

Andermatt

A vision for Swiss
Alpine living

What I see

Our chairman, Samih O. Sawiris, on his personal journey into the valley of Andermatt.

Anyone who sets foot in Andermatt will agree that it's a simply charming Swiss mountain village in a dramatically stunning location. At least that's how I felt about it on my first visit in 2005. I was amazed by how open-minded the locals were – the people here are more cosmopolitan than many a city dweller – and immediately saw enormous potential for tourism opportunities in the area. After all, the best decisions are made spontaneously, and so work on the development started only six months later.

Since day one of our efforts to revitalise the village, our goal has been to turn this beautiful and easily accessible place into a year-round destination with exciting job opportunities and countless possibilities for outdoor activities. A big task, but it helps that the Swiss are known for their reliability, which I've come to appreciate immensely over the years. Today, the old and new parts of the village blend organically, attracting shop owners, restaurateurs, hoteliers and visitors alike, while the ski area with its state-of-the-art lifts and slopes, the golf course and the new concert hall are among the best in the country. In all of this, we're committed to making Andermatt Swiss Alps 100%, be it through investing in renewable energy sources or doing away with single-use plastics.

Not so long ago, our ambition was eyed with scepticism now we find there's a lot of confidence in us to pioneer a fresh experience of Swiss Alpine living. The following pages are a celebration of the people, places and ideas driving the town's development to make our vision become reality.

Samih O. Sawiris
Chairman
Andermatt Swiss Alps AG



Samih O. Sawiris is passionate about Andermatt's potential



I.	Year-round mountain living	5
II.	A snowsure destination	10
III.	Local colour	17
IV.	Thoughtful design	21
V.	A sustainable future	29

ON THE MAP

Switzerland's crossroads

Located in the very heart of Switzerland, Andermatt has acted as a major crossroads for trade for centuries. Still today it is accessible from everywhere, whether by road, rail or air.



By car

The sublime drive is just 90 minutes from Zurich, two hours from Milan and four hours from Munich.



By train

Zurich is just two hours away with a change in Göschenen. Andermatt is also on the Glacier Express route.



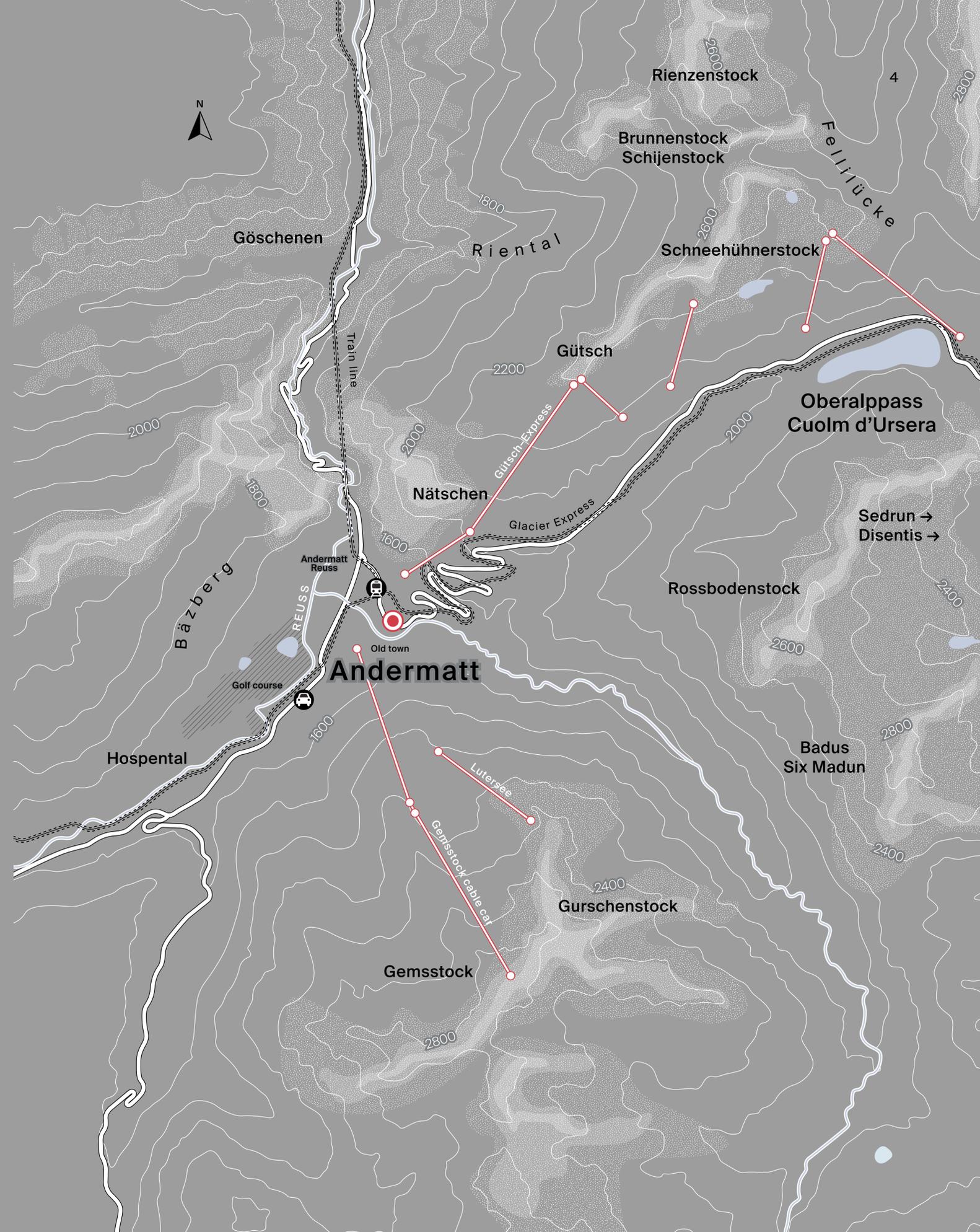
By plane

If you prefer travelling by plane, you have your choice of Zurich, Basel, Lugano and Milan airports. The nearest strip for private aircraft is located in Buochs, only 45 minutes from the village.



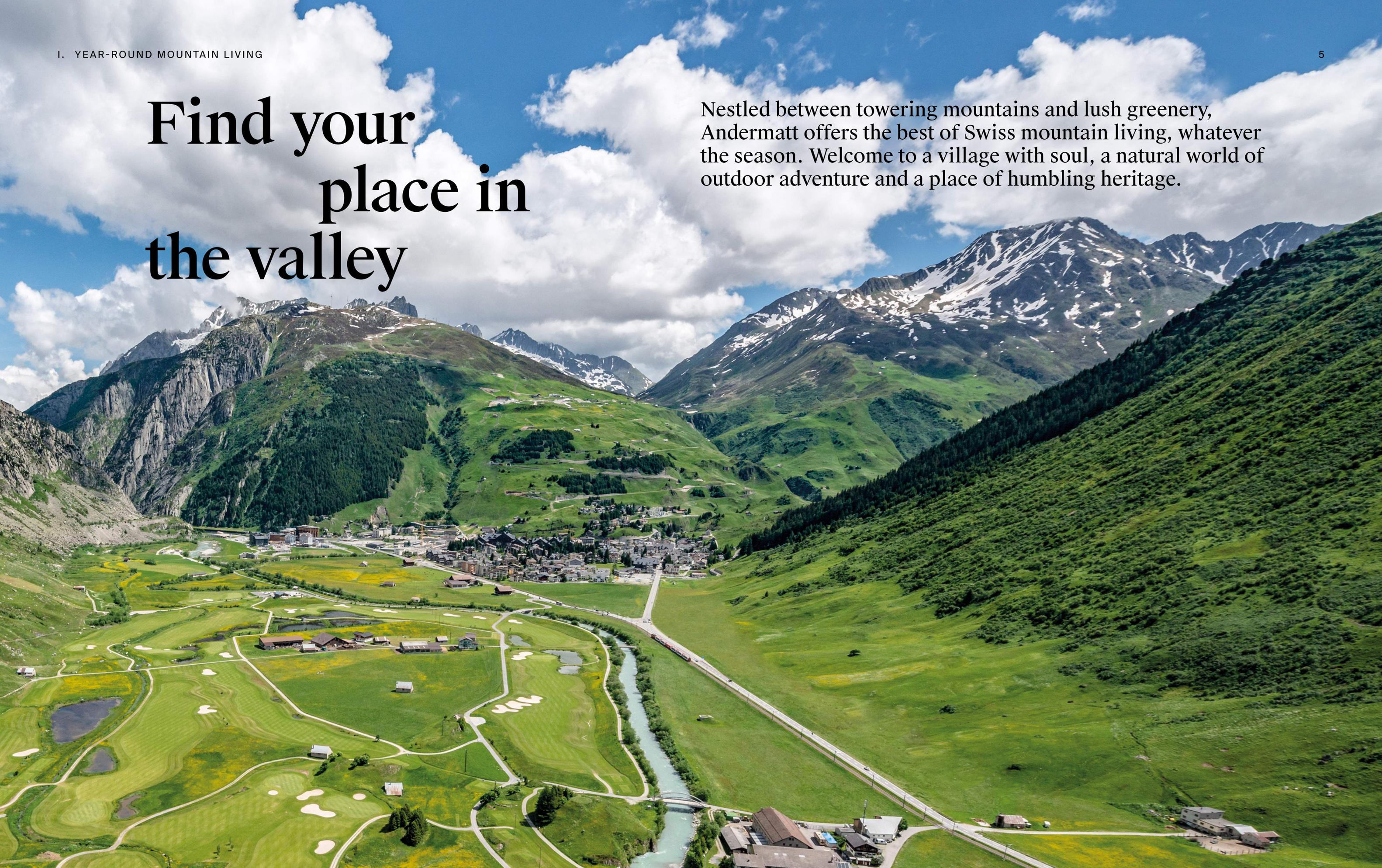
Flight times from Zurich International Airport

