, Lugano and Milan. The village is also situated between the attractive Furka and Oberalp railway passes – midway between St. Moritz and Zermatt on the world-famous Glacier Express route through the Alps.



# Andermatt Swiss Alps

**Andermatt Swiss Alps is developing the charming, tradition-steeped mountain village of Andermatt into an attractive year-round destination.** Carefully planned and respecting local building tradition, the new resort is superbly integrated into the existing surroundings, helping the village to keep its typical character.

The unique mix of hotels, apartment buildings and chalets offers a broad range of living and lifestyle opportunities – from one-bedroom holiday apartments to very spacious apartments to luxurious penthouses. The full-service concept with optional concierge service and premium services for property owners satisfies the very highest standards.

A further plus point is that the apartments and houses are exempt from legal restrictions on buying and selling real estate (“Lex Koller”).

Once complete, the resort will boast six new 4- and 5-star hotels, 42 apartment buildings with around 500 holiday apartments and 25 exclusive chalets.

The bespoke real estate offering is complemented by a wide range of family-friendly recreational and sport opportunities. The stunning 18-hole, par 72 championship golf course is seamlessly nestled into the mountain surroundings. The new SkiArena Andermatt-Sedrun, with over 120 kilometres of pistes when finished, will be the largest ski region in Central Switzerland. Extensive new infrastructure and public amenities like an indoor pool, restaurants and convention facilities round off the overall picture.





SkiArena Andermatt-Sedrun  
Gemsstock

The Chedi Andermatt hotel

SkiArena Andermatt-Sedrun  
Nätschen-Gütsch

Train station

Apartment houses

Golf course

Gotthard  
Residences

Chalets

Hotel









# location

**Andermatt Swiss Alps resort is nestled within a beautiful natural landscape, embedded amidst mountains, meadows, and the golf course.** The charming alpine village of Andermatt is full of businesses, restaurants and recreational facilities that are easy to reach by foot. The new Gotthard Residences and hotel are centrally located within the resort.

The resort grounds comprise several zones with apartment buildings, hotels and chalets. Green parks, the rushing Reuss River and beautifully landscaped paths invite guests to take leisurely walks and simply enjoy themselves. The resort is car-free, adding to the high recreational value. Private vehicles can be parked in the underground garage, and they remain close by throughout one's stay because all the apartments and hotels offer direct access.

# hotel

**As a gateway to the resort, the new 4-star hotel welcomes guests to Andermatt Swiss Alps.** Designed by the renowned architecture office Germann & Achermann in Uri, the building authentically reflects the rural character of the Urseren Valley. The use of stone, timber and wooden shingles give the building a charming, traditional character. The hotel is being constructed simultaneously with the Gotthard Residences, and it features a direct indoor link to the new residence wing.

The hotel will include about 180 rooms and suites, two restaurants, an inviting hotel bar with open fireplace and a modern and well-equipped event-and-conference facility. The fitness and wellness centre with sauna, vapour-bath, therapy rooms and 25-metre indoor pool rounds off the excellent infrastructure.







1 | Rendering of hotel reception area 2 | Rendering of hotel room 3 | Rendering of hotel bar









# gotthard residences

Enjoy the advantages of your own private apartment without giving up exclusive hotel service: This attractive concept of “hotel serviced apartments” is offered by the **Gotthard Residences at Andermatt Swiss Alps**. Around 100 units are being built in the new, free-standing residence building – from practical studios to spacious family-sized apartments to luxurious penthouses. The residences are in a wing completely separate from the hotel, making for a pleasant, private atmosphere. Residence owners can use all the hotel services and benefit from the extensive wellness and fitness facilities.

# services

## **All hotel services are available to the residence owners.**

Concierge service is available round the clock, whether one requires maintenance of the residence (room service, cleaning, repair, etc.) or assistance in planning a daytrip. The sport and wellness area is located in the same building as the residences. Hotel facilities like the bar, restaurants and event rooms can be reached with dry shoes via the enclosed walkway. The apartment becomes one's own alpine retreat with individual service. Rooms in the event-and-conference centre of the hotel can even be booked for private parties. The link between the apartments and the hotel offers all these advantages and many more.

## **OWNER BENEFITS**

Residence owners benefit from owner rates in the restaurants, in the fitness and wellness centre, on the golf course and on the ski slopes. Like club members, residence owners enjoy exclusive extra benefits like preferred treatment for reservations, invitations to selected events and much more.

## **OPTIONAL RENTAL PROGRAMME AND MANAGEMENT**

Who can rent an apartment better than a hotel operator? That's why the residences will be rented exclusively by the hotel operator. This ensures consistently high quality in rentals as well as optimal occupancy rates, meaning continuous income for the owner. Along with management of the residences by our proven partner, the rental becomes a model that takes work and effort off the hands of the owner. You enjoy your stay in your residence completely relaxed.





