ANDERMATT SWISS ALPS

editorial

The first time I visited Andermatt, I encountered something special: the unadulterated natural beauty of a Swiss mountain village in the heart of the Alps. And I was inspired – not only by the village of Andermatt, but by the whole valley. This expansive high-mountain valley, the Ursern Valley, with its wild and romantic natural landscape, inspired my vision of Andermatt Swiss Alps.
Even then, it was clear to me that the soul of this region is the untouched nature. And I intend to preserve this. I see sustainability as a cornerstone upon which the development of Andermatt is based.
I warmly invite you to discover the charm of the Swiss Alps. Step into a world that is closer than you think.

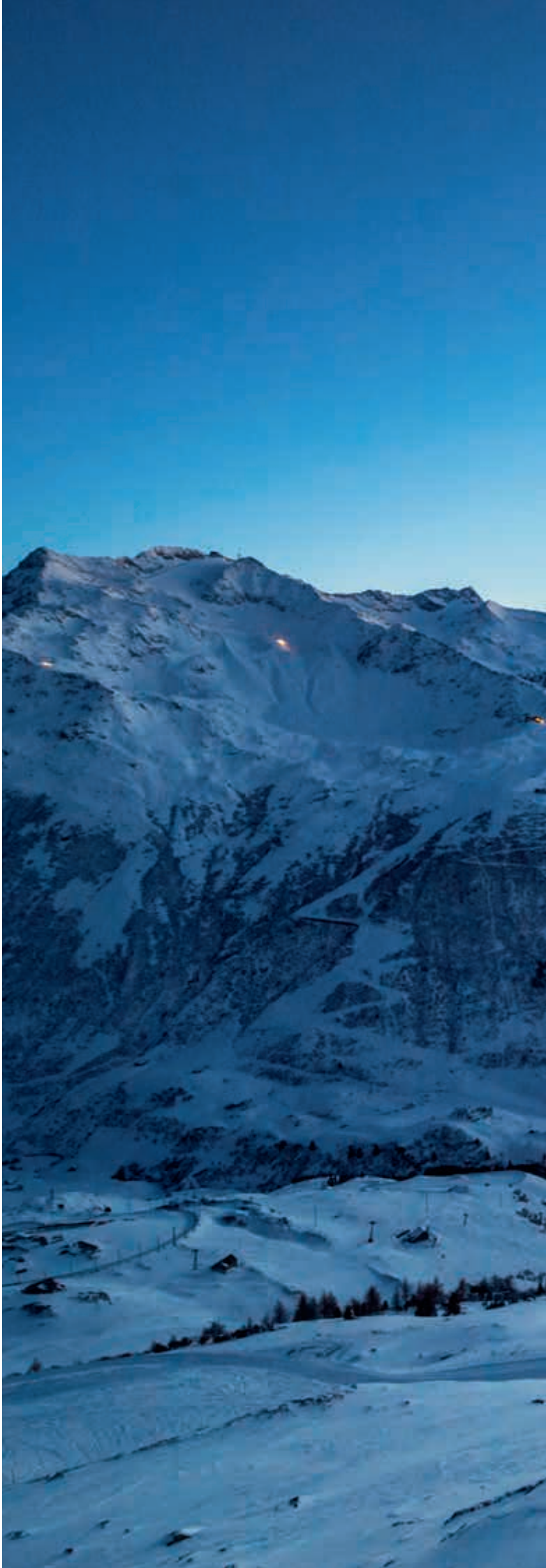
Welcome to Andermatt Swiss Alps!



Samih Sawiris

Sawiris' vision has since become reality, in the form of the new hotels, apartment buildings and chalets of Andermatt Swiss Alps, the unique golf course and the multifaceted SkiArena. The properties next to the Reuss offer guests a range of modern residential options and are sought-after investment assets as well. The portfolio ranges from practical studios to spacious apartments and penthouses.

Streets and walks in Andermatt are short – and it should stay that way: The village area next to the Reuss is car-free; an underground garage provides ample parking space. The mountain cableway terminals, shops, restaurants and public facilities are easily accessible by foot in every season and are integrated into the village life of Andermatt. The central Piazza Gottardo also contributes to this. It is a meeting place and starting point for all sorts of activities.