- London Heathrow: 1 hour 45 minutes
- Luxembourg: 50 minutes
- New York: 9 hours
- Moscow: 3 hours 20 minutes
- Stockholm: 2 hours 20 minutes



Find your place in the valley

Nestled between towering mountains and lush greenery, Andermatt offers the best of Swiss mountain living, whatever the season. Welcome to a village with soul, a natural world of outdoor adventure and a place of humbling heritage.



I. YEAR-ROUND MOUNTAIN LIVING

We see Andermatt as more than just another Alpine destination.

Contemporary Swiss architecture and sustainable, forward-looking design make this the most future-proof haven in Switzerland.



1



2



3

1. Breathtaking train journeys abound in the Andermatt region
2. Flags of Switzerland and its cantons line the streets
3. Traditional Swiss architecture meets modern mountain life



The majestic river Reuss charges through the village



Our journey is about far more than just creating new buildings.

This can be a place where developments, infrastructure, retail, culture and community are truly integrated.

Andermatt is equal parts home and adventure – a mix of comfort and possibility.

We are creating a place locals can be proud of and visitors can't get enough of.



2



3

1. The towering hills of the Ursern valley provide constant inspiration
2. Open for adventure: explore the valley by foot or bicycle
3. An evening stroll through to the Piazza Gottardo

I. YEAR-ROUND MOUNTAIN LIVING

1. Locals gather in Andermatt's cobbled streets
2. Hiking trails offer adventure in every direction
3. Andermatt is one of the world's most popular ski destinations



1



2



3

Andermatt is a home for visionaries. People who come to ski, create, innovate, live and work amid the area's spectacular scenery.

The local community has a unique openmindedness to newcomers, whether passing through or making a home for themselves.



History in the making

From humble beginnings to the coveted Alpine destination it is today, Andermatt has undergone a transformation from the ground up – and there's more to come.

2005

The glimpse

The moment Samih O. Sawiris first set eyes on the Andermatt valley through the windshield of a helicopter.



2009

Chasing the stars

Ground is broken for the now beloved The Chedi Andermatt, home to Michelin-starred dining and an award-winning mountain spa.

2012

The first stone

The foundation stone is laid for the very first Andermatt Reuss apartment building.



2016

Teeing off

Opening of the golf course and the first of many sightings of Marlon the mountain goat at the seventeenth hole.



2018

Fresh adventures

Completion of the Andermatt-Sedrun connection, extending the ski area over the Oberalppass into the canton of Grisons, creating a ski nirvana for beginners and adventurers alike.

2018

Creating space

The Radisson Blu Hotel Reussen opens, along with the Gotthard Residences and the Piazza Gottardo, where these days you can sit with your wine and watch the sun vanish slowly behind the cathedral-like Alps.



2019

High standards

Opening of the Andermatt Concert Hall, new gourmet restaurants on the Gütsch and the ten apartment buildings in operation. This means soaring symphonies with views of the pristine slopes, sushi above the clouds and the new height of contemporary Swiss design.

2022

Stay in style

Construction commences on a new four-star hotel, another jewel in Andermatt's glittering Swiss hospitality crown.

2022 and onwards

Looking ahead

Addition of 16 new apartment buildings to be occupied by the visionaries, adventurers and artists, all of whom happen to love Andermatt's varied leisure offer, including biking, hiking, golfing and skiing.

2021

New favourite

Extension of our platform for the next 16 apartment buildings, as well as shops, cafés and restaurants – the famous Älplermacaroni is a must-try dish.



Carve a new path

Well-groomed and snowsure, Andermatt's pistes are what dreams are made of. To get the most out of that perfect powder, here's our guide to an activity-packed day on the slopes – from sun up to sun down.



07:30

Rise and shine

Swing your legs over the bed and take in that sunrise. There are many adventures to be had in Andermatt, so waste no time. Escape the crowds with some early cross-country skiing across sweeps of pristine snow. Although if you look close enough, you might just spy fresh tracks. Can you guess which animal walked by?



09:15

Gear rental and ski school drop-off

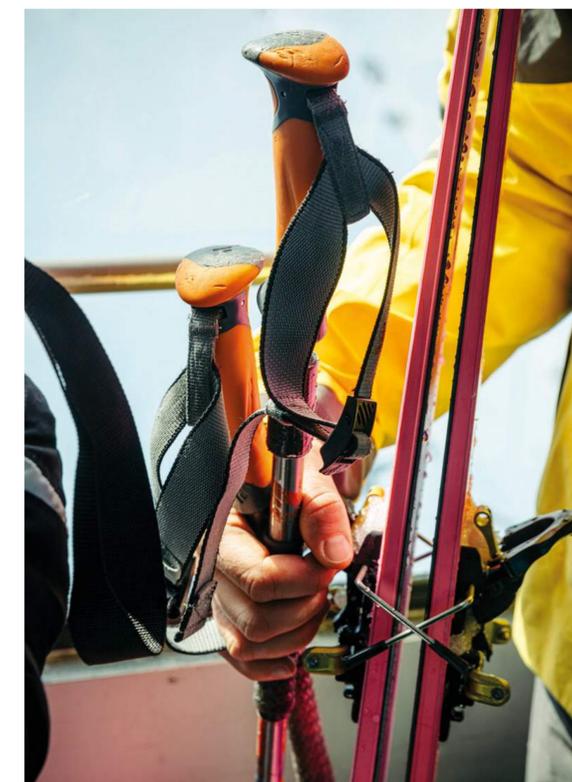
If you're not one for early mornings, enjoy a leisurely breakfast before heading to Gleis 0 at the bottom of the Gütsch-Express lift, where you can rent all the gear you need – including skis, helmets and clothing. Then it's finally time to hit the slopes. For more inexperienced skiers, the ski school located at Nätschen is the optimal place for a morning session for all ages.

