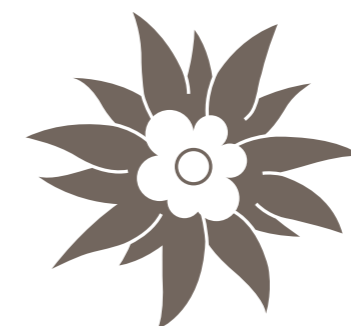


# APARTMENT HOUSE EDELWEISS



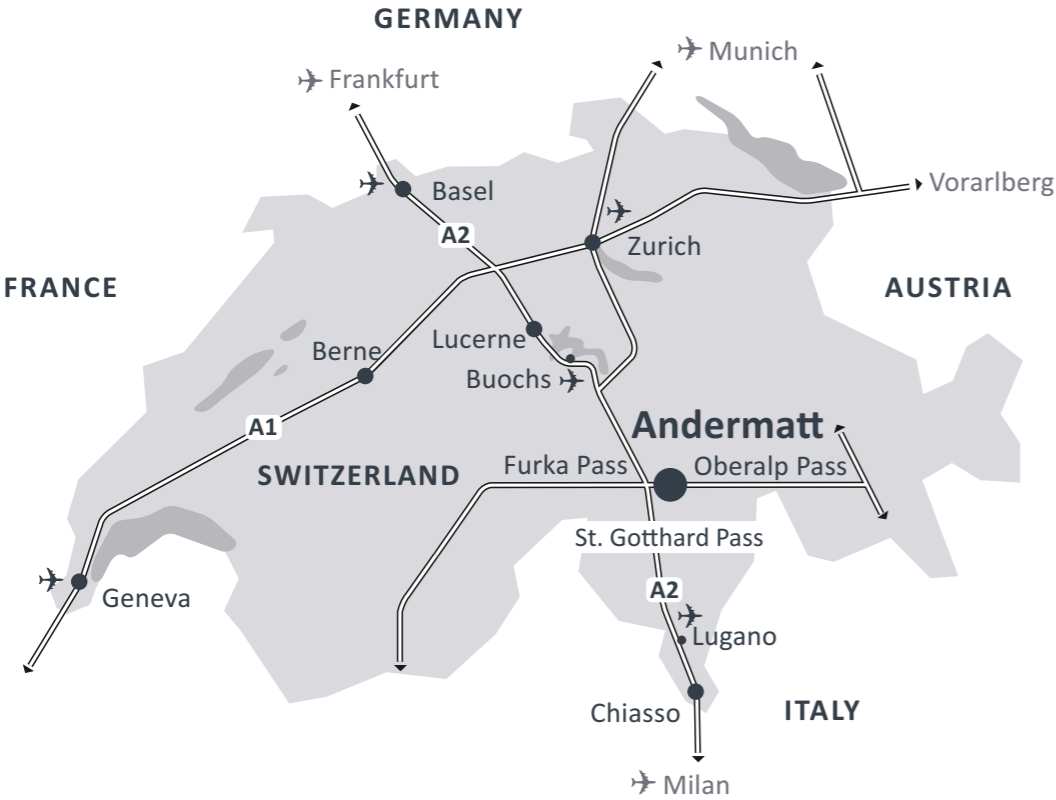
# Andermatt

The rich experiences of a Swiss alpine destination await you 365 days a year in Andermatt. In summer the region is enticing for hiking, climbing and mountain biking. And the ecologically designed 18-hole golf course, which meets international tournament standards, is located directly adjacent to the village. Exclusive spa and wellness facilities offer relaxation throughout the year. With a great many restaurants and numerous special events, Andermatt boasts an impressive offering also in terms of culture and dining.

In winter the snow-sure region is highly regarded for all types of winter sports. Here, ambitious skiers as

well as families and leisure skiers find ideally-suited slopes. The network of lifts and pistes is being further expanded over the next few years. With over 120 kilometres of slopes, the largest ski region in Central Switzerland is being created.

