



STEINADLER



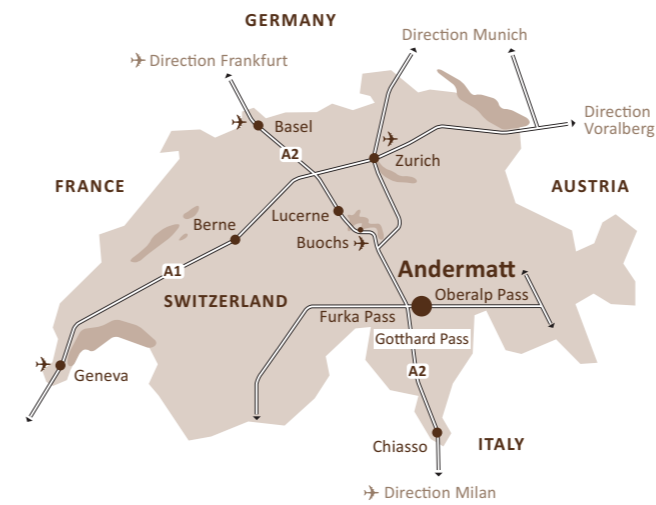
steinadler

Agile, sovereign and untameable, the golden eagle (Steinadler) is regarded as one of the most impressive figures of the Alpine fauna. Welcome to his kingdom!





ander matt



Andermatt is remarkably accessible. Thanks to its central location and its vicinity to the major transit routes (North-South and East-West), Andermatt has excellent connections to the transport network.

City and travelling times

- Lucerne: 1 hour
- Zurich: 1.5 hours
- Milan: 2 hours
- Munich: 4 hours
- Stuttgart: 4 hours

There is also an airfield for private aircraft in Buochs – only 45 minutes from Andermatt.

Andermatt Swiss Alps

With Andermatt Swiss Alps, the traditional Swiss holiday village of Andermatt will become an attractive year-round destination. A tailor-made range of real estate, hotel and leisure opportunities await you, together with a wide selection of sporting facilities and an infrastructure for cultural events and congresses. Whether as a residential or holiday destination, as a first or second home: Andermatt Swiss Alps is the right address for a balanced lifestyle.

Six new hotels in the 4- and 5-star sector, some 500 spacious apartments in 42 buildings and 25 chalets are available to you as your future domicile. Each building will be individually designed by one of more than 30 selected Swiss and international architect offices, which will guarantee a harmonic variety in the appearance of the village.



quality of life

Tradition and modern life are kept in balance and provide the perfect setting for relaxation and peace. A balance that is also reflected in the architecture. You will thereby experience the very latest in modern architecture in Andermatt Swiss Alps, combined with the character of a traditional Swiss mountain village. Materials such as wood, natural stone and glass set the modern accents of "Alpine Chic".

The car-free resort contributes to the high relaxation value. During your stay, your car stays in the underground garage, but always within reach: all apartments and hotels have direct access to the garage, and you can therefore reach your domicile directly from your car, and vice-versa.

You can also expect the highest standard of comfort and service. Among other services, an optional concierge service is available to you, provided by the operating company.

- 1 The Chedi Andermatt hotel
- 2 Train station
- 3 Sport centre (planned)
- 4 Additional hotels (planned)
- 5 Gotthard Residences and hotel
- 6 Apartment houses
- 7 Chalets
- 8 Golf course



to the Gotthard and Italy

to Zurich Airport

Apartment House Steinadler



apartment house steinadler

The apartment house Steinadler is built completely in the tradition of Alpine chalet architecture, and is located at the western edge of the resort. The floor plans were developed from the inside to the outside, like a fruit with core, flesh and skin: The central stairway with lift forms the core, and connects directly to all apartments. A layer consisting of bathroom, toilets and ancillary rooms surrounds the core, and serves the outer ring of living and sleeping rooms.

All apartments have a spacious living/dining room with open fireplace and balcony. The kitchen, which is open to the living room, combines modern living with the authentic mountain atmosphere. The floors, walls and ceilings in the apartments are all made from wood. Some built-in elements, such as the chimney or the benches, are from natural stone. The interplay of stone and wood underpins the classic chalet style.



alpine chic

Two areas in particular characterise the apartments: The living area with open kitchen and the private sleeping area with the master bedroom and bathroom. The choice of materials reflects the primitive mountain feeling, paired with a modern lifestyle. A solid central core, clad with natural stone, leads the way to the private area, whose walls are decorated in bright, natural colours. Hewed rock and planed wood provide a fascinating interplay.