Rendering of the indoor pool







# quality

**Quality and sustainability are reflected in every detail of the resort.** Most of the base materials used in the construction are being sourced from the region, and all the buildings are being built to MINERGIE® standards. This sustainable development concept and the uncompromising focus on quality and design are the best basis for long-term appreciation, making for an attractive real estate investment. Andermatt Swiss Alps AG is backed by Orascom Development Holding AG as a strong partner with extensive experience in the development of integrated holiday destinations.

## NATURAL BUILDING MATERIALS

The façade of the Gotthard Residences building rests on base course of stone, and that of the hotel building on a base of stacked concrete elements. The façades feature various types of timber cladding and are fittingly crowned with great overhanging roofs. The interiors are finished to the highest standards in terms of materials and design.

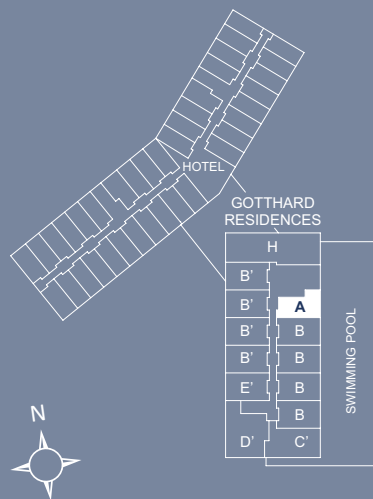
## LOCAL PARTNER

The expansion of the resort and the collaboration with local and regional businesses has created new jobs and established sustainable and local value creation. For example, the architecture and the design of the hotels and the Gotthard Residences come from the hands of the local architectural office of Germann & Achermann in Altdorf (Uri). They were also the architects responsible for the construction of The Chedi Andermatt.

# TYP A

## Details

One-bedroom apartment  
From 44 m<sup>2</sup> saleable area\*

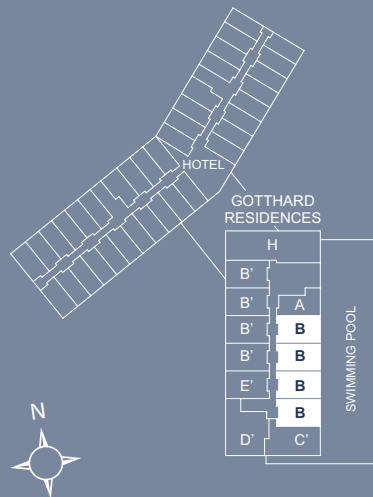




# TYP B

## Details

One-bedroom apartment  
From 56 m<sup>2</sup> saleable area\*

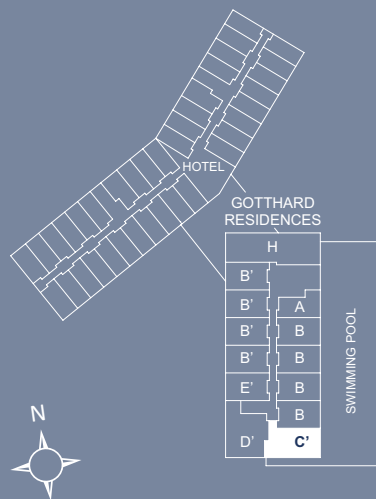


\* The saleable area is calculated as the useable floor area plus half the balcony area. The apartment types described in this brochure are available on various floors and depicted with furnishing suggestions. The floor plans for each type may vary slightly.

# TYP C'

## Details

Two-bedroom apartment  
From 77 m<sup>2</sup> saleable area\*



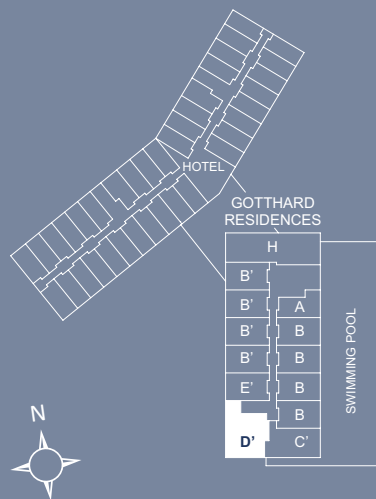
\* The saleable area is calculated as the useable floor area plus half the balcony area. The apartment types described in this brochure are available on various floors and depicted with furnishing suggestions. The floor plans for each type may vary slightly.



# TYP D'

## Details

Two-bedroom apartment  
From 96 m<sup>2</sup> saleable area\*



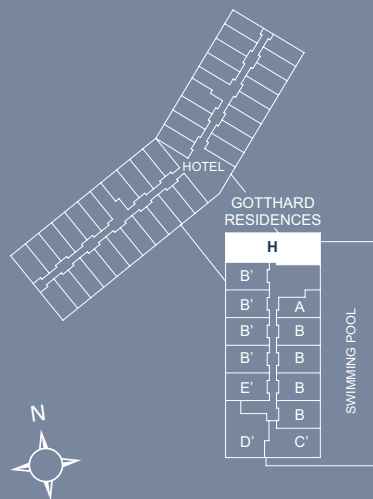




# TYP H

## Details

Three-bedroom apartment  
From 131 m<sup>2</sup> saleable area\*



\* The saleable area is calculated as the useable floor area plus half the balcony area. The apartment types described in this brochure are available on various floors and depicted with furnishing suggestions. The floor plans for each type may vary slightly.