Thanks to excellent access to major national and international transport routes, these natural treasures are very near. Trains from every direction stop at Andermatt, and the idyllic mountain village in the Urseren Valley can be reached by car from Lucerne within an hour and from Zurich within 90 minutes.



## Resort

- Apartment House Edelweiss
- Apartment House Wolf
- Apartment House Biber
- Apartment House Gemse
- Apartment House Steinadler
- Apartment House Hirsch
- Apartment House Schneefalke
- Gotthard Residences & 4-star hotel

- 1 The Chedi Andermatt hotel
- 2 Train station
- 3 Future hotels (planned)
- 4 Future apartment buildings (planned)
- 5 Chalets (planned)



## Architectural description

All the buildings in the Andermatt Swiss Alps resort are architecturally inspiring due to their individuality. Apartment House Edelweiss is no exception. It stands out by virtue of its compact volume and its unusual roof geometry. Diamond-shaped surfaces are scored into the painted façade, and their wavy pattern gives the building a certain lightness, which is accentuated by the colour concept. Starting from the dark base, the colour gradually lightens as it rises up the façade and then fades into the sky. The distinctive shutters with chevron pattern contrast with the curves of the broad arches that protect the entrance area and the balconies against wind and weather.

House Edelweiss is situated vis-à-vis the Gotthard Residences and the new 4-star hotel. It is built upon a subterranean infrastructure base which houses the underground car park and the utility systems. The location, directly on the village square, gives the apartments a lot of room and light and provides views of the surrounding natural countryside. Various commercial spaces are planned in order to bring a lively mix to the neighbourhood.

465 m<sup>2</sup> of commercial space will be provided on the ground floor of House Edelweiss. On the four stories above, 15 apartments with one to three bedrooms

will be provided. The apartment layouts are designed around the needs of today's lifestyle. At the heart of the compact and well-thought-out floor plans is the open living and dining area in connection with a modern open kitchen. The spacious bedrooms are private retreats. The bathrooms and utility room with washer and dryer meet the high standards one expects of an alpine apartment.

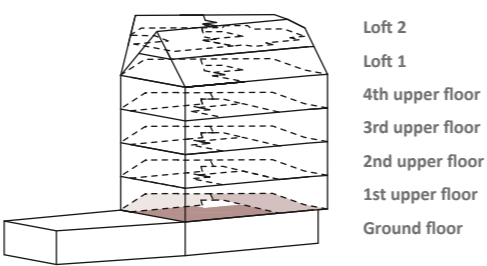
Beneath the roof are two exclusive maisonettes with four and five bedrooms. In the living and dining area, the two levels are elegantly combined with an open gallery and extra-high windows. The heart of the lower level is the large living and dining area with cosy fireplace. On the upper level, which can be reached direct via the main stair or elevator if desired, a gallery and two additional bedrooms with ensuite bathrooms or shower rooms are provided.

All the apartments will enjoy a high standard of interior finishing. What's more, buyers can have their say in choosing among the options for the fixtures and finishes of their apartment.

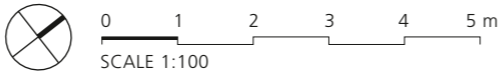


# Floorplan

## 1st upper floor



I.OG-1	I.OG-2	I.OG-3
3-bedroom apartment	2-bedroom apartment	2-bedroom apartment
GFA 117.2 m²	GFA 98.2 m²	GFA 96.0 m²
UFA 108.6 m²	UFA 91.9 m²	UFA 89.2 m²
Terrace 28.1 m²	Balcony 8.3 m²	Balcony 6.9 m²



# Exclusive

«Have your say in the choice of  
interior finishes and fixtures.»