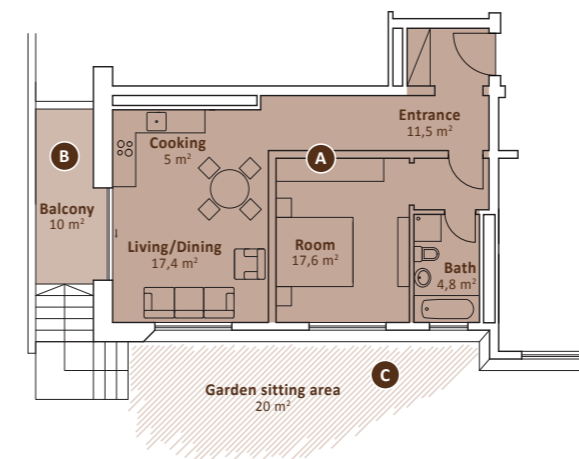




Areas

The saleable area is the actual living area adding the balcony area at 50 % and the garden sitting area at 25 %. The actual living area is the entire area excluding external walls and internal party walls, technical infrastructure zones (shafts) and the area in the attic with a room height less than 1.20 m.

Saleable area

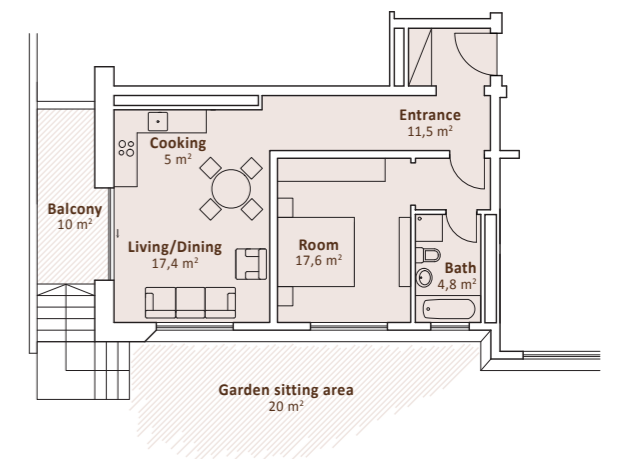


Apartment area with walls, without balcony and/or garden sitting area

Calculation of saleable area

A Interior area	60 m ²
B Balcony 10 m ² at 50 %	5 m ²
C Garden 20 m ² at 25 %	5 m ²
Saleable area	70 m²

Usable area

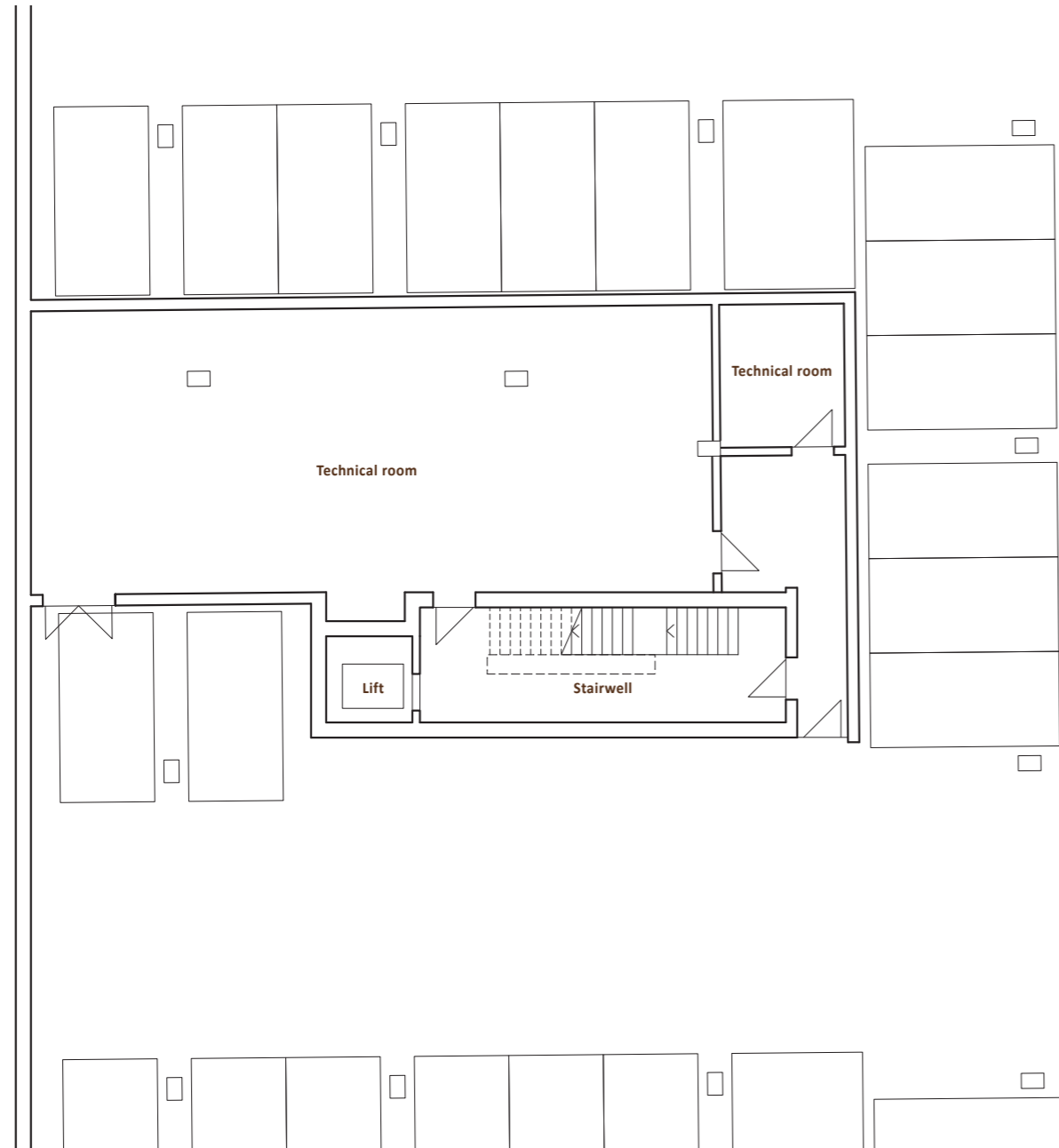
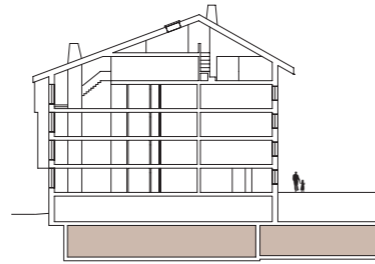