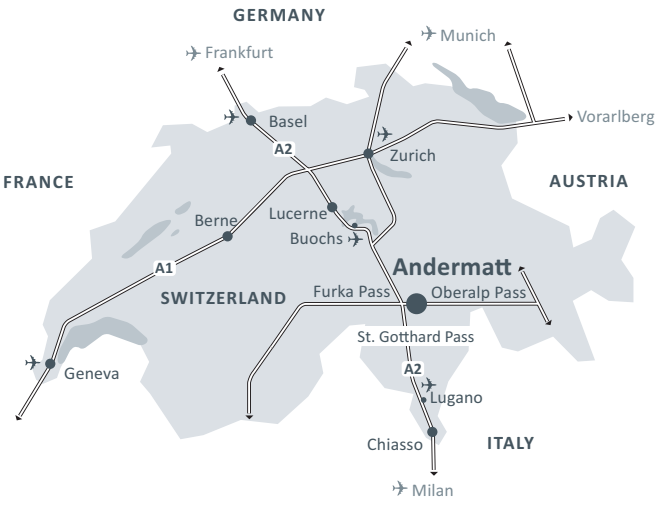


essence



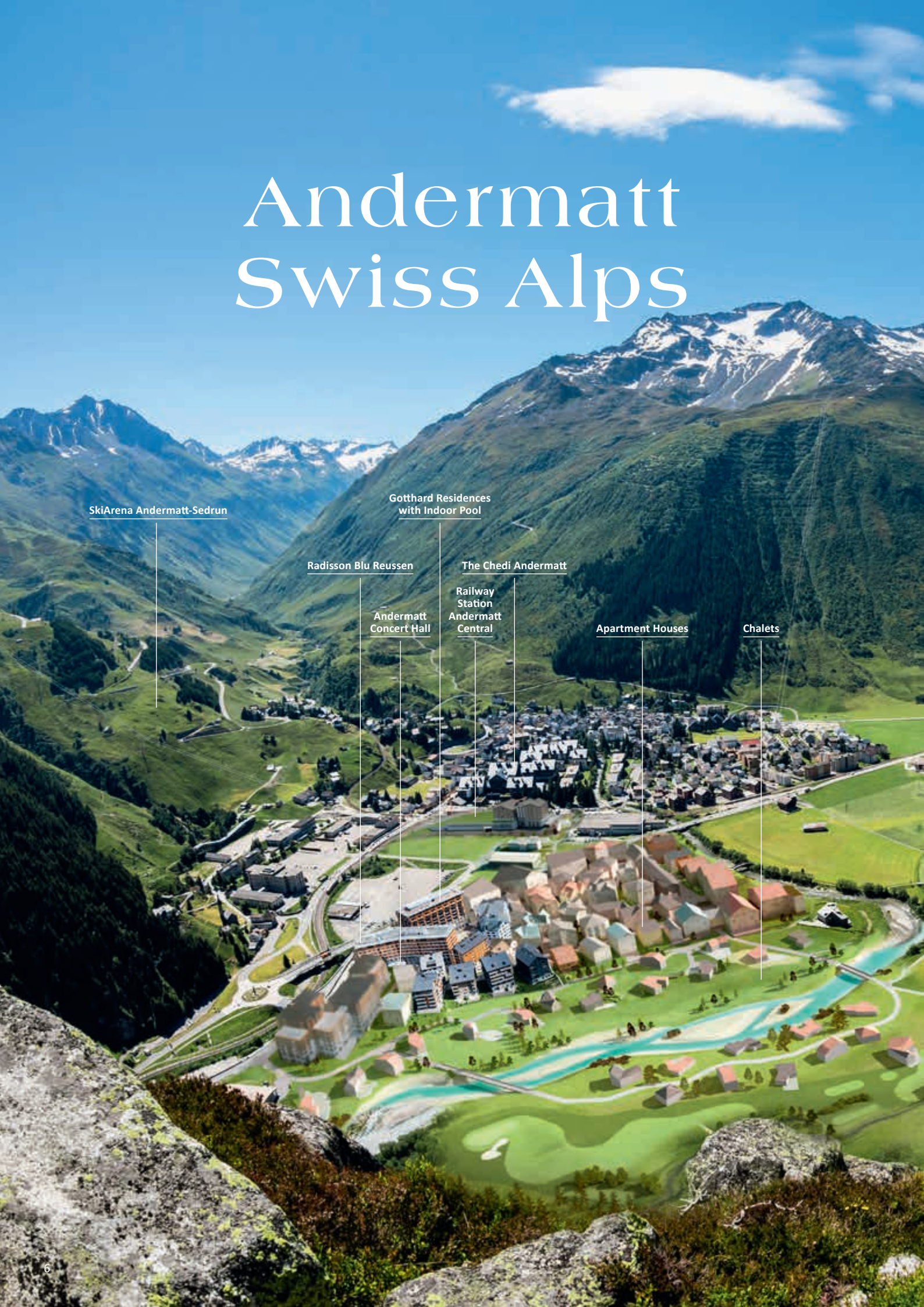

Hotel zur Sonne
Restaurant
Hotel zur Sonne
HOTEL
SONNE
RESTAURANT

andermatt



Andermatt is situated at a lofty altitude, over 1,400 metres above sea level, sheltered between mountains, lying on a broad valley. The location is excellently connected to the most important national and international travel routes, both in summer and winter. From Stuttgart or Munich, the journey takes four hours, and from Milan only two hours. Zurich is only 90 minutes from Andermatt. From the north-south autobahn you can reach the mountain village within ten minutes. The airports at Zurich, Basel or Milan are just one to two hours away, whilst private jets can fly to Buochs airport which is only 45 minutes away. If you prefer to take the train, Andermatt train station is well connected in all directions with regular trains of the Matterhorn Gotthard Bahn (MGB) and the Glacier Express, travelling between St. Moritz and Zermatt, stopping at Andermatt.

Andermatt Swiss Alps





Andermatt has been a popular destination for international visitors for centuries. Guests come in winter, summer, spring and autumn. They come with family, with friends or as a couple, for adventure in the mountains, sports, culture, for enjoyment and relaxation.

Over the past few years, Andermatt has developed once again into a year-round destination, with apartment buildings, hotels and chalets, the Scottish-flavoured 18-hole golf course, which presents golfers with a welcome challenge, and the SkiArena, which is not only the most modern ski resort in Switzerland but also the largest in Central Switzerland, with slopes from Andermatt to Sedrun and Disentis. The 5-star deluxe hotel The Chedi Andermatt exudes a special magic with its perfect combination of alpine simplicity and urban sophistication. More apartment buildings and hotels will be built during the next few years.