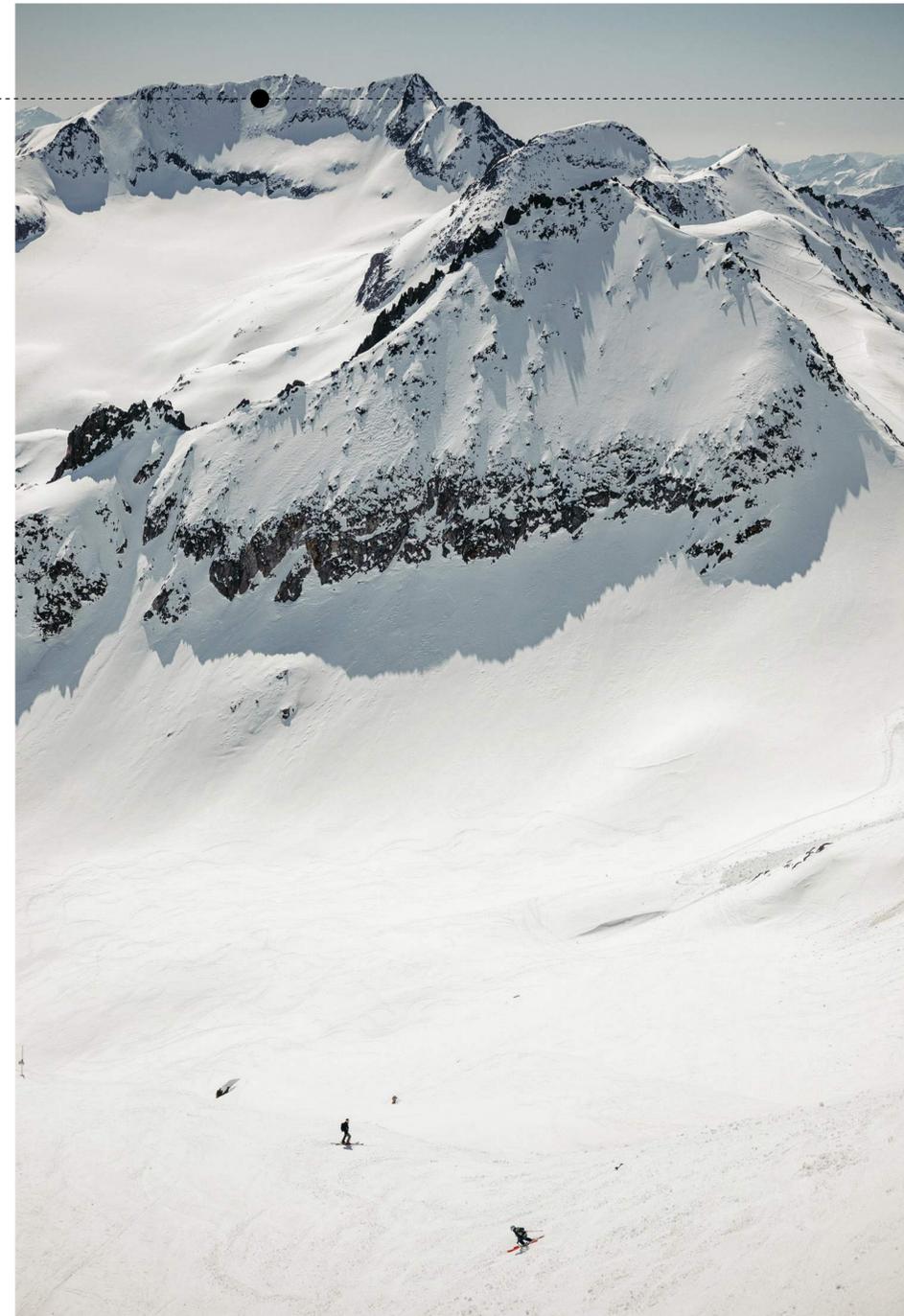


10:30

Gondola to Gemsstock

Seasoned skiers will be itching to hit the Gemsstock by now. As the gondola lifts off and you journey up the mountain, enjoy that peaceful moment when the world drops away – quite literally.





“With plenty of interesting challenges to navigate, it’s not hard to see why professional freeriders see Andermatt as the pinnacle of off-piste skiing.”



“The best thing about being a gondola operator? Going up and down the mountains – all day, every day.”

11:30
Mountains all around

Once at the top of the Gemsstock, push off, slalom, curve, dip and speed down the black slope named after Olympic champion skier Bernhard Russi. Then head into off-piste territory and take advantage of all that untouched snow on the Gemsstock.



13:00
Refuelling with a view

By now, you've surely worked up an appetite! Head to the Gütsch mountain – luckily, it has its own restaurant with fantastic views of the top of the world. Enjoy lunch with the family at the luxurious Michelin-starred Gütsch by Markus Neff.

“No two days are the same in my job. Lush greenery in summer, pristine snow in winter: the mountain landscape is an ever-changing tableau.” ▶



14:30
Relax skiing

Well-fed and fully rested, enjoy the spectacular setting of the more relaxed Gütsch mountain. Leisurely and family-friendly, it's the perfect cooldown before winding down for après-ski drinks.



15:30

Après-ski

All that going up and down the mountain will have you wanting a break by now. Dust the snow off your trousers and stop at the Wachthaus restaurant for a refreshing drink on the sunny terrace or head to the Himalaya bar for a lively atmosphere. A ski day isn't complete without some après-ski in the sun after all.



▲
 “There's no better way to wind down for the day than here, with a drink in hand.”





17:15
Back in town

As night time begins to fall, take a walk through the historic heart of the village and do some window shopping in the Gotthardstrasse. Once at home, the time is yours to do as you like. Play boardgames, freshen up with a steam and a sauna or enjoy mugs of hot cocoa around the fire.



19:30
Dinner at The Chedi Andermatt

Everyone comes together again over dinner. Tired out – in the good sense – and with endorphins still rushing through your bloodstream, recount the day's events over delicious creations at The Chedi Andermatt.



23:00
Piste perfect

The day is coming to its close and the town is slowly turning in for the night. The only thing still moving are rustles in the undergrowth and the pisteurs getting the slopes ready for the next day.



Skiing by numbers

Slalom your way through our facts and figures, and find out why Andermatt is known as one of the top ski destinations worldwide.



400,000
Skiers enjoying Andermatt over the season



1,533
Inhabitants of Andermatt

70+
Nationalities visiting Andermatt



180 km
Piste runs



7 km
The length of our longest run



1 min 40 sec
The time it would take world-record speed skier Ivan Origone to complete Andermatt's longest run at 254.958 km/h



22
Lifts servicing the slopes in the Andermatt region



100
Freeriding descents found in Andermatt

28 km
Cross-country ski trails



Keep a lookout for footprints of foxes, snow hares and deer

2,961 m



Height of the Gemsstock



600
Peaks visible from the top of the Gemsstock



2
Bars aboard the après-ski train

1,500 m



The vertical drop of the Gemsstock



5
Ski schools in the area

1,444 m



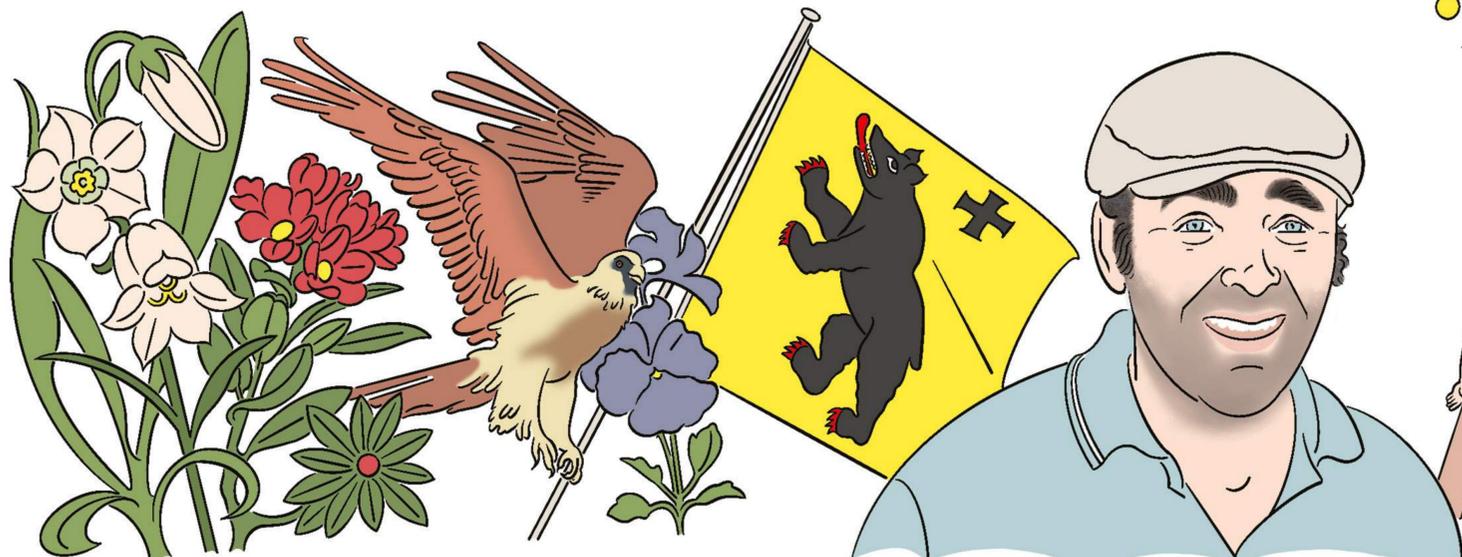
Andermatt's location above sea level



CHF 127M
The amount invested by Andermatt Swiss Alps (ASA) in the ski area

The rugged and spectacular nature. The welcoming community. The endless opportunities for adventure. Locals and those practically local to Andermatt tell us why the valley is - or has become - home.

Become an Andermatter



John and Dorothy Nagulendran

Managing partner at an investment firm

Home owners since 2008
What drew us to Andermatt initially were the mountains. They're stunning! But it was the ease of access that kept us coming back. From Zug, where we live, it's just over an hour by car. Andermatt today is very different from when we first started coming. The ski area has been expanded and developed and the town has become more lively. It's hard not to like Andermatt.