# Floorplan

## 2nd | 3rd | 4th upper floor

II.OG-1   III.OG-1   IV.OG-1	
1-bedroom apartment	
GFA	52.4 m <sup>2</sup>
UFA	49.7 m <sup>2</sup>

II.OG-2   III.OG-2   IV.OG-2	
2-bedroom apartment	
GFA	98.2 m <sup>2</sup>
UFA	92.3 m <sup>2</sup>
Balcony	8.3 m <sup>2</sup>

II.OG-3   III.OG-3   IV.OG-3	
2-bedroom apartment	
GFA	96.0 m <sup>2</sup>
UFA	89.2 m <sup>2</sup>
Balcony	6.9 m <sup>2</sup>

II.OG-4   III.OG-4   IV.OG-4	
1-bedroom apartment	
GFA	60.7 m <sup>2</sup>
UFA	58.0 m <sup>2</sup>



# Central

«You live in the centre, right  
on the village square.»

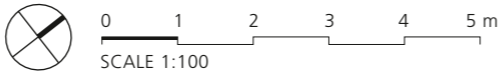
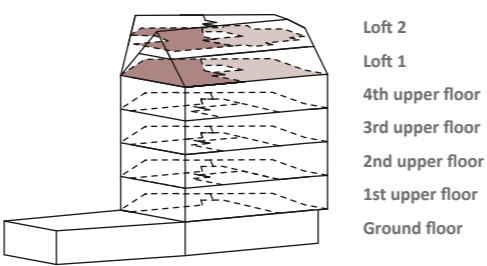


# Floorplan

## Loft 1

I.DG-1 | Loft 1 maisonette  
Total 270.6 m<sup>2</sup> GFA  
5-bedroom apartment  
GFA 175.7 m<sup>2</sup>  
UFA 165.1 m<sup>2</sup>  
Balcony 5.0 m<sup>2</sup>

I.DG-2 | Loft 1 maisonette  
Total 218.9 m<sup>2</sup> GFA  
4-bedroom apartment  
GFA 133.9 m<sup>2</sup>  
UFA 124.6 m<sup>2</sup>  
Balcony 8.3 m<sup>2</sup>



# Floorplan

## Loft 2

I.DG-1 | Loft 2 maisonette  
Total 270.6 m<sup>2</sup> GFA  
5-bedroom apartment  
GFA 94.9 m<sup>2</sup>  
UFA 84.6 m<sup>2</sup>

I.DG-2 | Loft 2 maisonette  
Total 218.9 m<sup>2</sup> GFA  
4-bedroom apartment  
GFA 85.0 m<sup>2</sup>  
UFA 78.3 m<sup>2</sup>