Apartment area without walls, with balcony and/or garden sitting area

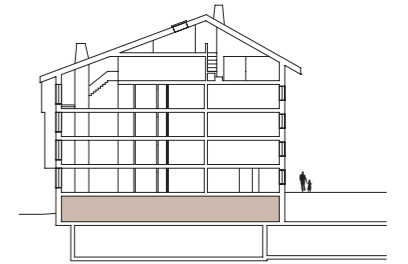
Calculation of usable area

Entrance	11,5 m ²
Bath	4,8 m ²
Room	17,6 m ²
Cooking	5 m ²
Living/Dining	17,4 m ²
Balcony	10 m ²
Garden sitting area	20 m ²
Usable area	86,3 m²

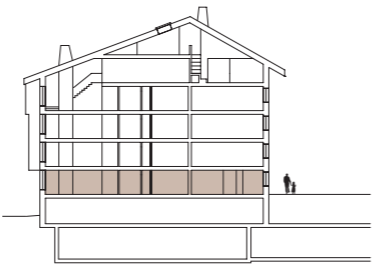
Basement 2



Basement 1



Ground floor

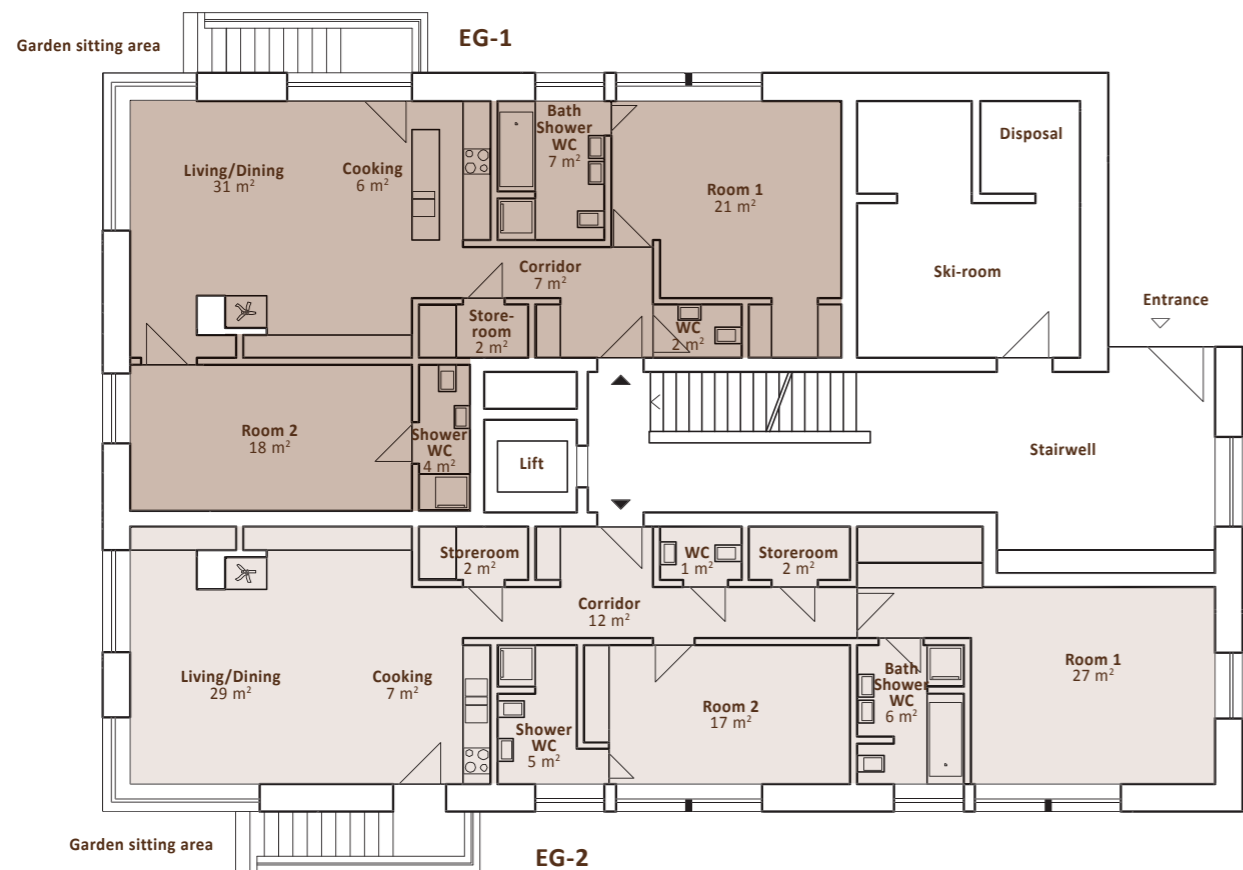


Apartment EG-1

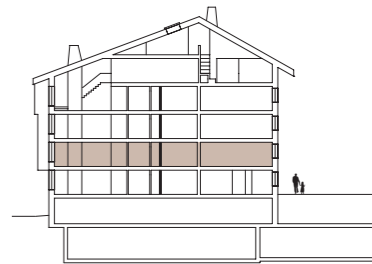
3.5-room apartment
113 m² saleable area
2 bedrooms
Garden sitting area

