

RESIDENCES[®]
DAVOS



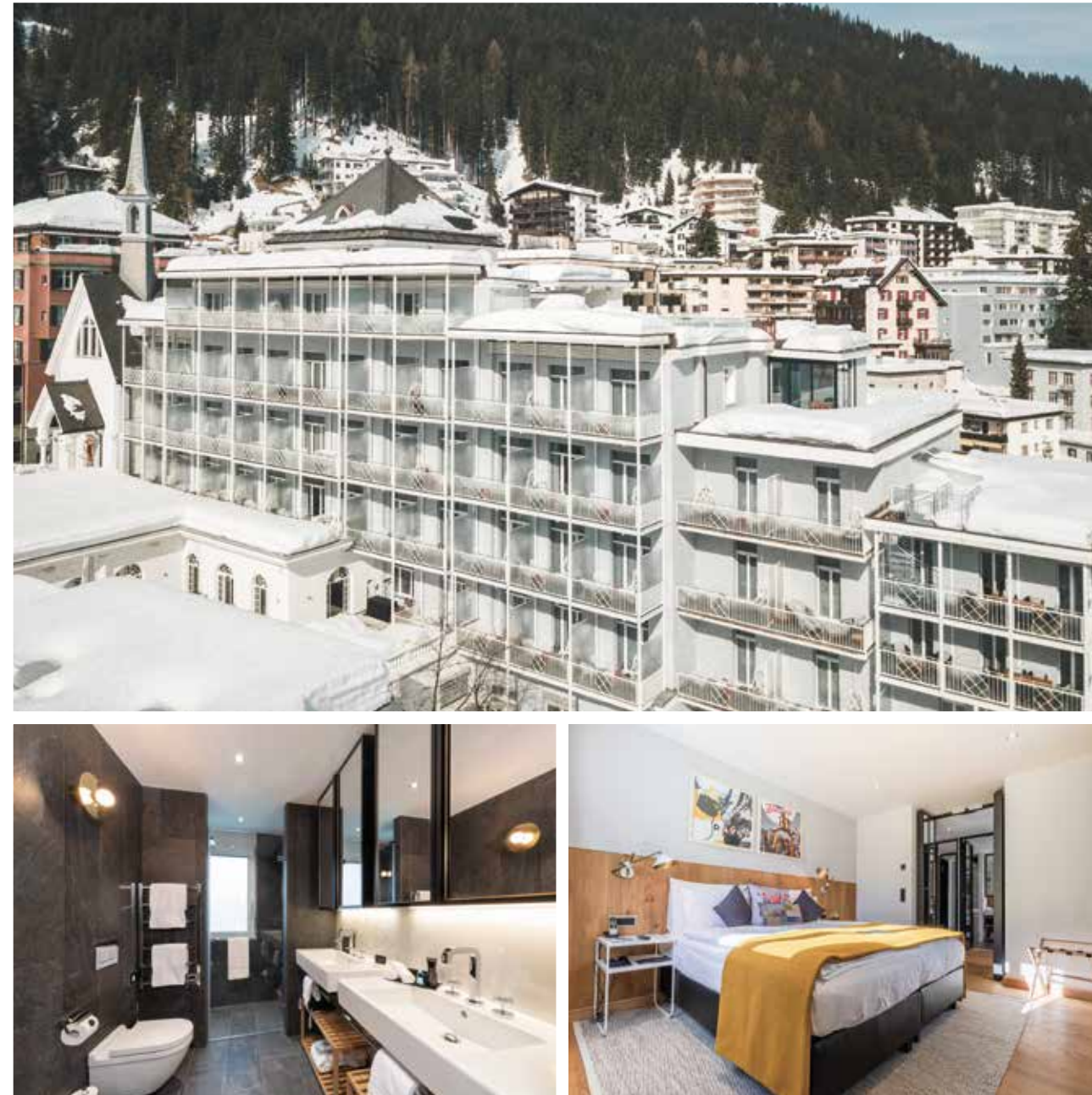
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AMPLIFY YOUR LIFESTYLE WITH HARD ROCK RESIDENCES

Own a luxury holiday apartment in the Swiss Alps and earn income through our profitable rental programme!



STAY UP TO 8 WEEKS

You can enjoy your apartment with all the benefits of a hotel for up to 8 weeks per year, including 3 weeks during the high season in Davos.

CONVENIENT USAGE SCHEDULE

Enjoy flexible arrangements for your own stays and for stays booked for your friends, relatives and loved ones, even if they travel with pets.

PARTICIPATE IN REVENUE SHARING WITH THE PROPERTY

Revenue can vary depending on average occupancy.



WHY WE'RE THE BEST CHOICE?

A STABLE COUNTRY

Beyond its breathtaking landscapes, Switzerland stands as a world leader in stability and development. It is a country where political constancy and a rock-solid currency create a unique environment of security, offering a level of social and financial predictability that is truly world-class.