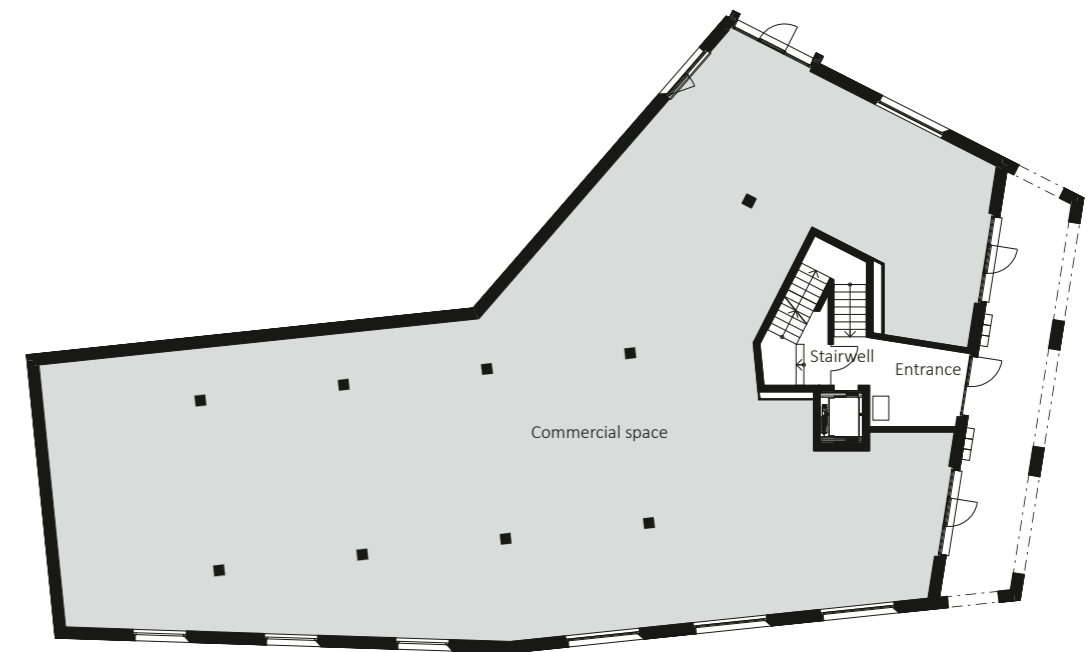
# Winter paradise

«Explore a wonderful winter sports area in Central Switzerland.»

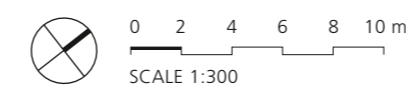




# Floorplan Ground floor / site Basement



A Cellar V.OG-2 8.6 m <sup>2</sup>	F Cellar III.OG-2 8.5 m <sup>2</sup>	J Cellar II.OG-3 8.5 m <sup>2</sup>	N Cellar III.OG-4 8.5 m <sup>2</sup>
B Cellar V.OG-1 8.9 m <sup>2</sup>	G Cellar IV.OG-4 8.5 m <sup>2</sup>	K Cellar I.OG-3 8.5 m <sup>2</sup>	O Cellar III.OG-1 8.5 m <sup>2</sup>
C Cellar I.OG-1 8.9 m <sup>2</sup>	H Cellar III.OG-3 8.5 m <sup>2</sup>	L Cellar I.OG-2 8.5 m <sup>2</sup>	P Cellar II.OG-4 8.5 m <sup>2</sup>
D Cellar IV.OG-2 8.9 m <sup>2</sup>	I Cellar II.OG-2 9.4 m <sup>2</sup>	M Cellar IV.OG-1 8.5 m <sup>2</sup>	Q Cellar II.OG-1 8.5 m <sup>2</sup>
E Cellar IV.OG-3 8.9 m <sup>2</sup>			



# Construction summary

## Ecology

House Edelweiss is being built and certified to the Minergie standard. All apartments feature mechanically controlled ventilation. The system provides continuous air exchange in all rooms and also serves the following purposes:

- Providing adequate filtered fresh air for the occupants
- Elimination of humidity and odours
- Energy savings by recovering thermal energy from the exhaust air
- Noise control for the occupants; everyone can sleep comfortably with all windows closed

Each apartment will have its own individually controlled ventilation system.

## Construction

The base slab, perimeter walls of the basement and underground garage and columns are in place, executed in reinforced concrete. Most of the basement partition walls are in sand-lime brick masonry.

All floor slabs and exterior walls above grade are in reinforced concrete to meet structural requirements and for seismic stability. Exterior walls covered with 22 cm high-quality exterior insulation and cementitious plaster coating, painted.

Interior partitions are 12.5 – 15 cm brick masonry. Separation walls between the apartments and around the stairwell are 25 cm monolithic reinforced concrete. Some of the walls in the living rooms and bedrooms and behind kitchen cabinetry are executed as gypsum-covered prewalls.

Some of the conduits, pipes and ducts in the basement and underground garage are surface-mounted on ceiling and walls.

## Roof

The roof terrace is constructed in concrete, and the main roof is framed in timber. Roof terrace build-up: vapour barrier, 18 cm high-quality insulation, water-

proofing membrane, separation and protection layer, ceramic tile laid on crushed stone respectively green-roof substrate with self-sufficient planting. Main roof: timber framing with 24 cm insulation between the rafters. Interior build-up: vapour barrier, furring and wood panelling. Exterior build-up: rigid fibreboard, sub-roof membrane, ventilation furring, roof sheathing, separation layer and standing seam metal sheet roofing.