1| Andermatt Reuss 2| Apartment House Hirsch

special rights

In Switzerland, the acquisition of real estate by foreign buyers is severely restricted (“Lex Koller”). However, the Swiss federal government ruled to exempt Andermatt Swiss Alps from this law and to allow foreign buyers to purchase apartments and houses from Andermatt Swiss Alps without special permission or restrictions and to sell them again without any minimum holding periods.

In addition, all holiday apartments of Andermatt Swiss Alps are exempt from the Swiss Second Home Law, which restricts the construction of second homes to 20 percent of the number of residences in a village.

apartments

It quickly became clear that the architecture of this part of the village had to combine the mountain setting and nature with modern construction, technology and sustainability. By using materials such as wood and stone that are naturally found in the mountains, it became possible to integrate modern architecture with traditional alpine style. The results can be seen in the apartment houses Gemse, Steinadler, Hirsch, Biber, Fuchs, Alpenrose, Eisvogel, Edelweiss, Schneefalke and Wolf. The buildings were designed not only in Altdorf and Zurich but also in Antwerp and Yerevan. Each of the different architects carefully took note of regional characteristics to create unique designs that relate to the historical townscape of Andermatt and the architectural character of the region.

The eye-catching paintings on apartment house Alpenrose portray historic legends and reflect the classical façade painting typical of canton Uri. Apartment house Gemse incorporates elements of Swiss log house construction, and Steinadler is a salute to traditional alpine chalet architecture. Apartment house Hirsch is reminiscent of the Goms stadel, a typical building type from the neighbouring Upper Valais, and Fuchs features façades and shutters that recall stately Uri mansions from the 19th century.







