

TOURMALINE LUXURY ALPINE RESIDENCES

Discover and Own your piece of the Magical Valley



II
TOURMALINE

FOREVER HOME

Leschenalp, 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, Lötschental

Lauchernalp
SWISS RESORT RESIDENCES



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Discover and Own your
piece of the Magical Valley



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

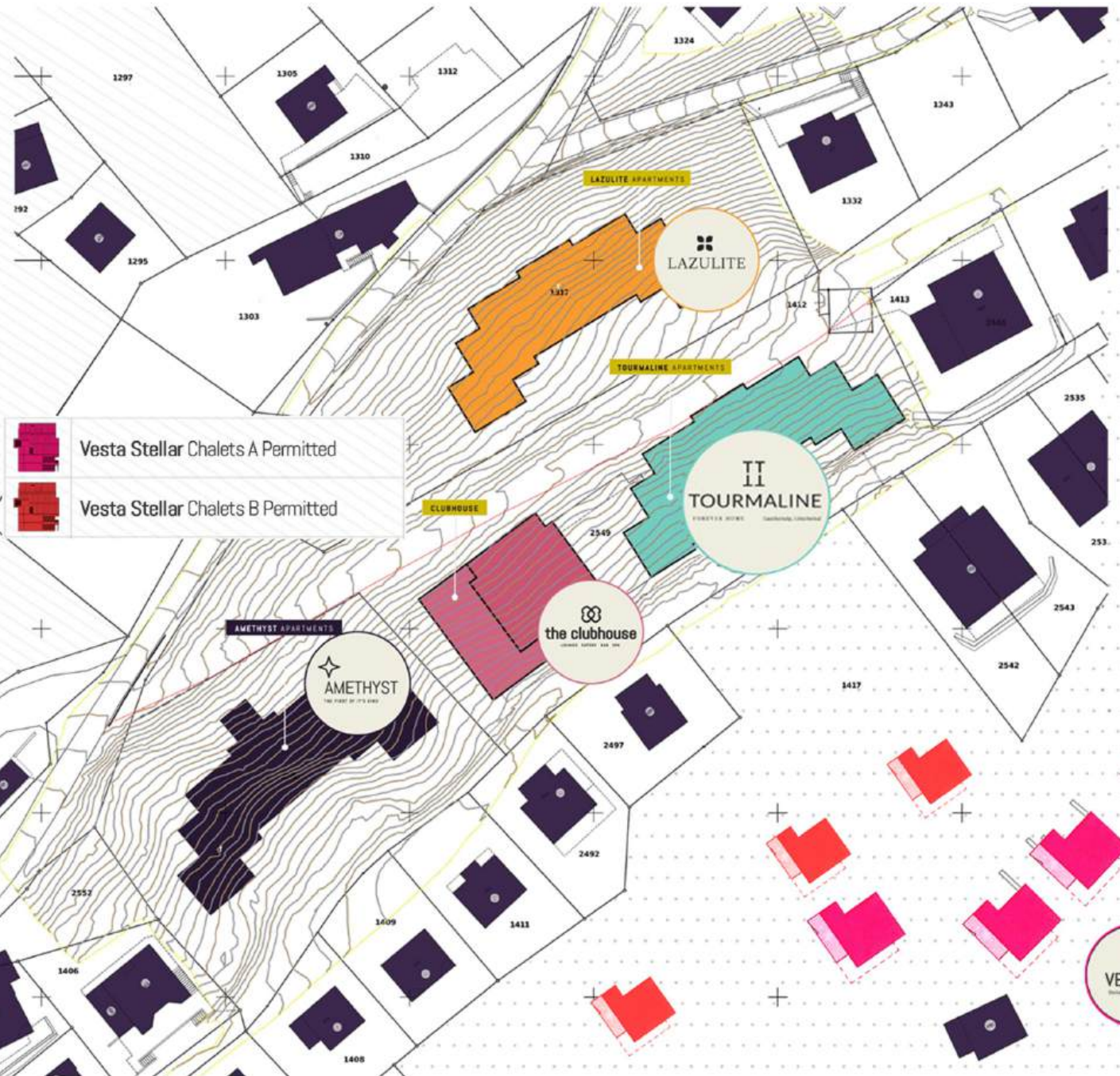
Lauchernalp Resort Layout

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)



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.