Apartment EG-2

3.5-room apartment
127 m² saleable area
2 bedrooms
Garden sitting area



1st floor



Apartment I.OG-1

2.5-room apartment
86 m² saleable area
1 bedrooms
Terrace

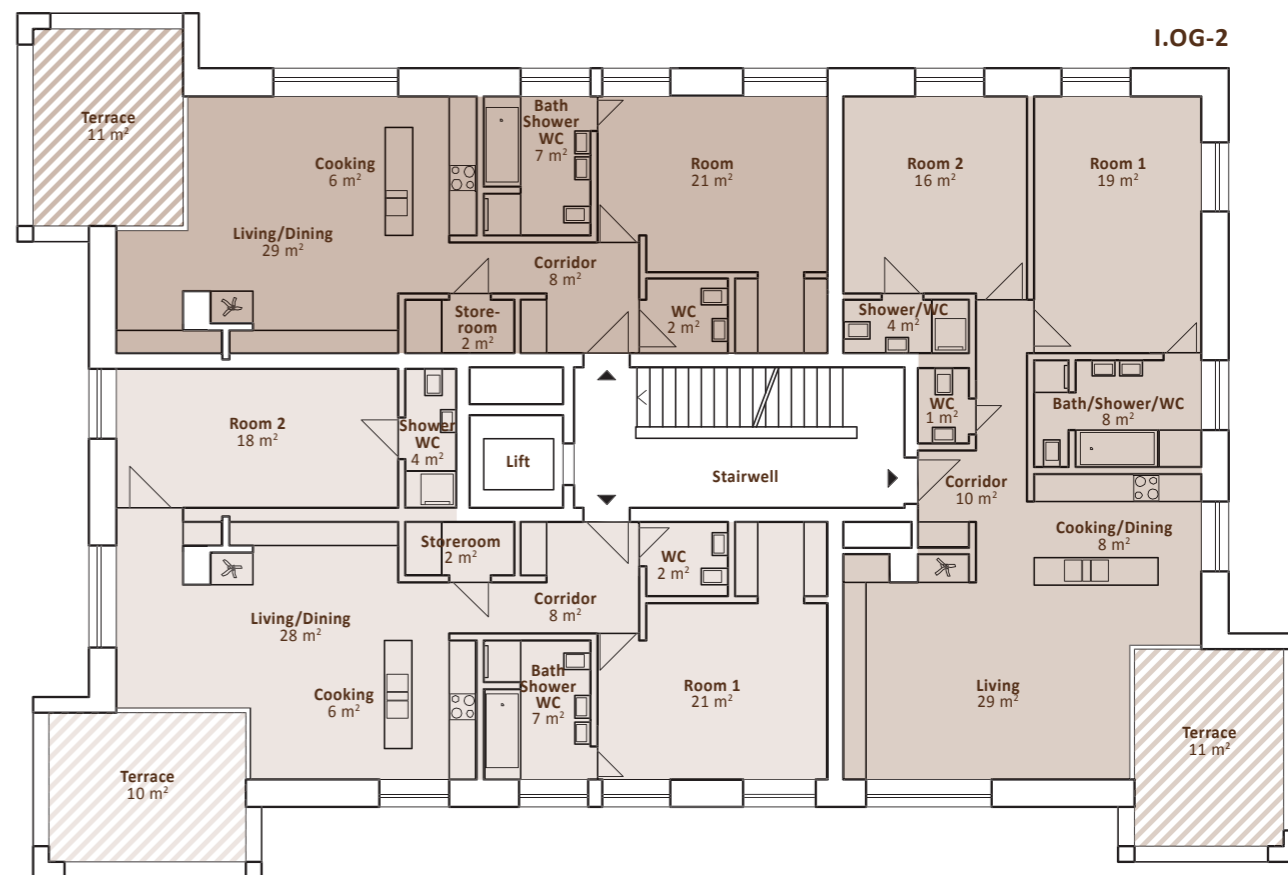
Apartment I.OG-2

3.5-room apartment
108 m² saleable area
2 bedrooms