Bänz Simmen

Local historian and café owner

Born and raised in Andermatt
I was born 9 km from Andermatt. Like most young people, I left to see the world. On a bike tour in Australia, I became fascinated with history and culture. It got me thinking about my own roots and past. Long story short, I began guiding tours around the valley in 2007. It's a beautiful way to show visitors the real Andermatt - not just the stuff of myth and legend.



Gedeon Regli

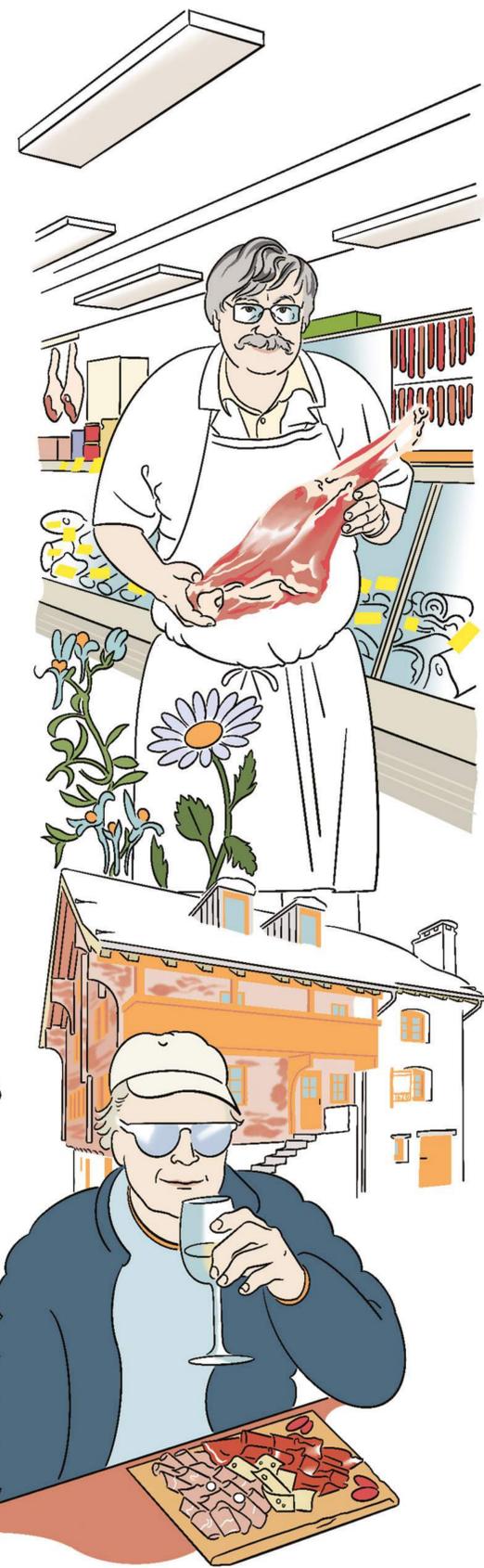
Sculptor, founder and operator of gallery Art87

Born and raised in Andermatt
 There's something special about the Ursern valley. It's hard to describe but I think I love the freedom it offers. It holds the perfect combination of camaraderie in town and solitude in the mountains. In town, I have my friends and acquaintances; there's culture, home and life. But when I need quiet and space from all that, nature is right outside my front door – that's true freedom to me.

Barbro Zehnder

Owner of NORDIKUM consulting

Home owner since 2017
 Initially, we saw a home in Andermatt as a short-term investment. But now it's become an important place for our family that we won't be moving on from so quickly. To us, Andermatt is this unique mix of everything, that wants for nothing. Here rough nature rubs shoulders with luxury comforts, the familiarity and charm of a small town takes on international sensibilities, and relaxation meets activity. What's not to love?



Ferdi Muheim

Butcher

Born and raised in Andermatt
 My family has been in Andermatt for three generations. We're a real fixture of society, and our regulars are basically family. Now, of course, visitors come from all over for our signature air-dried meats. But despite this recent growth, we're still very personable. I love getting to know people from different and often impressive backgrounds – though you wouldn't know it just by seeing them. In Andermatt we're all the same. We're all at home here.

Al Breach

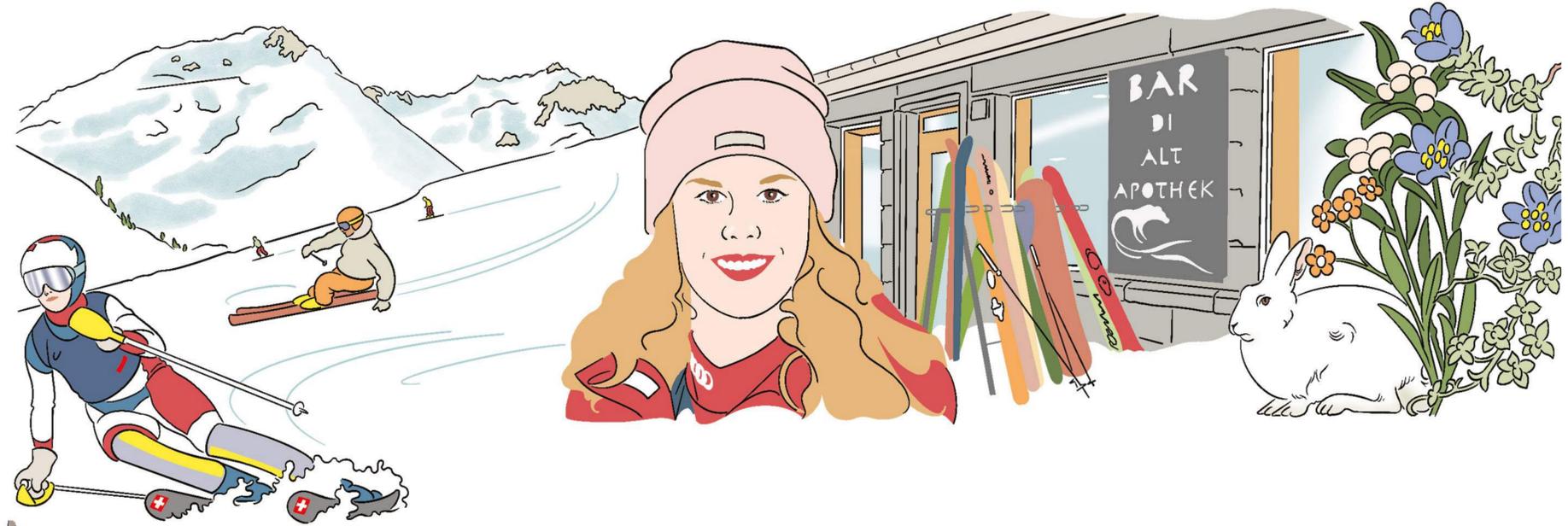
Hedge fund manager, owner of Enoteca 1620 and part-owner of Wachthuus

Home owner since 2008
 Andermatt isn't an airbrushed Alpine village. It's the real deal. People come here because they love the wildness of the mountains – the off-piste skiing, rough terrain and natural world right outside their door. I first visited Andermatt as a teenager in the summer of '88 and fell in love. Since then, it's been transformed, but it hasn't lost any of that authenticity, that ruggedness. It's just gotten brilliant! My heart still soars whenever I hit my favourite slopes.

Aline Danioth

Professional alpine ski racer

Born and raised in Andermatt
 Andermatt is where I grew up and where I fell in love with my sport. For me, there's nowhere like it, and I'm reminded of that every time I return from abroad. The mountains, the energy of the town and, of course, the skiing opportunities are incomparable. Take it from me, nowhere are the pistes as well groomed or the snow as inviting!



Carlo Capri

Managing director at a manufacturing business

Home owner since 2020
 Whether you're craving leisure or adventure, you're in the right place. Andermatt is the perfect all-in-one, year-round holiday destination. The ski area is fantastic in winter, and the rest of the year, you can hike, mountain bike and golf. And when I feel in need of a wind-down, The Chedi Andermatt is an especially nice treat. The village truly has everything you could need.



A higher quality of life



For the people who live here, Andermatt offers much more than incredible scenery and a vibrant community. It's a place where the quality of life is exceptionally high, even by Switzerland's elevated standards – a safe, well-kept village with convenient transport links, countless leisure activities and easy access to reliable, high-quality healthcare and outstanding schools across the country.

Infrastructure

While Andermatt is highly accessible from the outside, it's also built to foster mobility from within – and not just up the mountain. Andermatt Reuss is car-free, but electrical buses (in winter) and clean, safe pedestrian walkways make getting around a breeze.