A PRESTIGIOUS INTERNATIONAL LOCATION FOR LIVING

HRH Residences is a prestigious property that meets the standards for high-quality living, featuring an elegant design by Woods Bagot, fantastic cuisine, an award-winning spa and a lot more.

WORLD-CLASS SPORTS FACILITIES

Davos is one of the most high-end resorts in Europe, with 6 areas for mountain sports, 2 golf courses, over 700 km of hiking and biking trails as well as other ideal locations for exciting activities.

THE WORLD ECONOMIC FORUM VENUE

The World Economic Forum, one of the most prestigious economic events in the world, regularly attracts politicians, celebrities and business elites from across the globe to Davos.

DELIGHTS OF THE DESTINATION



Photo: Destination Davos Klosters/Martin Heckmeier



Photo: Destination Davos Klosters/Marcel Giger



YEAR-ROUND RESORT

Davos, located in the eastern part of Switzerland, offers a variety of activities year-round, including skiing and snowboarding, sledging, cross-country skiing, biking, hiking, golfing, paragliding, climbing and water sports.

PERFECT LOCATION

Davos is in an excellent location and can be easily reached by train or car from cities across Switzerland. Zurich can be reached in less than 2 hours by plane from any major European city.

ENTERTAINMENT GEM

Davos abounds with galleries and museums as well as boutiques, cafés and restaurants. And with bars, discos and a casino, there is also plenty of night-time entertainment.



FEATURES FOR COMFORT

- Interior design by Woods Bagot
- Exquisitely and fully furnished rooms
- Equipped kitchens with wine coolers
- State-of-the-art bathrooms
- A spacious balcony or winter garden
- Free housekeeping

ENJOY YOUR OWN RESIDENCE

RESIDENCES FOR ANY TASTE

- Interior design by Woods Bagot
- 53-112 sqm of living space
- 1 or 2 bathrooms
- balcony space or winter garden



CHOOSE YOUR RESIDENCE

READY TO MOVE IN



OFF PLAN SALE





SPECIAL BENEFITS & DISCOUNTS

BENEFITS



Free buffet breakfast



Free parking space in the garage



Free gym and SPA access



Free storage room & ski locker

DISCOUNTS



Special rates at all Hard Rock Hotels with Unity Card*



10% off SPA treatments



10% off in our restaurants and bars

* unity.hardrock.com/benefits



5 SIMPLE STEPS
TO COMPLETE
A PURCHASE

01

GET A MORTGAGE QUOTE

Obtain a mortgage quote from your bank if needed.

02

SIGN RESERVATION AGREEMENT

Sign a reservation agreement and submit CHF 50'000.

03

PREPARE DOCUMENTS

Our partner notary prepares the essential documents, including the sale and purchase agreement, the lease and operations documents, and the condominium ownership agreements.

04

REVIEW AND CONCLUDE AGREEMENT

Review the documents, agree on the terms of the contracts and set a signing date.

05

SIGN THE DEAL

Sign the contracts in the presence of the notary, and transfer the total sum (excluding the reservation deposit) to their account. Pay the transfer tax and associated fees.



EFFICIENT MANAGEMENT OF YOUR RENTAL DEAL

The dedicated Hard Rock Hotel team professionally manages the rental programme on the owner's behalf, taking care of all administrative tasks.

RENTAL PROGRAM

Hard Rock Hotel manages rentals outside the owner's 8-week usage period. Third-party rentals are not allowed. Revenue split is 60/40 where the owner gets 60%.

MANAGEMENT FEE

A 15% management fee, deducted from the owner's revenue share, covers common building costs (heating, electricity, insurance, etc.).

MAINTENANCE FEE

A 4% FF&E Reserve fee ensures ongoing maintenance of the furniture, fixtures and equipment (FF&E). Extra costs are covered by the management company.

RENOVATION FUND

An annual deduction of CHF 5'500 to CHF 11'000 (depending on the apartment size) is contributed to a fund for roof and lift repairs, among others, if needed.