Terrace

Apartment I.OG-3

3.5-room apartment
110 m² saleable area
2 bedrooms
Terrace

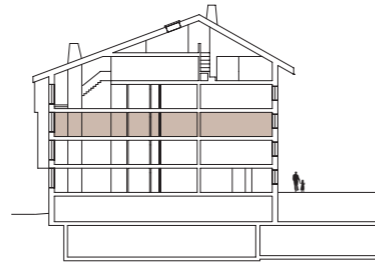
I.OG-1



I.OG-3



2nd floor



Apartment II.OG-1

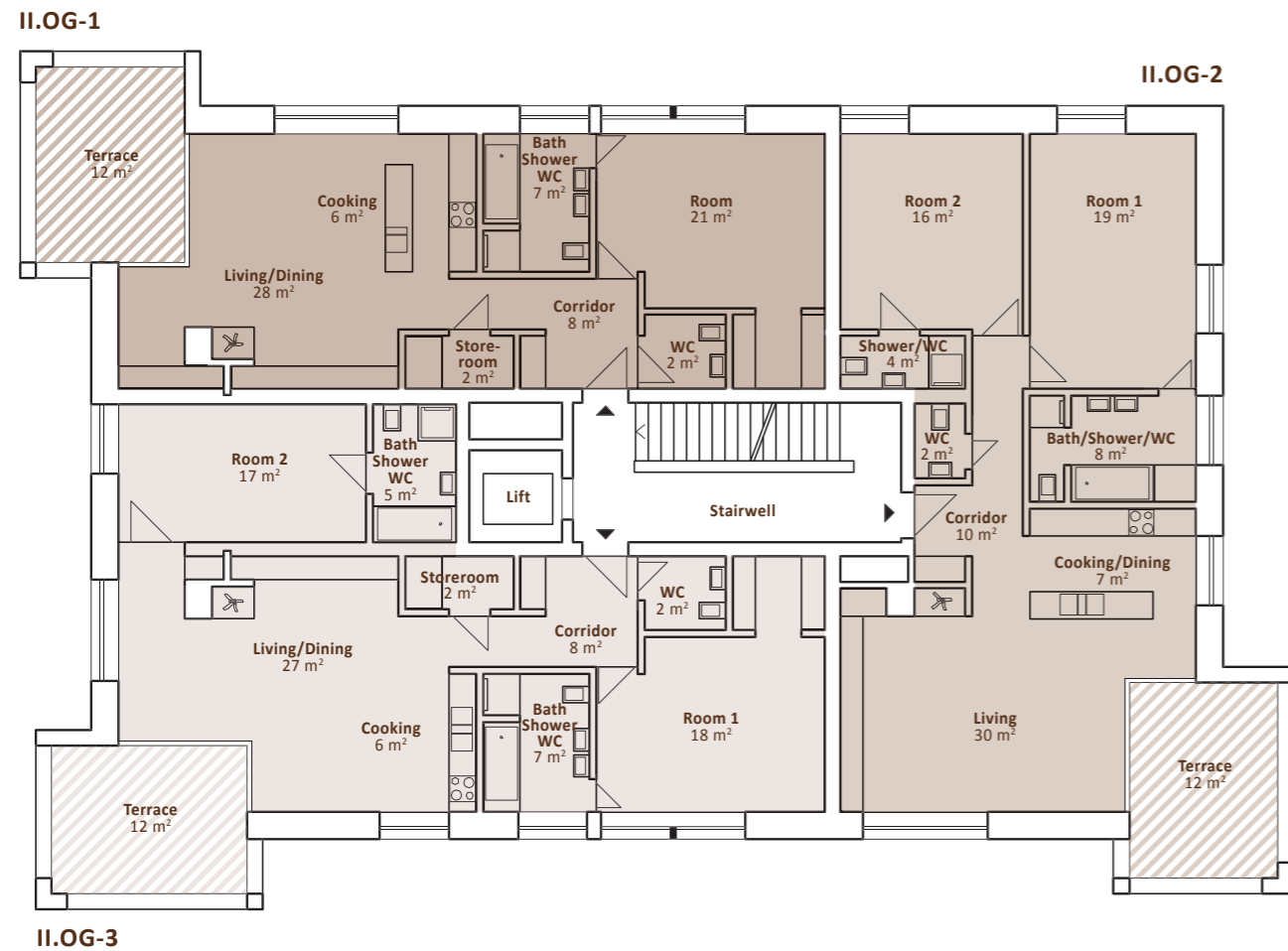
2.5-room apartment
87 m² saleable area
1 bedrooms
Terrace