Environment

Andermatt lets you experience the drama and beauty of the Alps in all its glory. Here, you'll discover majestic mountain vistas, verdant meadows, charming wildlife, towering cliff faces and, of course, plenty of prime skiing opportunities. What's more, the region has more than 40 lakes to visit and explore. And since Switzerland is within the top ten locations for best air quality worldwide, hiking to them is good for body and soul.

Financial stability

Switzerland boasts one of the most prosperous economies in the world, and is known by locals and the international community alike for its sense of financial reliability and opportunity. The country offers competitive tax rates, and thanks to a stable currency, financial security is guaranteed.

Healthcare

Health insurance and services are reliable and affordable, including for air rescue to ensure maximum safety on the mountain.

Schools

Public schools are not only free to attend but also offer high-quality education, while private schools in Switzerland are some of the best globally.

Haute hospitality

If the Swiss are known for anything it's their precision, not just in watchmaking but also in hospitality. A short history of how the nation came to be the standard bearer of service.

The concept of hospitality has been around since antiquity. All over Europe, ancient Romans and Greeks established thermal baths and spas¹ for travellers to rest and regain their strength. As time went by, these bathhouses became inns,² themselves predecessors of hotels. But how did the hospitality industry become synonymous with Switzerland?



Historically, a high demand in Switzerland for imported goods always came with a need for overnighting. Coupled with the natural inclination of the Swiss for attentiveness, precision and discretion,³ the hotel industry

found a natural foothold. At the turn of the 20th century, emphasis shifted from necessity to pleasure. European tours were à la mode and tourists flocked to Switzerland, lured by the health benefits and Alpine adventure.⁴



1. The Chedi Andermatt, lit up under the night sky
2. Michelin-starred food being artfully prepared
3. Lunch is served at the Gütsch mountain restaurant

With the fast improvement of railways and roads, the hotel industry boomed, establishing Switzerland as a major tourist destination.

The more well-to-do and noble the guests became, the higher the demands of service. It's not surprising then that the first school for hoteliers was established in Switzerland in 1893: the Ecole Hôtelière de Lausanne.⁵



Today, we invite you to test the pinnacle of hospitality at The Chedi Andermatt, featuring Michelin-starred dining⁶ and a luxurious spa.

1. Evidence of baths can be found as early as the 6th century BC in Greece.
2. The Romans were the first to establish inns two millennia ago.
3. Precision and watchmaking go hand in hand. The origins of Swiss watchmaking go back to the 16th century.

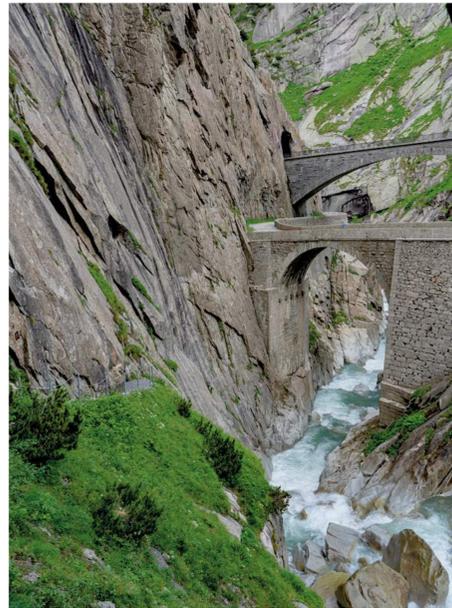
4. Switzerland's oldest hotels are found in the country's mountain and thermal resorts.
5. EHL is regarded as the best hospitality school in the world.
6. The Japanese by The Chedi Andermatt is probably the world's highest Michelin-starred Japanese restaurant.

Close to home

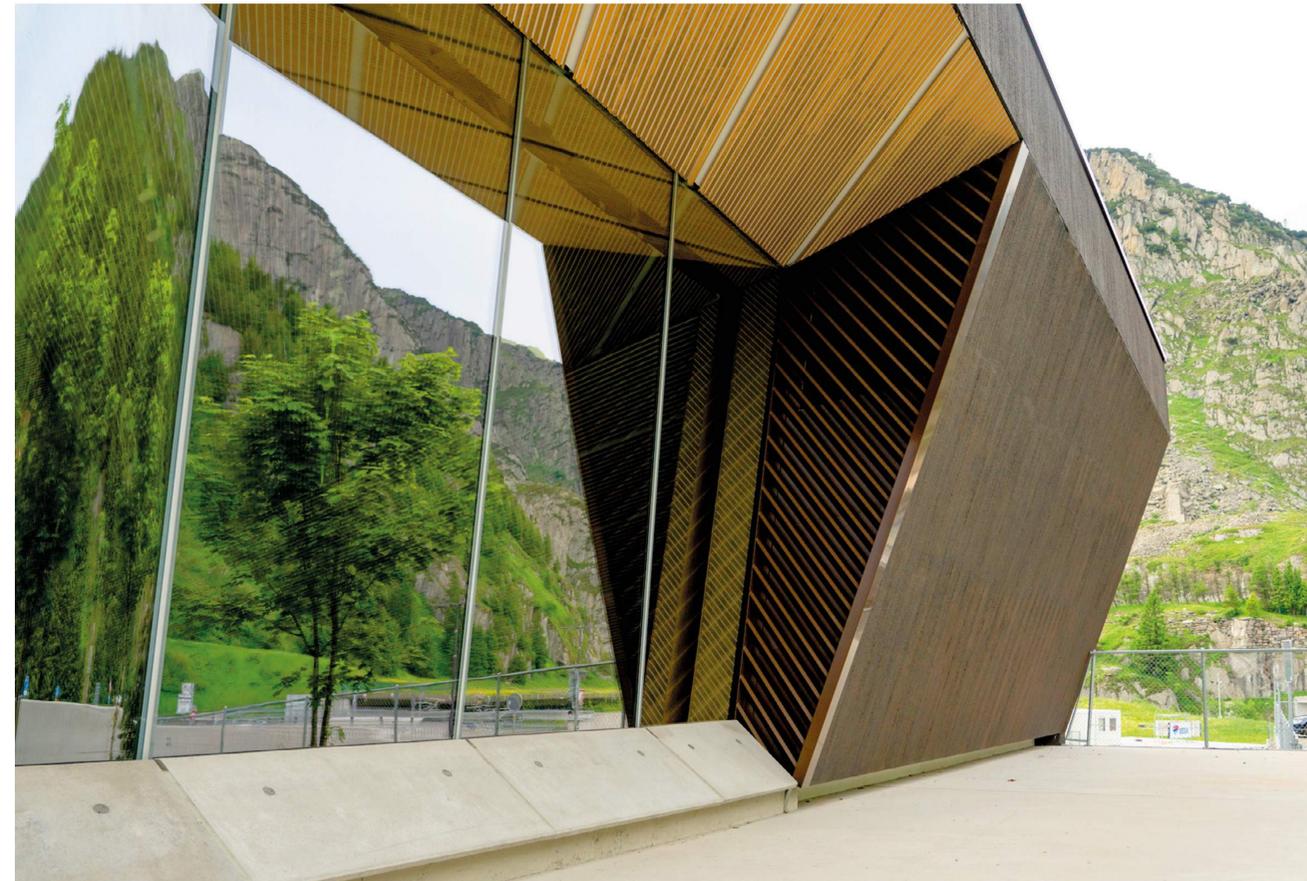
The Swiss-born, London-based architect Christina Seilern is one of a handful of creative talents helping to put Andermatt on the world's design map, one building at a time.



1. Andermatt Concert Hall blending in with its surroundings
2. A great source of inspiration for the architect
3. Christina Seilern and ASA Chairman Samih O. Sawiris
4. The concert hall's origami-style roof
5. Thinking ahead: Seilern's architectural plans for the hall



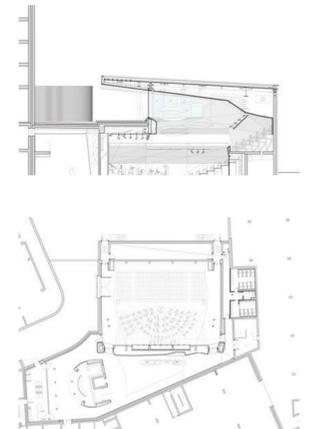
2



1



4



5



3

“In Switzerland, quality comes before all else.”

Christina Seilern designed the 663-seat Andermatt Concert Hall and the Michelin-starred Gütsch mountain restaurant.