Available as

Studios,
2 Bedrooms,
3 Bedroom
Penthouses

FOREVER HOME



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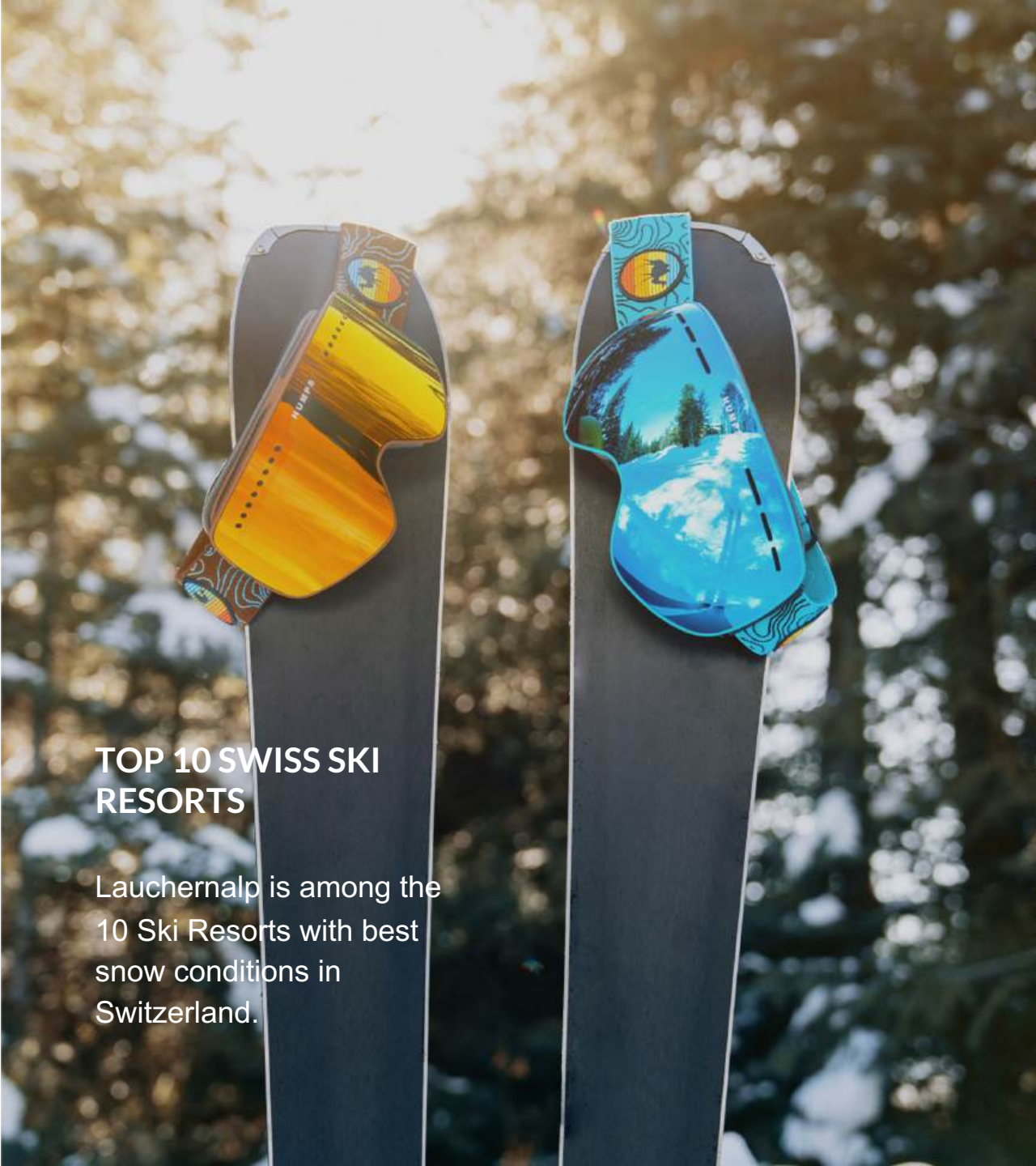
A focus on sustainability, state-of-the-art infrastructure and an exclusive location are just a few of the many benefits investors are looking for in Lauchernalp.