1| Apartment House Alpenrose 2| Apartment House Wolf 3| Apartment House Biber (left) and Gemse (right)





1| Interior perspective of Chalet Bergsee 2| Exterior view of Chalet Lucendro

chalets



Here, at the southwest corner of Andermatt, between the Unteralpreuss and Furkareuss, you can hear only the sound of water. The view is expansive; in clear weather you can see all the way to the other end of the Ursern Valley. To the west rises the mighty flank of the Bäzberg. This vista of the Ursern Valley cannot be obstructed with new buildings, and in many years, it will still be just the same as it is today.

Thus, the basic concept for the chalets still to be built has been determined: Renowned architects from Switzerland and abroad offer their exclusive chalet designs to the clients. Your chalet will be designed and built in joint collaboration between you, your chosen architect and Andermatt Swiss Alps. This belt of chalets will form the outer edge of Andermatt and at the same time allow each owner to possess their own private piece of Andermatt.

The Chedi Andermatt

“Magical.” This word is often heard in descriptions of The Chedi in Andermatt. Perhaps because it succeeds in something very special: The 5-star deluxe hotel is one of the leading hotels in the world and is rich in contrast, never pandering to the usual average, but offering perfect harmony between extremes. The hotel combines modernity and tradition, internationality and local roots, alpine simplicity and urban sophistication.

The Chedi Andermatt combines 123 elegant rooms and suites, an exclusive spa/wellness oasis with a modern fitness centre and two restaurants and a bar. The hotel offers on the one hand culinary delights from the region and on the other hand The Japanese Restaurant, decorated with a Michelin star, serves sushi, sashimi, tempura and teppanyaki and a five- to ten-course kaiseki menu with sake.

The hotel complex comprises 48 spacious hotel rooms, two suites, 65 pieds-à-terre, 42 residences and 12 luxurious penthouses of the highest quality.


2

THE CHEDI

ANDERMATT, SWITZERLAND







1| Exterior view of The Chedi Andermatt 2| Penthouse 3| The Bar







1| Radisson Blu Reussen (left) and Gotthard Residences (right) 2| Gotthard Residence 3| Indoor Pool

Radisson Blu Reussen



The 4-star conference hotel Radisson Blu Reussen stands vis-à-vis the Gotthard Residences, directly accessible without stepping outdoors. The building is reminiscent of the grand hotels of the 19th century, which were designed to protect their guests from the wind and snow of the mountains. The Radisson Blu Reussen comprises 180 rooms and suites, Restaurant Spun and the Bärbar with open fireplace, Andermatt Concert Hall and an event & conference facility. The fitness and wellness centre “uela” with sauna, steam bath, therapy rooms and swimming pool is open to the public.

The approximately 100 modern Gotthard Residences – from studios to two-bedroom apartments to penthouses – offer the privacy of living within one’s own four walls combined with the comfort of hotel services. This includes room service on request as well as rental service, which ensures an optimal occupancy rate of your apartment when you are not there yourself.

Radisson BLU
REUSSEN, ANDERMATT

Noise should not disturb a mountain village like Andermatt. That's why Andermatt Reuss is car-free. During visits, cars remain parked in the underground garage, which provides direct access to all the apartments and hotels. One hardly ever needs a car in Andermatt anyway: Motorised traffic is greatly restricted in the village centre of Andermatt and everything is well connected, so guests can easily reach any destination by foot.

No "cold beds": One of the prime objectives of Andermatt Swiss Alps is to avoid "cold beds", or seasonal vacancies in the buildings. Owners are motivated with financial incentives and a well-conceived rental concept to rent out their apartments when not in use – and thereby generate income.