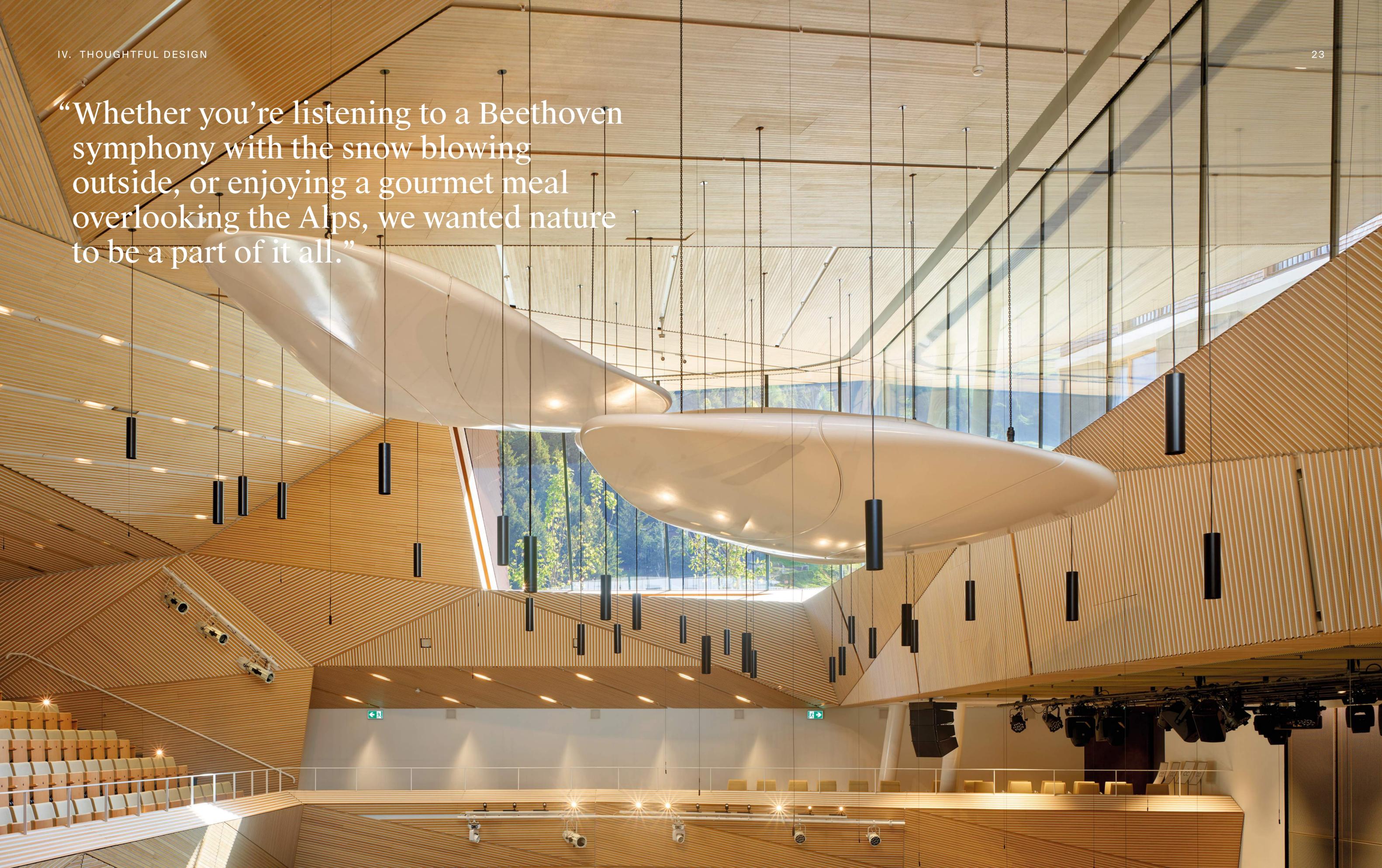
Through the use of local materials and a design that blurs the lines between outside and inside, both buildings exemplify a harmony between architecture, nature and village surroundings.

“Architecture in Switzerland is about responding to the elements. Having grown up in the mountains, I am very familiar with what it means to be exposed to nature of awe-inspiring scale.”

With the opening of the Andermatt Concert Hall in 2019, Andermatt became the first Alpine destination with a concert hall able to host a 75-piece full symphony orchestra.

Seilern lifted a large section of the existing roof to double the acoustic volume, and created a glass facade on street level – flooding the venue with natural light creating a more open atmosphere.

“Whether you’re listening to a Beethoven symphony with the snow blowing outside, or enjoying a gourmet meal overlooking the Alps, we wanted nature to be a part of it all.”



“The pleasure of seeing the mountains is so much part of my DNA.”



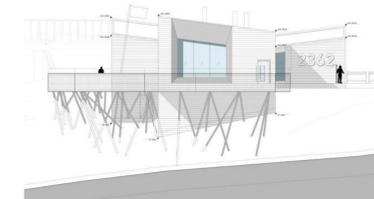
The design takes inspiration from traditional Swiss shepherd's huts



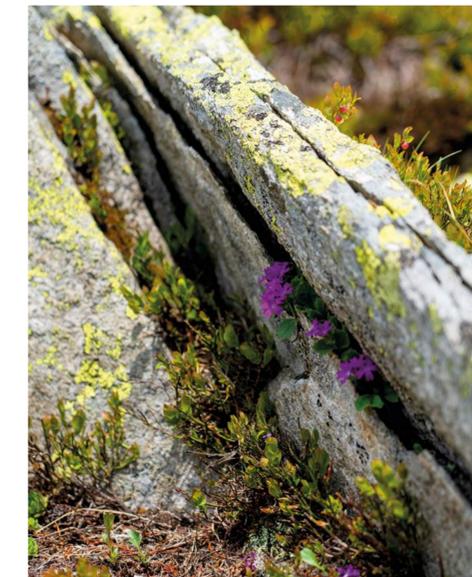
1



2



3



4

The Gütsch mountain restaurant is located in a dramatic setting at 2,300 metres altitude.

The design reflects the silhouette of traditional Swiss shepherd's huts thanks to rough stone walls.

Seilern took inspiration from the environment and drew on the knowledge of generations of Swiss craftsmen.

1. The walls of the Gütsch mountain restaurant mix rough and smooth surfaces
2. Restaurant visitors have the feeling of floating above the world
3. Elevated ideas: architectural plans for Gütsch restaurant
4. A touch of colour amid the rocky landscape



Batteries recharged and ready to hit the slopes again



1. The restaurant feels at home in the snowy mountains
2. Local wood adorns the restaurant's terrace
3. Batteries recharged and ready to hit the slopes again

1



2



3

Christina Seilern's CV

- 1970: Born in Lausanne, Switzerland
- 1996: Graduates with a Master of Architecture from Columbia University
- 1997: Joins Rafael Viñoly's practice in New York
- 2006: Establishes her firm, Studio Seilern Architects, in London
- 2019: Completes the Andermatt Concert Hall and Gütsch restaurant

“My ambition was to create something that feels like it’s always been there and reinterpret it in a contemporary manner.”

“Working in Switzerland there’s a real dialogue between craftsman and architect, everyone is collaborating to see how the vision can be achieved.”



Diners are treated to dramatic mountain views

Building sights

A tour of Andermatt's architectural highlights

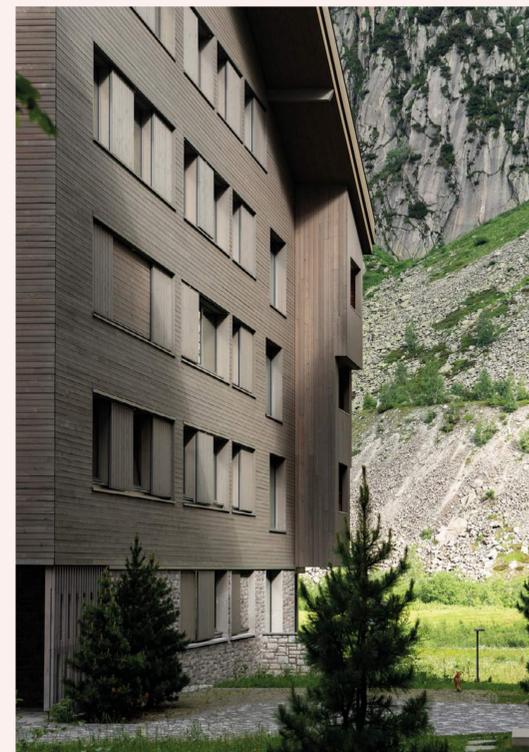
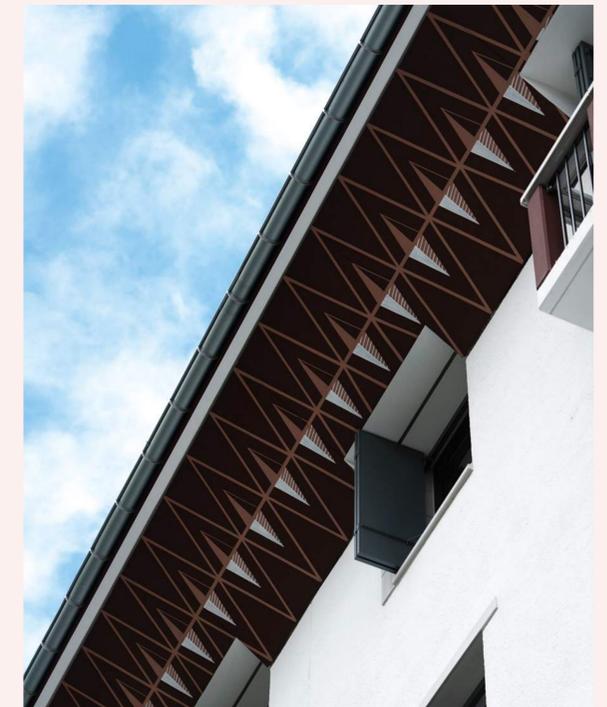