## Electrical systems

Receptacles, switches and wiring for lights in the usual quantities and as shown on plans. Exterior receptacle, switch and light at balconies and terrace. Built-in lights in foyers, corridors, bathrooms, toilet rooms and kitchen. One multimedia outlet (TV, phone and computer) in each bedroom and in the living room. Each living room has at least one empty conduit for easy installation of additional telecom cabling. Doorbell with video doorphone at the apartment door.

## Heating / hot water

Central heating and hot water supply through a district system. In-floor heating in all habitable rooms. Optional fireplace for maisonette (Budget price CHF 25'000.–). A chimney from the ceiling to above the roof to be installed accordingly.

## Plumbing fixtures and fittings

Plumbing fixtures as shown on plans, in white. Acoustic damping for fixtures and fittings. Fittings and accessories with chrome finish. Bathroom / WCs with bathtub, toilet and lavatory (some with double lavatories) including base cabinet and wall cabinet with mirror & light. Some bathrooms also have a shower with glass partition. Shower / WC with shower with glass partition, toilet and lavatory with wall cabinet with mirror & light. Separate toilet room with lavatory, mirror and toilet. Drain lines in acoustically damped PE piping in prewall installation system.

## Washer / dryer

Stacked washer and dryer in each apartment.

## Kitchen

Kitchen in each apartment as shown on plans. Buyers can choose their own options in the design of their kitchen. Standard particle board cabinetry with synthetic resin laminate inside and synthetic resin fronts. Countertops in quartz composite (synthetic stone), ceramic or granite, stainless steel sinks, fully integrated refrigerator with freezer compartment, induction cooktop, circulation / extraction cooker hood, built-in dishwasher and combi-steamer (some also with a separate microwave). The kitchens in the maisonettes feature lacquered cabinet fronts and an integrated wine cooler.

## Elevator

For 8 people, capacity 630 kg, barrier free, electromechanical drive.

## Windows

Wooden windows with aluminium exterior cladding, insulating glass  $U = 0.6W / m^2K$ . Ground-floor windows with high-security features against break in. Some windows are winter windows with sitting niche. Dual curtain tracks at each window.

## Sun protection

Full-height balcony windows with motorized exterior venetian blind with lip seal. Windows with normal sill height have either shutters (manually operated), inside roller blind or motorized exterior venetian blind with lip seal. Winter windows have shutters to the side (manually operated) and a sitting niche with inside roller blind.

## Plaster finishes

Textured plaster on all walls in the apartments and in the stairwell. Basement walls not plastered. Smooth plaster ceilings throughout, except in basement rooms.

## Doors

Interior doors with wooden frame and veneered leaf. Apartment doors with wooden frame and ve-

neered leaf with lintel and sill, acoustic damping and three-point latch. Built-in cabinetry in veneered particle board.

## Floor coverings

Painted cementitious screed over concrete floor slab in basement rooms. High-strength ceramic tile in stairways. Balcony floors in ceramic tile laid on crushed stone. Floating subfloor in all apartments. Wide-plank parquet ca. 2200 / 139 / 11 mm with wooden baseboard in foyer, corridor, storage room, kitchen, bedrooms, and living and dining room. Ceramic tile in bathrooms, shower rooms and toilet rooms (CHF 140 /  $m^2$ ). The budget price is for installed tile flooring including associated work and VAT.

## Wall finishes

In bathroom, shower room and toilet room, ceramic tile (CHF 140 /  $m^2$ ) floor to ceiling on walls with fixtures. Textured plaster finish on other walls (as in living rooms and bedrooms), painted white. The budget price is for installed tile flooring including associated work and VAT.

## Basement

Each apartment has a separate storage compartment in the basement.