Andermatt Swiss Alps takes care of the apartments when the owners are absent. If owners want to rent out their apartment, Andermatt Swiss Alps will take care of everything and handle the cleaning as well. Owners will always find their apartment just as they wish. All rental-related services are provided by a single source, Andermatt Swiss Alps.



services





sustainability

The people of the Ursern Valley, the environment and the regional economy are very close to the heart of investor Samih Sawiris and Andermatt Swiss Alps. That's why responsibility is consciously bourne in several different areas:

Dialogue with local players: Since the beginning, Andermatt Swiss Alps has been working together with the residents of Andermatt and the Ursern Valley. This includes stakeholders such as environmental organisations, historic preservation agencies, tourism organisations and public authorities. In 2007 the people of the Ursern Valley voted with a 96 percent majority in favour of development of the village neighbourhood Andermatt Reuss. In 2012 the voters of the Grisons municipality of Tujetsch gave their approval to sell Sportbahnen Sedrun to Andermatt-Sedrun Sport AG. Since the beginning, dialogue between Andermatt Swiss Alps and the local population has been maintained through regular events.

Cooperation with local businesses: Local and regional companies are considered whenever possible when awarding contracts, both for construction and operation. Andermatt Swiss Alps creates new jobs in the region and enables value creation.

Careful management of natural resources: The apartment buildings and hotels are built to the MINERGIE® standard, a recognised Swiss quality label for sustainable and ecologically designed buildings with reduced energy requirements. Electricity and heat are generated by renewable sources, ensuring a CO_2-neutral energy supply for all the properties. The Reuss River was re-naturalised in the course of the construction activities, and the centre of Andermatt Reuss is car-free. Environmental organisations were involved in the planning and construction of the golf course and the ski resort.

mountain summer





During the summer months and into autumn, the Ursern Valley is ideal countryside for hikers, mountain climbers and bikers on roads and mountain trails. The summits of the Gotthard massif rise to more than 3,500 metres and pose some of the toughest challenges for alpinists. Mountain bikers find their flow on the many new and refurbished trails. Competitive, sweating cyclists race their way up the challenging pass roads. The hiking trails are many, meandering through the gently rolling valleys and winding steeply over the mountains.



1



"An outstanding course that easily measures up to other 18-hole championship courses. Anyone who hasn't ever played here and tackled the conditions of the high valley is missing something."

Zeno Felder, golf professional and ambassador of Andermatt Swiss Alps

2



3



1| Hole 3, fairway 2| Golf clubhouse 3| Golf course at Andermatt Swiss Alps

golf

The Reuss River flows wildly along the edge of the golf course at Andermatt. The mighty nature of the Ursern Valley largely shaped the 18-hole, par 72 championship course and makes it unique: Here you have to live with the wind that blows on many afternoons – and also play golf. The reward for this challenge is the scenery of rough granite mountainsides and meadows of colourful alpine flowers. Renowned golf course architect Kurt Rossknecht, who designed the 6,340-metre-long course, took special care to embed the course harmoniously into the alpine landscape. Andermatt Swiss Alps Golf Course boasts a diversity of 52 different water features, 44 butterfly species and 24 species of birds.

Winter reigns supreme from November to May in Andermatt and the region of the Gotthard Pass. Snow-blanketed slopes and forests turn the Ursern Valley and Surselva into a mystical landscape. During this season, everything is geared towards winter sports enthusiasts. Skiers, snowboarders, ski tourers, snowshoe trekkers, freeriders or cross-country skiers can all find their favourite terrain, whether on the valley floor, on the steep slopes or high up at the alpine peaks.