1 The Chedi Andermatt
Opening its doors in December 2013, The Chedi Andermatt was designed by renowned Belgian architect Jean-Michel Gathy. The interior design blends typical Alpine touches – wood panelling, fireplaces, beamed ceilings – and an Asian-inspired approach to colour and natural materials. The decidedly Swiss exterior offers a minimalist take on traditional chalet design with a timber-clad façade and individual balconies.

2 Ursern valley museum
The Talmuseum Ursern is housed in one of the most impressive patrician buildings in the valley. Dating from 1786, when it was built by the region's former chief magistrate Franz Dominik Nager, it boasts all the features of traditional, late 18th-century architecture, such as a gabled roof and an adorned, symmetrical façade. Aficionados of baroque ornamentation will particularly enjoy the lavishly decorated salons.

3 The Swiss House
Andermatt's 18-hole golf course is the collaboration of two Kurts: Kurt Rossknecht, Germany's most renowned golf course designer, and Bern-based architect Kurt Aellen, who designed the clubhouse, also known as The Swiss House. The clubhouse with its rough stone walls and pitched roof mimics the surrounding mountain peaks, while the sprawling golf course equally forms a harmonious whole with the natural environment.

4 Haus Fuchs
The lime plaster and grey concrete-walled apartment building Haus Fuchs might seem unassuming at first, but upon closer look it turns out to be a celebration of local craftsmanship with mural paintings adorning the roof edge and entranceway. The paintings were inspired by the region's typical painted façades and reinterpreted in a more contemporary, minimalist manner.



5 Haus Steinadler
Resting on a massive stone base, the wood-clad Haus Steinadler residence reminds of a traditional Swiss mountain chalet with a clean, modern aesthetic. The 12 apartments are fitted with meticulously crafted features to create an elegant, yet typically Alpine atmosphere, while the generous windows and south-west-facing balconies open out onto stunning mountain vistas.

Smart living

Raf Dauwe, the architect behind our Koya residence, gives us his take on Swiss craftsmanship, and explains why the resident is at the beginning and end of every well-designed building.



So much of Swiss design relates to the **landscape**. Think of Swiss craftsmanship – much of it is rooted in the need to create a shelter against the rough climate. That's why the **quality of design and materials** is so good. It had to last.

Quality isn't just about shiny and nice materials. It's about creating an environment where you can feel **comfortable and safe**. A house isn't a home until it's lived in. But in order for it to be lived in, it needs to be built with the resident in mind. It's a truly **symbiotic relationship**. So when I say Swiss design is rooted in landscape, I don't only mean the physical topography and climate. I also mean the intended audience and existing culture. Everything is **thought through and planned** to suit its environment perfectly. Rather than being about one specific style, Swiss architecture and craftsmanship is about the process. **Form follows function**.

1. The Zurich-based, Belgian-born architect Raf Dauwe
2. Natural building materials are the star of the show
3. Large windows blend together indoor and outdoor living



People visit Andermatt to enjoy its nature: skiing, hiking, biking, golfing... There's this pre-existing bond between the town and the people it attracts.

That's why our buildings try to centre around a connection between **inside and outside** in one way or another. That is typically Swiss design: a smart, **considered approach** of the **highest quality**.



About the architect

Raf Dauwe is a Zurich-based Belgian designer. An architect with extensive international expertise, he is known for combining the best technical solutions with the finest materials and most meticulous designs, creating spaces that welcome every aspect of living.

Going above and beyond Respecting our past and protecting our future

What exactly is it that makes Andermatt the new height of Alpine living? The CEO of Andermatt Swiss Alps, Raphael Krucker, gives us the lowdown.



Raphael Krucker, CEO
Andermatt Swiss Alps AG



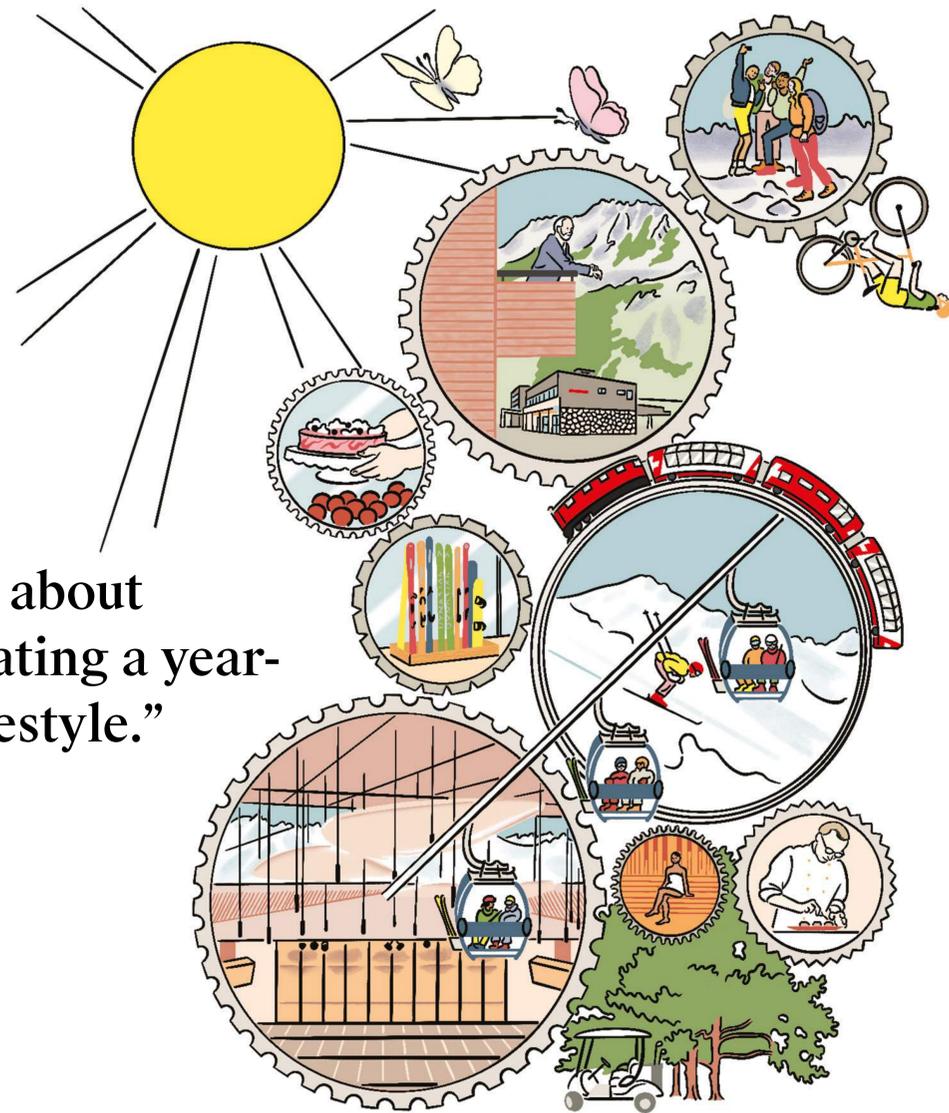
“In everything we build, we reinterpret typically Swiss design features with contemporary flair.”

Andermatt Reuss rings in a new era of Alpine design.

We used noble, locally sourced materials and state-of-the-art construction techniques to create a development that is in harmony with the environment.

The blend of classic Swiss design and contemporary flair lends the town an international, yet authentically Alpine character.

“We are passionate about curating and cultivating a year-round mountain lifestyle.”



There are so many ways our guests and residents choose to enjoy their time in Andermatt.

Choose from skiing, hiking, golf, world class concerts and more.