Apartment II.OG-2

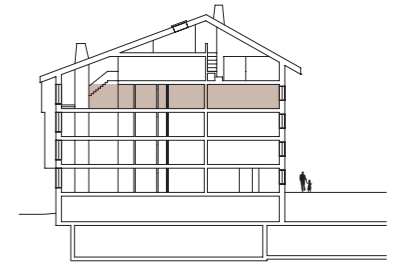
3.5-room apartment
108 m² saleable area
2 bedrooms
Terrace

Apartment II.OG-3

3.5-room apartment
111 m² saleable area
2 bedrooms
Terrace



3rd floor



Apartment III.OG-1

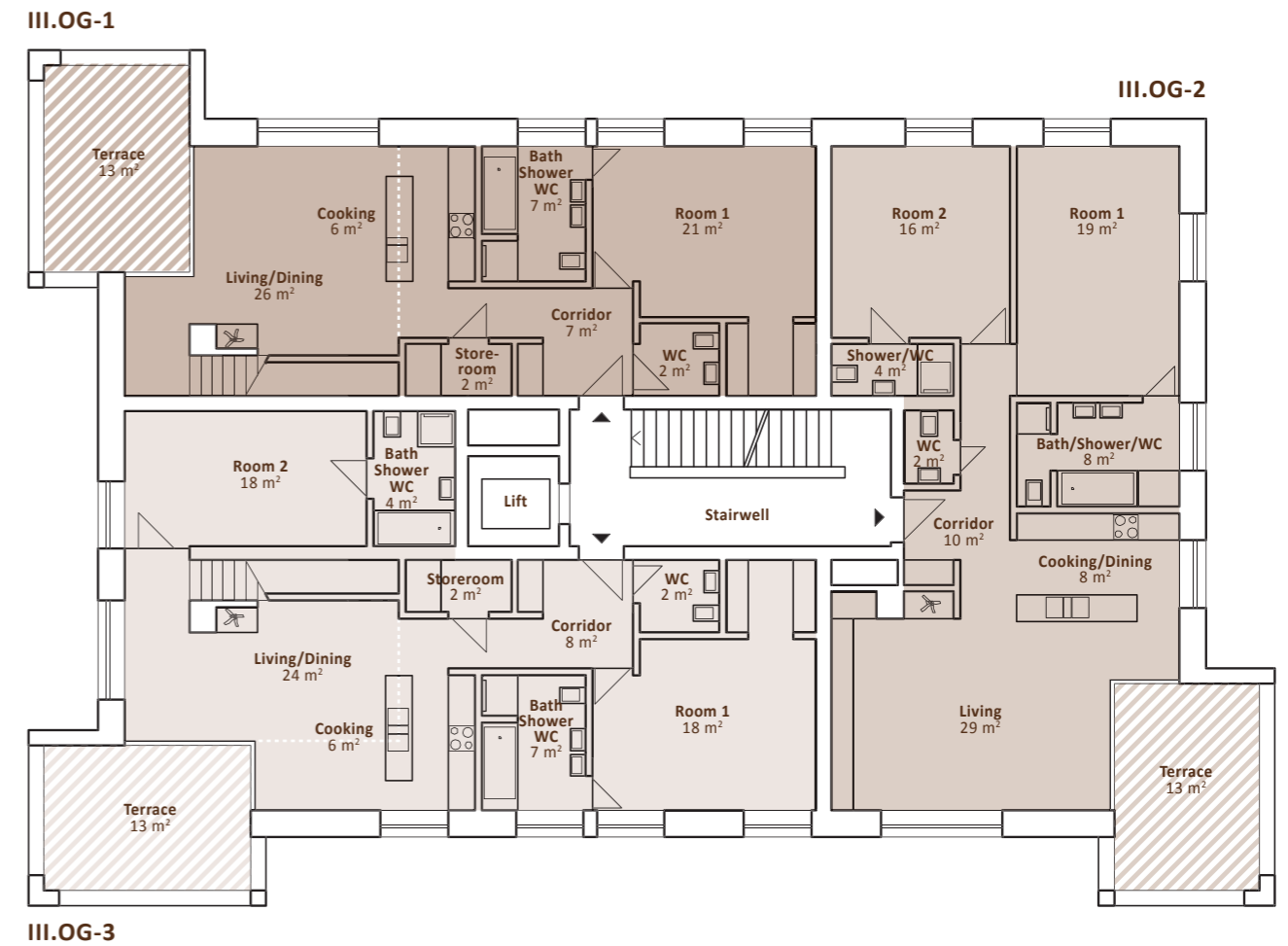
3.5-room maisonette apartment
140 m² saleable area
2 bedrooms
Terrace