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.

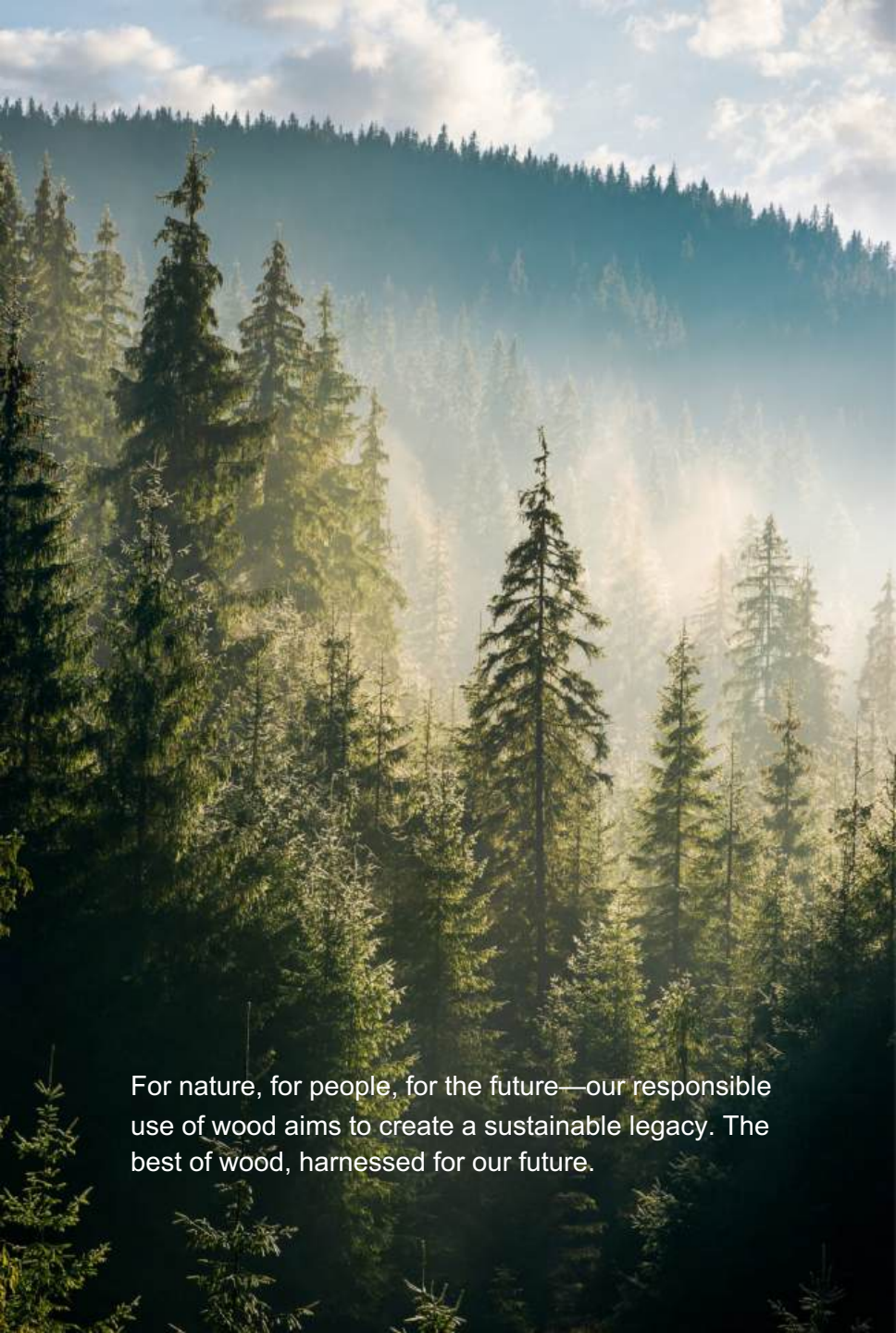
Magic Winter Wonderland



The Future is Built From Wood

How we are fully embracing Wood for
Our New Development Project

RUBNER  **TOURMALINE**
FOREVER HOME Lauchernalp, Löttschental



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 Residences | Penthouse



The Residences | Penthouse



The Residences | Penthouse



The Residences | Penthouse



The Residences | Penthouse



The Residences | Penthouse



The Residences | 2 Bedroom



The Residences | 2 Bedroom



The Residences | 2 Bedroom



The Residences | 2 Bedroom



The Residences | 2 Bedroom



The Residences | 2 Bedroom



The Residences | 2 Bedroom



The Residences | 2 Bedroom



The Residences | 2 Bedroom



The Residences | 2 Bedroom



The Residences | 2 Bedroom



The Residences | 2 Bedroom



The Residences | 2 Bedroom Bunkbed



The Residences | 2 Bedroom Bunkbed



The Residences | 2 Bedroom Bunkbed



The Residences | 2 Bedroom



The Residences | 2 Bedroom



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.

RUBNER

II
TOURMALINE

FOREVER HOME

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.