# sustainability

**Responsible use of resources and a sustainable development concept run through the Andermatt Swiss Alps project like a golden thread.** All apartments and hotels are being built to MINERGIE® standards, a recognised Swiss quality label for sustainable and ecologically designed buildings with low energy consumption. Great emphasis is placed on the use of indigenous materials: regional stone and Swiss timber for wooden elements and roof framing. The façades employ pre-fabricated timber elements, chosen to make best use of the short construction season in Andermatt.







1



2



3





# activities

**Whether active with sport or relaxed in thought: Everyone will find just their thing in Andermatt, year round.**

The destination offers a comprehensive range of leisure and sport activities – and the long hours of sunshine whet one’s appetite for activities in the fresh air.

## **ACTION-PACKED MOUNTAIN SUMMER**

In the summer, the region is appealing for hiking, Nordic walking, climbing and mountain biking in this breath-taking setting. Around 500 kilometres of hiking trails and 250 kilometres of bicycle and mountain bike paths offer exactly the right routes for every skill level. Other attractive sport activities include horseback riding, fishing and tennis. And the nearby 40 mountain lakes are perfect for picnics or a refreshing swim. Are you looking for even more action? Then river rafting is just the thing for you.

## **AN ELDORADO FOR GOLFERS**

A highlight on the list of summer activities is the new 18-hole, par 72 championship golf course, designed to strict ecological standards. It’s located immediately adjacent to the village and is beautifully nestled into the spectacular mountain countryside. Measuring 1.3 million square metres, over 6 km long, and designed to international tournament standards, it is one of the most attractive golf courses in the Alps. It was designed by the renowned architects Kurt Rossknecht of Lindau, Germany.

The new golf clubhouse with restaurant, lounge bar and large sun terrace, presents guests a year-round culinary offering. Augmenting the golf course at Andermatt are a dozen other 9- and 18-hole golf courses close enough for a day’s outing.

## **WINTER MAGIC IN THE ALPS**

Every winter, the high-alpine mountain valley around Andermatt radiates its special magic for the whole family. With its snow-covered streets, the village gives you a true winter feeling and entices you out for a walk: Thanks to the east-west orientation, the winter walking trails and cross-country ski trails on the valley floor enjoy abundant sunshine. The new SkiArena Andermatt-Sedrun is a genuine paradise for skiers. Once complete, the largest ski region in central Switzerland will have over 120 kilometres of slopes and 24 lifts – with pistes for both ambitious and recreational skiers. Besides skiing and snowboarding, the snow-sure valley and mountains of Andermatt are also perfect for freeriding, cross-country skiing, ice climbing, biathlon, ice skating, snowshoe hiking and sledging.

# financing

**Real estate is a sustainable investment.** In Switzerland the second-home market is being increasingly regulated and restricted. Thus, in the future, few new second homes will be built, and the supply will shrink. But with the growing population and increasing prosperity, demand will continue to rise. These are ideal conditions for positive appreciation of the properties in Andermatt.

All apartments and houses of Andermatt Swiss Alps AG are exempt from legal restrictions on buying and selling real estate by non-Swiss (“Lex Koller”).

Up to 60 % of the purchase price of a Gotthard Residence can be financed at attractive conditions through one of our partner banks. Thus the real estate properties of Andermatt Swiss Alps AG represent a safe and long-lasting investment.





Rendering of Gotthard Residences (left) and hotel (right)



**Andermatt Swiss Alps AG is backed by Orascom Development Holding AG as a strong partner with extensive experience in the development of integrated holiday destinations.** Orascom Development is a global leading developer and long-term operator of integrated holiday destinations.

**The Gotthard Residences are being built with the BESIX Group as a joint-venture partner of Andermatt Swiss Alps AG.** BESIX plays a leading role in Europe and real estate development, construction and project management, employing about 17,000 people in 15 countries on four continents. The headquarters of the BESIX Group is in Belgium, and the Group is committed to the realization of international projects of the highest calibre. BESIX has decades of experience in the development and facility management of prestigious buildings.

**Disclaimer and reservations:** This brochure describes the project in the planning phase at the time of printing. No claims may be construed based on any plans, drawings, pictures, interior renderings, 3D views or descriptions. The plans shall have no legal effect in the sense of land register plans or land register enclosures. Modifications, adjustments and/or dimensional changes of the project for technical, architectural, legal or aesthetic reasons remain expressly reserved at all times. Furniture and furnishings depicted in renderings are to be construed as examples only and are not included in sales prices. This document, in whole or in part, may not be reproduced and/or passed on to third parties without the express written consent of the development company or one of its agents. Unsolicited brokers are not entitled to any compensation for their services, neither from the development company nor from hired agents. This sales brochure and any associated documentation are intended as initial information only and not as an offer. These documents will not form a part of any sales agreements or work orders which may follow.

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