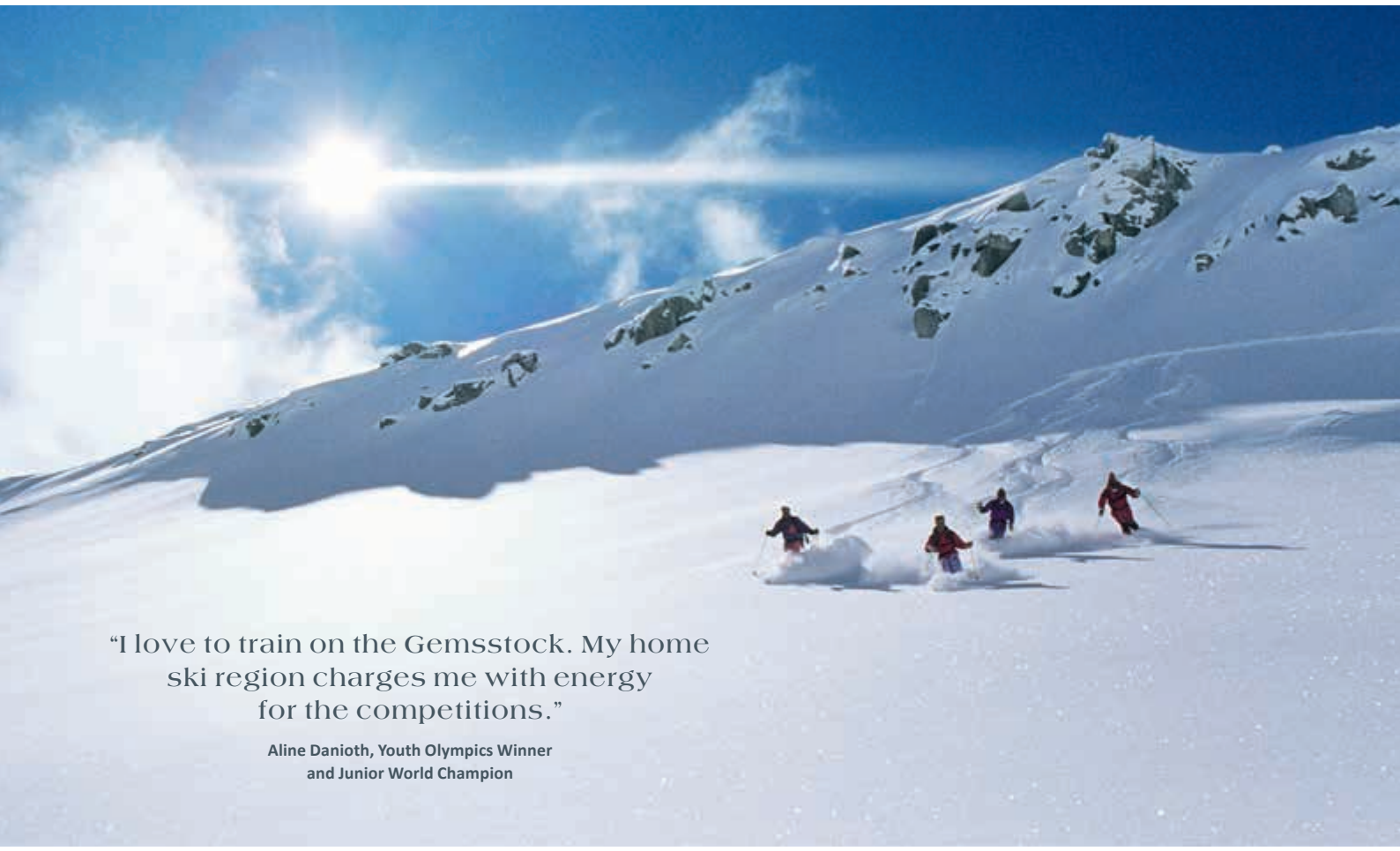


winter magic



"The wide-ranging offering, assurance of snow and many sun terraces make Andermatt one of Switzerland's most attractive ski regions."

Bernhard Russi, Olympic medallist, world champion and ambassador of Andermatt Swiss Alps



"I love to train on the Gemsstock. My home ski region charges me with energy for the competitions."