We're curating a lifestyle that blends Andermatt's outdoor activities, fine-dining, culture and wellbeing offering, while keeping things close-knit.

“It's in the interest of all of us to protect Switzerland's pristine mountain environment.”



We're committed to creating a sustainable future for Andermatt and the region beyond.

Andermatt Responsible is our campaign for sustainable, climate-friendly tourism in the region.

We incorporate the community in mountain clean-ups and keep the consumption of resources as low as possible.

Own a piece of Andermatt

Becoming a homeowner in Andermatt isn't only about acquiring property with a strong rental yield and anticipated growth in capital value; it means investing in a future-proof vision.

Second home law exemption

All apartments for sale by Andermatt Swiss Alps are not effected by the Second Home Law, or Lex Weber Law, a Swiss law that limits construction permits for new second homes based on a project-related special-use zoning plan. Andermatt is the only Alpine destination that can offer **high-quality new and purpose-built residences**, elevated for a global sensibility in the Swiss tradition of quality craftsmanship.

Management

All Andermatt Swiss Alps private properties, along with the common parts of the town, such as car parks and wider infrastructure, are managed by our **in-house Customer Service team**, meaning that homes and investments are well cared for at all times. This gives owners **peace of mind** while they are away for longer periods of time.

Rental pool

ASA offers a **rental programme** on all properties in Andermatt Reuss, enabling owners to generate rental income when their property is not in private use. The company looks after the **management** of the unit, taking care of the entire reservation process, including on-site guest assistance. Each unit is equipped with the standard furniture package and ASA determines the rental prices based on factors such as location, season and competition.



Owner benefits

Owners enjoy **discounts** on season passes for the Andermatt+Sedrun+Disentis ski region, on private lessons at the Andermatt Snow Sports School and on entrance fees at Golf Club Andermatt-Realp, as well as **reductions** at a number of select retailers, restaurants and service providers, including The Chedi Andermatt, Andermatt Concert Hall and the Radisson Blu Hotel.



A rare opportunity

The reasons to invest in a new-build property in Andermatt are many, but here are five of the most compelling draws.

Lex Koller exemption

Andermatt is the only **Alpine destination** in Switzerland to be exempted from Lex Koller regulations, meaning that foreign owners are able to purchase real estate and turn this unique village into a home. As a result, the town with its **new and purpose-built residences** attracts a global community, all drawn by the benefits of investing in property with a strong rental yield and anticipated growth in capital value.

Low tax

The canton of Uri's top income tax rate is the **second lowest in Switzerland** and nearly one-half of the tax rates in Italy, Germany, France and the UK, making Andermatt a leader in low tax rates. Add to this an **absence of estate taxes or gift taxes** in Uri, and one gets an image of why the canton's inheritance laws are among the most favourable worldwide.

Access to Swiss mortgages

Applying for a mortgage in Switzerland is **quick and easy**, with Switzerland's leading banks – such as UBS or Credit Suisse – typically willing to lend up to 70% of the purchase price. ASA's sales team has extensive experience supporting international clients with the mortgage application process.

Swiss residency

When relocating their main domicile to the canton of Uri, foreign nationals can gain Swiss residency under the **lump-sum taxation scheme**. It's an advantageous taxation regime for wealthy and financially sound individuals as it means that they do not have to fill in tax declarations on their global income and assets.

Low cost of purchasing

The cost of purchasing real estate in Switzerland is lower than in most of Europe, with costs ranging between 0.25% and 3.55% of the total purchase price. In Uri, purchasing costs are at only 0.3%, making the canton **one of the most favourable in Switzerland**. In addition to low purchasing costs, Andermatt Reuss has benefitted from a 38% **increase in real estate value** since 2012.



In our nature

Andermatt wouldn't be what it is without its scenic surroundings. That's why every inch of land needs to be protected. Here are just a few of the ways we are doing our bit to help.

1

Green electricity

All of our properties, as well as Andermatt's lifts and gondolas, are 100% powered by renewable energy from hydroelectric power stations and wind turbines found in the Ursern valley.



2

Mindful carbon consumption

We try to expend as little carbon as possible. For example, a wood-chip-powered plant heats all of our hotels, apartment buildings in Andermatt Reuss and our golf clubhouse.



3

Respect for the environment

Our golf course is certified with the GEO label, a globally recognised sustainability distinction for the golf industry. Not only has the site been designed with ecological aspects in mind but it also provides room for indigenous plants and wildlife to thrive.



4

Waste reduction

There is a no PET policy on the mountain. By introducing glass bottles, we've managed to limit our one-way plastic waste.

5

Communal efforts

Caring for the environment is everyone's responsibility. Clean-up days are the best way to get the community involved. Our last one saw 60 volunteers come together. And thanks to our car-free streets in Andermatt Reuss, there's nothing but clean mountain air around us.

Clear vision

A bird's eye view of Andermatt and all it has to offer – now and in the future.

1

Golf

The wild meadows bordering the fairways and greens of our GEO certified golf course are kept in check by goat herds to support biodiversity and a healthy environment.

3

Homes and more

Our vibrant new community of apartments, chalets, hotels, retail and gastronomy is powered by renewable energy sources, making it carbon neutral and built to the Swiss Minergie standard of ecological and sustainable design.

5

Connectivity

Andermatt Reuss is car-free but a centrally located train station offers good connections to the rest of Switzerland, while underground parking provides a sheltered space for your car until you're ready to leave.

7

Renewable energy

We source our energy from hydropower stations and wind turbines based in the Ursern valley.

2

Fine dining

Our restaurants, including the Gütsch restaurant, offer a wide range of vegetarian and vegan dishes that are locally sourced and climate-friendly.

4

Art and culture

Uniquely built to capture floods of natural light, Andermatt's Concert Hall can seat an audience of 650 as well as a full 75-piece orchestra thanks to a flexible stage.

6

Winter activities

With a gondola connecting Andermatt to Sedrun, the area offers a wealth of skiing options, including many off-piste freeriding possibilities.

8

Summer activities

On sunny days, visitors can explore the valley's sprawling hiking trails, take in spectacular views on biking tours or enjoy a round on Andermatt's award-winning golf course.



9

Community

Andermatt is thriving. As one of the region's largest employers, we support more than 1,000 employees from various countries.

10

Hospitality

The Chedi Andermatt is our five-star hotel, housing Michelin-starred dining, a spa and its own set of apartments and residences for those interested in longer-term investments. More residences and hotels are in the making.

11

Swissness

As demonstrated, diversity and inclusion are at our heart but also form our foundation. Andermatt is geographically located at a crossroads of culture and has been welcoming people from all over for centuries.

12

Waters

Andermatt is the source of four rivers: the Rhine, Reuss, Ticino and Rhone. Gushing into all four cardinal directions, the rivers can be reached on an exhilarating five-stage hike.

13

Wildlife

The Ursern valley boasts a number of protected wildlife reserves, home to a diverse fauna including chamois, ibex, red deer and marmots.

14

Historical village

From the St. Peter and Paul church to the Gotthardstrasse, the village heart brims with authenticity.

Creating destinations

Andermatt Swiss Alps has a strong partner in Orascom Development Holding, an expert in developing integrated destinations.

Andermatt Swiss Alps AG is transforming Andermatt into a prime, all-year-round Alpine destination. Our partner, Orascom Development Holding AG, is listed on the Swiss stock exchange and has its registered office in Altdorf in the canton of Uri.

The group is a leading developer of integrated destinations, including hotels, residential units and leisure facilities, such as golf courses, marinas and supporting infrastructure.

Orascom Development Holding has a diverse portfolio of worldwide destinations, spanning Egypt, the United Arab Emirates, Oman, Morocco, Montenegro, the United Kingdom and Switzerland. The group operates a total of 33 hotels with 7,178 rooms and owns approximately 101 million square metres of land.



info@anderlatt-swissalps.ch

General: +41 41 874 88 88

Sales: +41 41 888 77 99

anderlatt-swissalps.ch

Photography

Anderlatt Swiss Alps AG

Bruno Augsburg

Marvin Zilm

Roland Halbe

David Willen

Valentin Luthiger

Illustration

Masha Krasnova-Shabaeva

Designed and edited by

Winkreative

Anderlatt, 2021.

Disclaimer

The contents of this brochure have been prepared with the utmost care.

Although the company Anderlatt Swiss Alps AG takes every care to ensure

the accuracy of the published information, no warranty can be given with

regard to the correctness, accuracy, timeliness, reliability and completeness

of this information. The contents of this brochure are subject to Swiss copyright

law. Reproduction, editing, distribution and any kind of use outside the limits

of copyright require the written consent of the respective author or creator.

Copies of this brochure are only permitted for private, non-commercial use.