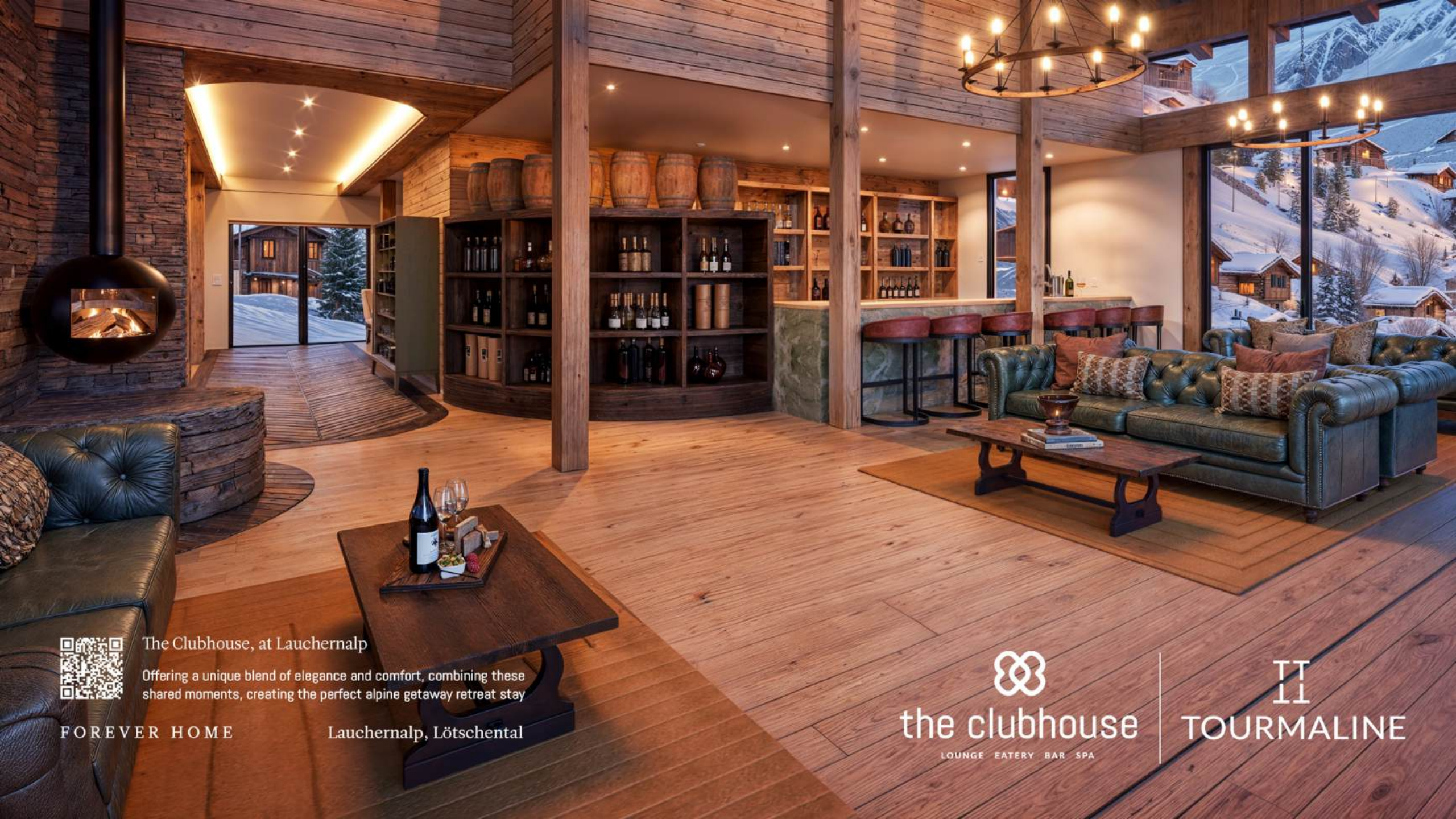
20 FF&E / OS&E

Furnishings and inventory according to respective inventory lists.



the clubhouse

LOUNGE EATERY BAR SPA



The Clubhouse, at Lauchernalp

Offering a unique blend of elegance and comfort, combining these shared moments, creating the perfect alpine getaway retreat stay

FOREVER HOME

Lauchernalp, Löttschental



the clubhouse

LOUNGE EATERY BAR SPA



TOURMALINE



Luxury Finishes and World-Class Amenities

- | | | |
|------------------|--------------------|----------------------------|
| Fireplace | Sauna & Steam Room | Bunk Beds |
| Luxury Finishes | Outdoor Hot tub | Outdoor Kitchen & Fire-pit |
| Glass Balconies | Wine Cellar | Access to Clubhouse |
| 180 Degree Views | | |


the clubhouse
LOUNGE EATERY BAR SPA

www.tourmaline-lauchernalp.ch

LAUCHERNALP RESORT RESIDENCES AG 2024 · ALL RIGHTS RESERVED.



Luxury Finishes and World-Class Amenities

- Fireplace
- Luxury Finishes
- Glass Balconies
- 180 Degree Views
- Sauna & Steam Room
- Outdoor Hot tub
- Wine Cellar
- Bunk Beds
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- Access to Clubhouse


the clubhouse
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Luxury Finishes and World-Class Amenities

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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.



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.

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.



the clubhouse

LOUNGE EATERY BAR SPA



BAUR

WOHNFASZINATION SEIT 1882



TOURMALINE

FOREVER HOME

Lauchernalp, Lötsechtal



the clubhouse

LOUNGE EATERY BAR SPA

CURATED BREAKAWAY SPACES. MOMENTS THERE FOR THE TAKING.

Redefined sense of Class.
We designed it that way.



the clubhouse

LOUNGE EATERY BAR SPA



TOURMALINE

FOREVER HOME

Lauchernalp, Lötschental

READY TO SERVE. YOU'RE WELCOME.

Memories usually happen
around the table.
Welcome home.