## Ski and bicycle room

All the apartments will share a common ski and bicycle room. It will be equipped with ski racks, a boot dryer and bicycle racks.

## Landscaping

The outdoor surroundings (paved and planted areas) will be landscaped according to the landscaping plan.

Andermatt, February 2016

# Sales information

## Included in the price

Land share, provision of services to the site, construction costs in accordance with construction description, associated construction costs such as permits, connection fees, etc.

## Title transfer fees

Notary and property register fees (ca. 0.5%) shall be split 50-50 between buyer and seller.

## Terms of payment

Written, binding purchase commitment with an initial down payment of CHF 50'000.–.

Signing of a notarized contract of sale, with a down payment of ca. 25% of the purchase price (including the initial down payment).

Down payment of another 25% of the purchase price once the building shell is complete.

Payment of the remainder when the apartment is ready for occupancy, before the keys are handed over (transfer of benefits and risk).

## Financing

Basically, financing can be arranged with your appropriate bank or lending institute in accordance with your individual needs and wishes as a buyer. We will be happy to provide discreet consultation.

## Scheduled occupancy

Winter 2017

## Lex Koller / Second Home Law

The new resort in Andermatt is exempt from the Lex Koller. This gives international buyers the opportunity to buy and sell real estate property in Switzerland. Presently, this exemption from the "Lex Koller" is in force until 2030. In addition, all apartments offered for sale by Saschi Immobilien AG are exempt from the Swiss Second Home Law (this limits the construction of second homes to 20% of the number of residences in a community).

## Apartment rental

Andermatt Swiss Alps AG offers professional rental service to its holiday apartment owners.

## Reserved rights

The information in this brochure is based on the current state of planning, the associated calculations and the current HOA rules and regulations. Minor changes and prior sale remain reserved. The photorealistic renderings are intended to convey an impression of the planned development. They have merely an indicative character regarding building materials, colours, furnishings, architectural design and landscaping & planting. The seller expressly reserves the right to make changes (the exterior material and colour concept requires the review and approval of the enforcement authorities).