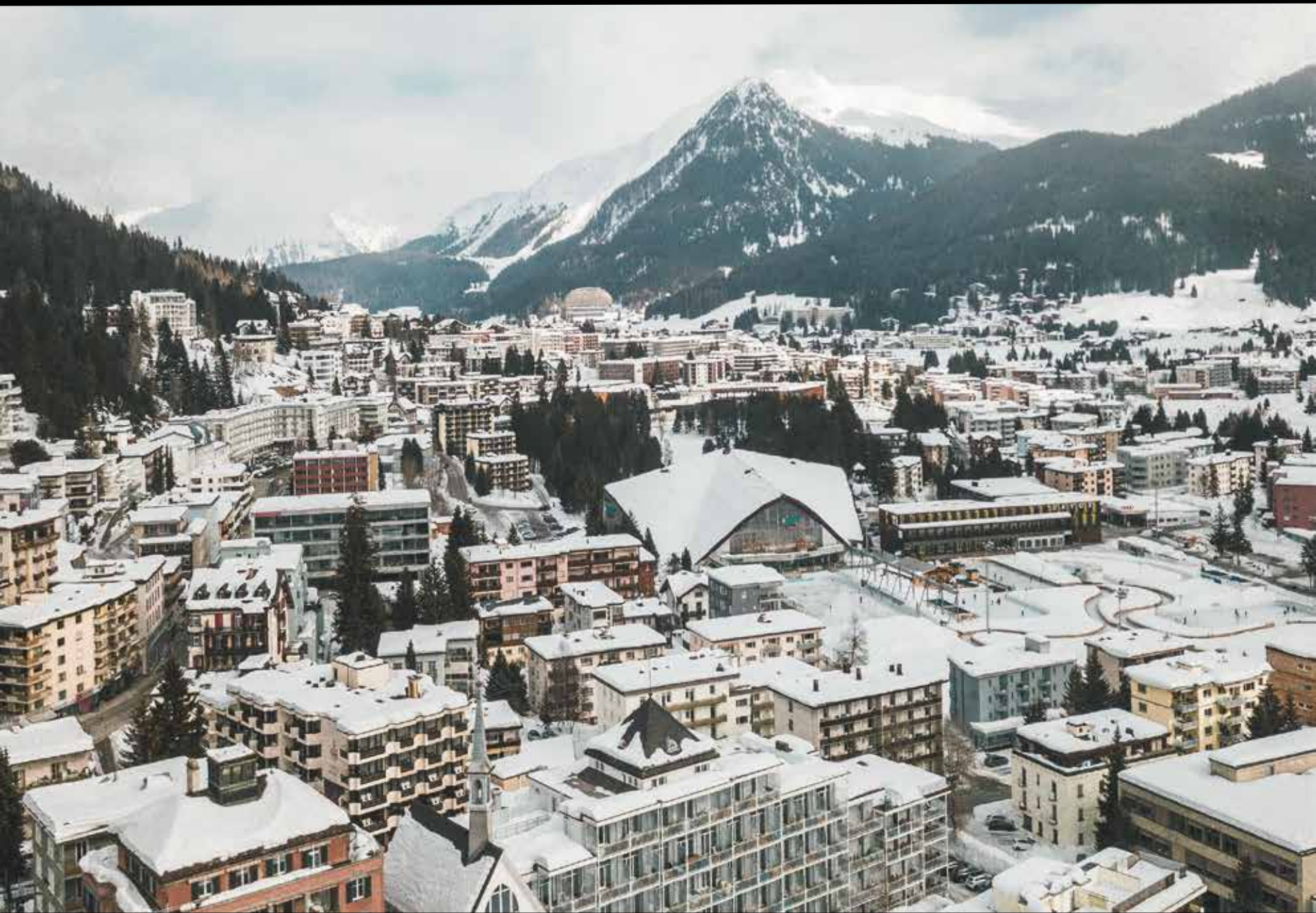
IMPORTANT FORMALITIES

LEGAL ASPECTS

- Owner: the hotel and the Residences belong to International Hospitality Services AG (IHSAG).
- Hotel Operator: Spenglers Management AG manages the hotel under a 15-year contract.
- Licensor: IHSAG signed a 15 years Licence agreement with Hard Rock International.

OWNERSHIP OPTIONS

- Individual purchase: individual buyers can acquire the property.
- Partnership purchase: buyers can partner and thus share usage time and returns.
- Foreign buyers are exempt from the Lex Koller Act: international and Swiss buyers enjoy equal rights.
- Corporate purchase: companies can acquire residences for business purposes.



RESIDENCES
DAVOS



AMPLIFY YOUR LIFESTYLE

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The Residences at the Hard Rock Hotel Davos (the "Residences") are not owned, developed, marketed by or sold, or under common ownership or control with, Hard Rock Limited, Hard Rock Hotel Licensing, Inc., Hard Rock International (USA) Inc., Or any of their affiliates (collectively, "Hard Rock"). International Hospitality Services AG ("Developer") uses the Hard Rock Trademarks under a limited license agreement ("License Agreement"), which may terminate at any time under its terms.

The license agreement is limited in duration and there is no guaranty or other assurance of any kind that the Residences will be associated with the Hard Rock system for any period of time. The owners and purchasers of the Residences will obtain no right to any license agreement or to any Hard Rock trademarks and will not be permitted to refer to or utilize any Hard Rock trademarks in connection with any resale, rental or other use of their Residence. Owners of the Residences may, however, refer to their Residence as being located in the Residences at the Hard Rock Hotel Davos provided no trademarks are used.

Hard Rock has not participated and will not participate in any manner in the marketing of the residences and has not and will not act as a broker or agent in connection with any closing. Hard Rock has not in any way passed on the merits of, or the matters set forth in, this advertisement or any marketing materials. Any rental program regarding the Residences is the sole responsibility of Developer. Hard Rock does not endorse any of its terms or participate in any financial projections, and does not guaranty any rental of the Residences.