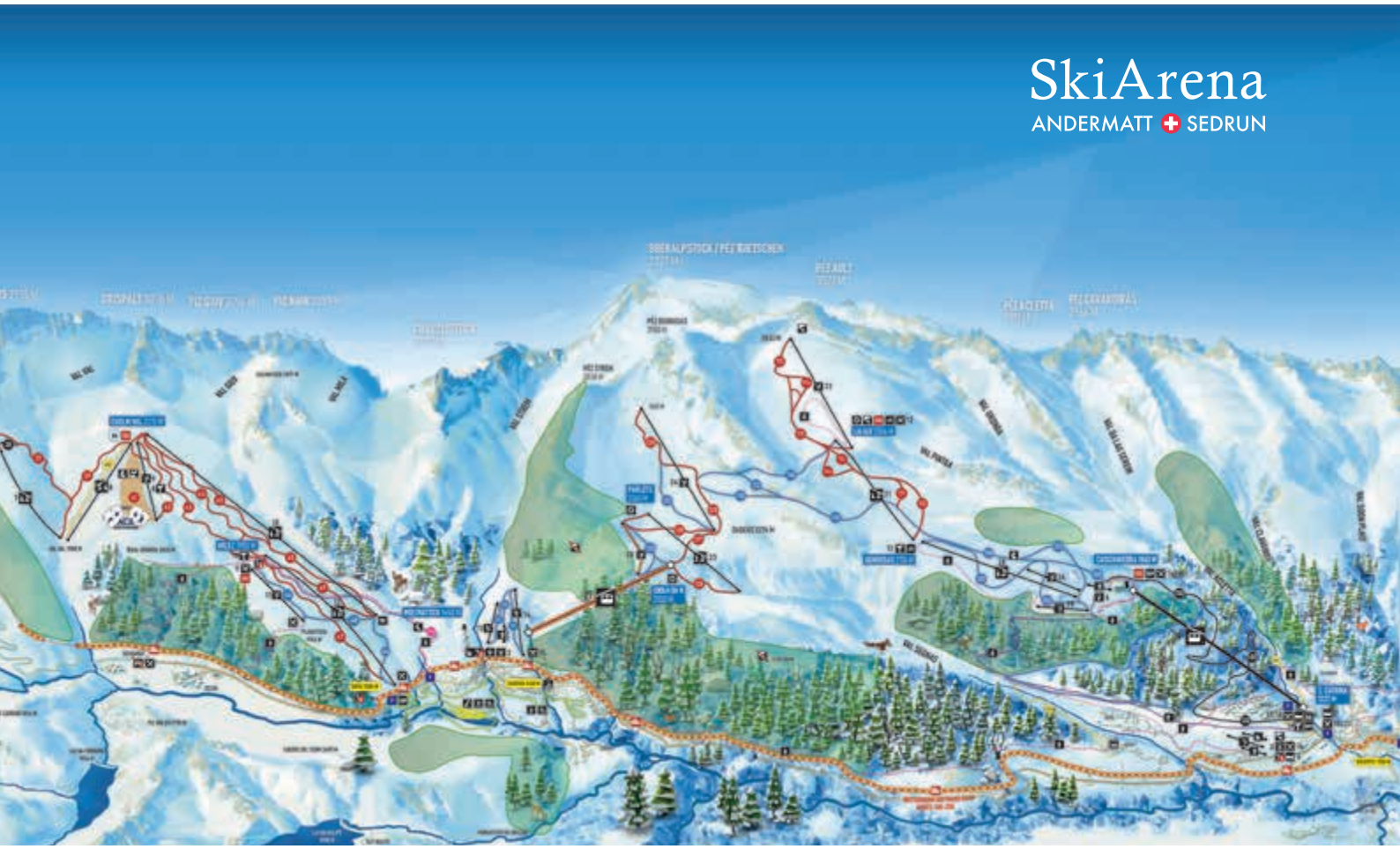
Aline Danioth, Youth Olympics Winner and Junior World Champion



SkiArena

The Gemsstock area is known for its steep, long pistes and deep-snow descents. It's a favourite of advanced skiers and boarders and is considered an insider tip for freeriders. Talented professional skiers also appreciate this offering and make good use of it: Aline Danioth, local downhill rising talent, finds the Gemsstock provides ideal terrain to train. Similarly, Swedish freeride world champion Kristoffer Turdell likes to carve his lines into the untouched southern slopes of the Gemsstock.

For more casual skiers and snowboarders, as well as families, the Nätschen-Oberalp-Sedrun area is ideal: blessed with broad pistes and sunny slopes. But that doesn't mean demanding riders and freeriders won't find their ideal terrain here too, for example on the slopes of the Schneehüenerstock. Olympic gold medallist Bernhard Russi says the run from Schneehüenerstock station on the Oberalppass is one of his favourites. Thanks to the Matterhorn Gotthard Bahn, you'll always have good access to each part of the ski region, and, after a long day of skiing on the "Grisons side" in Sedrun-Disentis, it's easy to return by train to Andermatt.