Apartment III.OG-2

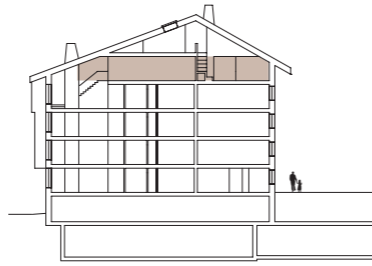
3.5-room apartment
109 m² saleable area
2 bedrooms
Terrace

Apartment III.OG-3

4.5-room maisonette apartment
164 m² saleable area
3 bedrooms
Terrace



Attic floor 1

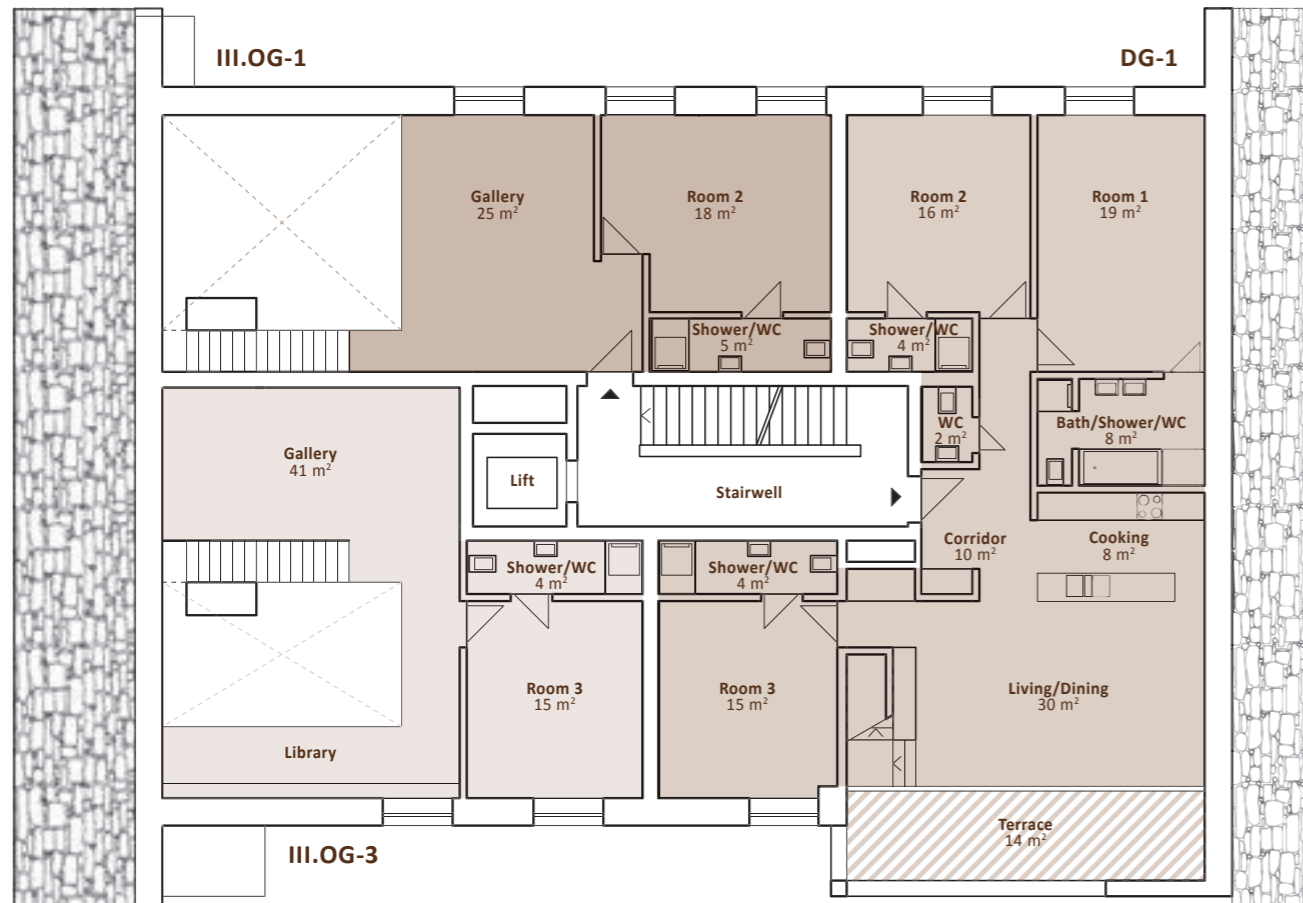


Apartment III.OG-1

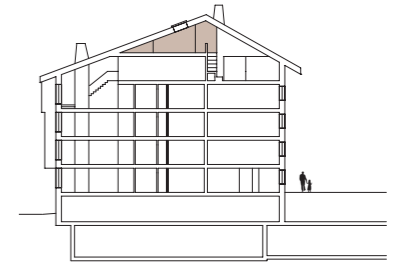
Apartment III.OG-3

Apartment DG-1

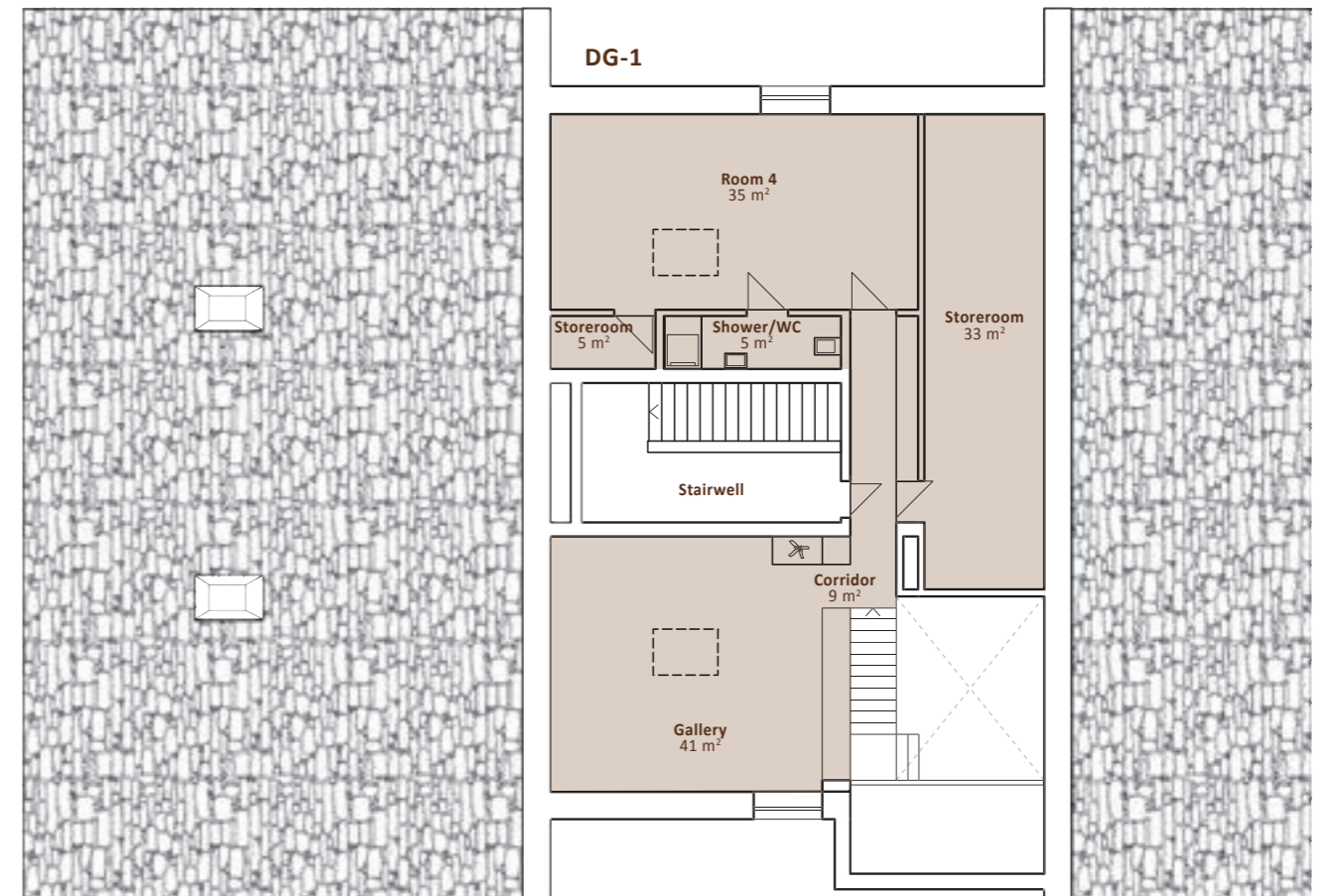
5.5-room maisonette apartment
239 m² saleable area
4 bedrooms
Terrace



Attic floor 2



Apartment DG-1





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Andermatt Swiss Alps AG
Gothardstrasse 2 | CH-6490 Andermatt
Telephone +41 41 888 77 99 | realestate@anderlatt-swissalps.ch

www.anderlatt-swissalps.ch



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