the clubhouse

LOUNGE EATERY BAR SPA

Winter

FOREVER HOME

Lauchernalp

SWISS RESORT RESIDENCES

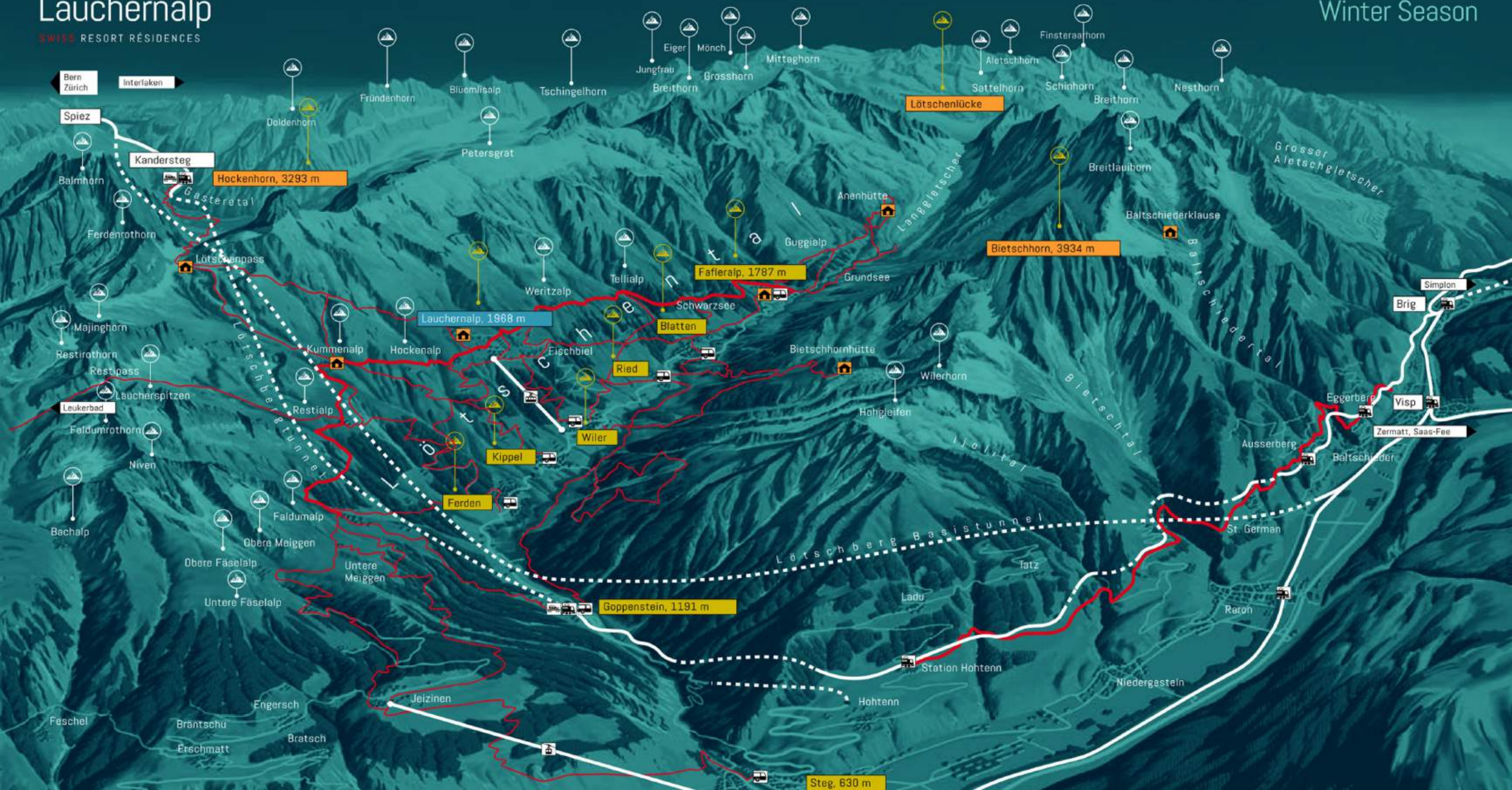


All Season, All Year-round Destination

Lauchernalp

SWISS RESORT RESIDENCES

Winter Season



Spring

FOREVER HOME

Lauchernalp

SWISS RESORT RESIDENCES



All Season, All Year-round Destination

Summer

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Lauchernalp

SWISS RESORT RESIDENCES



All Season, All Year-round Destination

Autumn

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Lauchernalp

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All Season, All Year-round Destination

Lauchernalp is found nestled within the Lötschental

LAUCHERNALP RESIDENCES 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



Magic Pass

Lötschental
LAUCHERNALP



REALTOR OF EXCELLENCE
Swiss Family Office



BRANDBYDESIGN. IMPACT
THE ENGAGING BRAND JOURNEY EXPERIENCE

STEUERRECHT
BLUMTAX
.CH



Sales & Administration Team



Jannis Fragakis



Lesley Walder



Josh Weston



Wayne Lawson



Legal Team



Natalie Sella-Rolando



Patrick Storchenegger

Energy & Sustainability



Jaka Jäkopic

Tax Specialist



Patrick Batig



Financial Partner



David Crotzier

CFO



Stephanie Kominóth



Adriaan de Kock

Brand & Marketing



Jan Leonard



Gen Leonard

Lauchernalp

SWISS RESORT RESIDENCES



II
TOURMALINE

FOREVER HOME

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piece of the Magical Valley



LEGACY
INVESTMENTS

ELEVATE THE LANDSCAPE