1| “Tyyfelsbrigg” open-air theatre 2| Ursern Valley Museum 3| Andermatt Concert Hall

culture



Heritage and culture are highly valued in Andermatt. Inquisitive minds will find much of interest at the Ursern Valley Museum. Installed in one of the most beautiful homes in the valley, this museum gives an informative historical overview of the lifestyle and customs of the Ursern Valley.

A must for visitors interested in music are the exclusive concerts of the annual Lucerne Festival – one of the world's most famous international festivals for classical music – in the musical city of Lucerne. Andermatt Concert Hall is a venue for the classical music concerts of the Lucerne Festival. It seats 700 guests. Numerous marching bands, alphorn ensembles and yodelling clubs make for a diversified regional music offering. Festivals, art shows and open-air theatre performances further enrich life in Andermatt, drawing visitors even from beyond regional borders.

And last but not least, Andermatt has always been a place for cultivated dining. Whether you appreciate local specialities or prefer international cuisine, the range of restaurants – in the village and in the region – is constantly growing and impresses guests with great attention to detail.













1| Glacier Express 2| Gotthard postal coach 3| Downtown Zurich 4| Steamboat “Stadt Luzern” 5| Lago Maggiore, Ticino 6| Galleria V. E. II., Milan

diversity

Andermatt is the ideal base from which to discover the diversity of Switzerland. Spend the day on Lake Lucerne and visit that city with its picturesque historic centre. Or spend the day on a shopping spree in the bustling world city of Zurich. Or discover Berne, UNESCO world heritage site and national capital, steeped in history. Do you yearn for Mediterranean ambience? In just one hour, after you pass through the Gotthard, “gateway to the south”, you’ll be sitting beneath palm trees in Ticino sipping espresso. And a drive of just two hours will put you in pulsating Milan, for a genuine taste of Italy.

Connoisseurs begin their alpine journeys of discovery from Andermatt, whether on the Glacier Express, which leads through the majestic glacier and mountain world to Zermatt or St. Moritz, or – the original way – by steam train or historic postal carriage.











1| General Alexander Suworow 2| Queen Victoria 3| Sean Connery 4| Writer Johann Wolfgang von Goethe 5| Teufelsbrücke (Devil's Bridge)

history

People come to Andermatt and are fascinated by the rugged beauty of the mountains of the Ursern Valley. Many return again and again, others stay forever. "It's the loveliest and most interesting of all the regions I know," wrote Johann Wolfgang Goethe about Andermatt and the Ursern Valley 250 years ago.

Many hundreds of years before that, Lombard shepherds came to Andermatt, Walser colonies were established, and Grisons monks settled here. In more recent times, a Russian general named Suvorov came with his army, the British Monarch, Queen Victoria, visited, and James Bond actor Sean Connery spent time in Andermatt during filming.

The first people settled here probably by the year 1000, but certainly at least by the 13th century. The Walser initially colonised the high valley, opening access to the Schöllenen Gorge and the Gotthard Pass for the "lowlanders" and paving the way to and from the south. This brought people, commerce and money to the valley – as well as war in 1799. On September 25, Napoleon's soldiers fought against Russian troops led by General Suvorov in the Schöllenen Gorge. The Gotthard Pass became navigable for horse-drawn carriages in 1830, after which Andermatt became a commercial, holiday and spa resort, and soon illustrious guests such as the queen graced the Grand Hotel Bellevue.

When the Gotthard railroad tunnel opened in 1882, traffic over the pass contracted abruptly, and in 1885 the Swiss Army stepped in to breach the gap and began developing Andermatt into one of the country's most important military bases. One of the first ski lifts in Switzerland opened at Nätschen-Gütsch in 1937, and Andermatt soon gained international recognition. In 1964, Sean Connery raced over the Furka Pass as James Bond in the legendary chase scene in "Goldfinger".

Now Andermatt Swiss Alps is setting further historic milestones in the region. In 2013, the 5-star deluxe hotel The Chedi Andermatt opened its doors, followed in 2018 by the 4-star Radisson Blu Reussen. Numerous apartment buildings, chalets and other hotels will be built on the banks of the Reuss in the next few years.

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Andermatt Swiss Alps is backed by Orascom Development Holding AG as a strong partner with extensive experience in the development of integrated holiday destinations. Orascom Development is a leading global developer and long-term operator of integrated holiday destinations.

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