## Interior finishing options

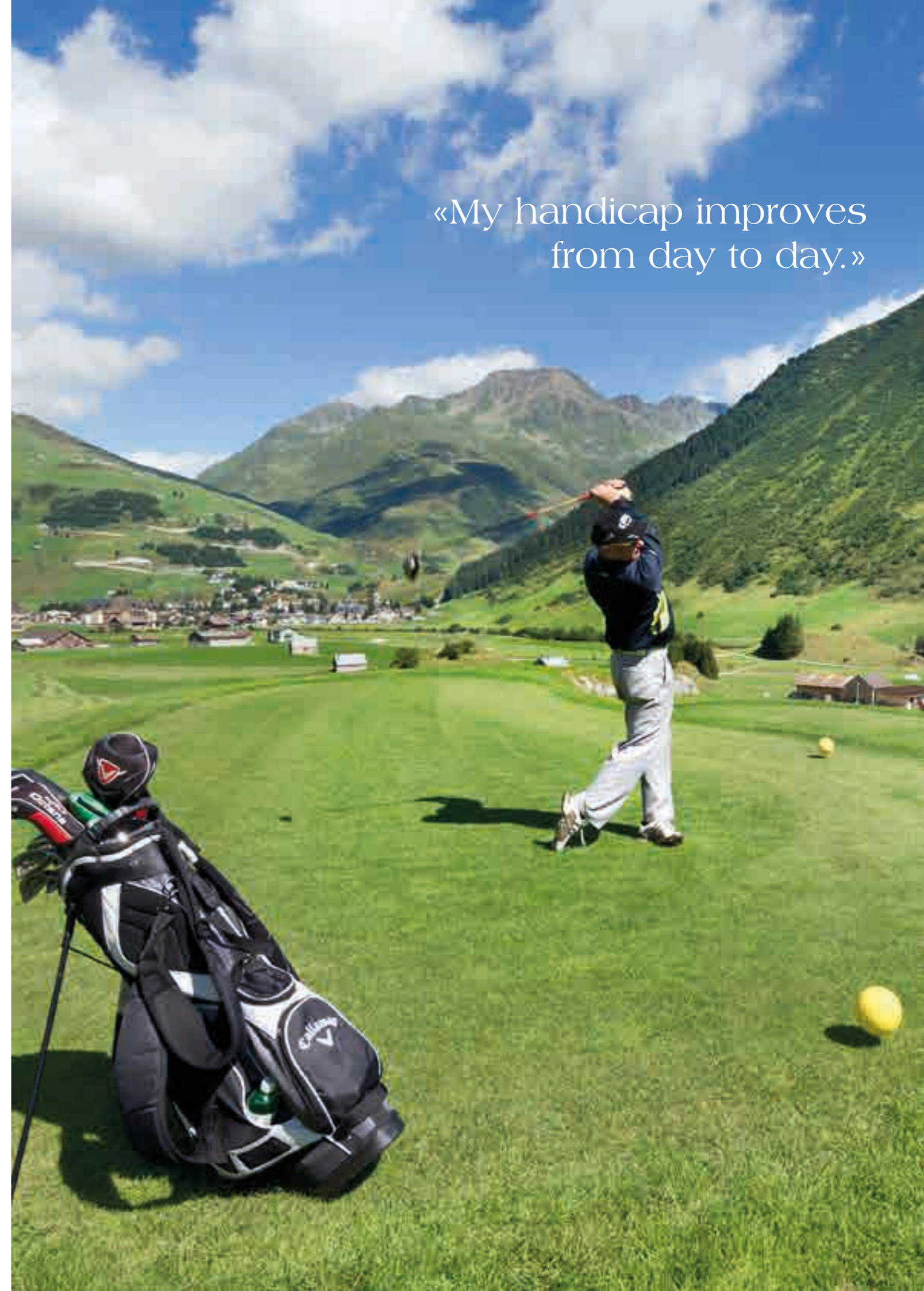
We propose a basic standard for all the apartments; nevertheless, you can choose among the interior finishing options in accordance with your personal wishes and expectations. Please note that changes to interior finishes and fittings (and the choice of options) depend on the stage of construction and can be realized only when requested in due time.

## Do you have a special wish for your interior?

No problem for us! Our specialists will be glad to help you, and show you optimal solutions.

Andermatt, February 2016

«My handicap improves  
from day to day.»



## The owner: Saschi Immobilien AG

The name Saschi is derived from “Sa” for Sawiris and “Schi” for Schmid. Thus the name reflects the people behind this partnership. The goal is to jointly develop real estate projects in Andermatt that meet the existing demand, especially in the Swiss market. The combination of the many years of real estate experience of the Schmid firm and the potential of the project by Andermatt Swiss Alps AG is the basis for long-term successful collaboration.

### Andermatt Swiss Alps AG

With the innovative and sustainable project Andermatt Swiss Alps, the traditional Swiss mountain village is being transformed into an attractive year-round destination. Once finished, the development will include six 4- and 5-star hotels, about 500 apartments in 42 buildings, 25 exclusive chalets, convention facilities, an indoor pool facility and an 18-hole golf course. Furthermore, the Andermatt and Sedrun ski areas are being merged to form the attractive SkiArena Andermatt-Sedrun. Andermatt Swiss Alps embraces a construction philosophy with deliberate use of sustainable materials that meet the MINERGIE® standard.



### Schmid Group

The Schmid Group is an owner-managed group of companies with core competencies in architecture, general contracting, construction and real estate. With great experience and commitment, the staff consistently implements the corporate philosophy of customer orientation and focus on quality. The Schmid Group furthermore underscores its social engagement with its social charter.



«Andermatt, the holiday region  
in the heart of the Alps.»

