ANDERMATT SWISS ALPS
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 Urseren Valley, with its wild and romantic natural landscape, instigated 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
Switzerland is situated in the heart of Europe – surrounded by Germany, the Principality of Liechtenstein, Austria, Italy and France. This neutral country with its direct democracy and its freedom-loving people is like no other in the world. The renowned political and economic stability, peaceful society, diversity of cultures and tradition of openness make Switzerland a world-wide focal point for investors who value security. Thanks to the well-known stability of this finance centre and its secure legal framework, Switzerland offers an ideal context for investments and real estate ownership.

But above all, Switzerland, with its snow-covered peaks, deep blue lakes, wildly romantic valleys, dark green forests and clean air, is the quintessence of alpine country. That’s why this unique mountain land in the heart of Europe has been one of the most popular destinations for people around the world for centuries.
With blossoming pastures, lovely freshness in summer and snow-blanketed mountains in winter, Andermatt embodies the soul of Switzerland in a unique way. Nestled within the Urseren Valley, Andermatt is surrounded by an untouched alpine countryside like no other Swiss mountain village.

The expansive high-mountain valley at the foot of the Gotthard Massif with its historic alpine passes delights visitors with ample sun and excellent water and air quality. Water plays an especially central role here – the Rhine, Reuss, Ticino and Rhone, four of Europe’s major rivers, originate in the Gotthard region, where permanent ice and glaciers cling to the mountain peaks.

Thanks to excellent access via key national and international transport arteries, these natural treasures are actually close by. They are reached from Stuttgart or Munich within just four hours, from Milan within just two and from Zurich within just 90 minutes. Railways lead to Andermatt from every direction of the compass. The mountain village is within ten minutes of the international north-south autobahn. If you prefer flying, you are just one to two hours from major airports at Zurich, Basel or Milan. And in Buochs, just 45 minutes away from Andermatt, there is an airport for private planes.
Andermatt Swiss Alps is developing the charming mountain village of Andermatt into a unique first-class year-round destination. The customised real estate offering from a single source is supplemented by a wide range of family-friendly sporting and recreational opportunities. The breath-taking 18-hole par 72 golf course is nestled perfectly into the surrounding mountainous terrain. When finished, the new Andermatt-Sedrun ski destination, with over 120 kilometres of pistes, will be the largest ski region in Central Switzerland – with slopes for demanding as well as recreational skiers. Numerous new infrastructure elements and public facilities such as an indoor pool and new restaurants complete the overall picture. Thanks to careful planning, Andermatt Swiss Alps is well integrated into tradition-rich Andermatt and displays a typical village character, enhanced by the new car-free central zone.

The attractive mix of hotels, apartment houses and chalets offers a wide range of residential choices, from one-bedroom holiday apartments to spacious apartments to exclusive penthouses. Once complete, the resort will boast six new 4- or 5-star hotels, 490 apartments in 42 buildings and about 25 chalets. The sustainable planning concept and an uncompromising focus on quality are the best prerequisites for long-term appreciation of value, promising an attractive real estate investment.
Market prices for high-quality apartments in the major holiday destinations in the Swiss Alps have risen sharply in recent years. This above-average price development is due to strong demand, which combined with limited land reserves naturally leads to appreciation.

The purchase of real estate in Switzerland by non-Swiss nationals is severely restricted by law (Lex Koller). Due to a decision by the Swiss Federal Council, Andermatt Swiss Alps is exempt from this law. Whether domiciled in Switzerland or not, international buyers may buy apartments and chalets from Andermatt Swiss Alps without special permits and without limitation and may sell with no minimum holding time.

In addition, all apartments being sold by Andermatt Swiss Alps are exempt from the Swiss Second Home Law, which limits the construction of second homes to 20 percent of the number of residences in a village.
Are you seeking an oasis far from hectic everyday life?
The apartment houses of Andermatt Swiss Alps combine modern architecture with the character of a traditional Swiss resort village. This balance of tradition and modernity, in combination with the breath-taking mountain surroundings, forms the perfect setting for peace and relaxation in your new, family-friendly home in the midst of nature. Typical alpine materials such as wood and stone further enhance the harmony with historic Andermatt.

The architecture of the Apartment House Gemse features the elements of Swiss log houses. House Steinadler carries on the tradition of alpine chalet architecture. The nearby valleys also influence the architecture of Andermatt Swiss Alps: Apartment House Hirsch is inspired by the stadel of Goms, a typical building form from Wallis, and House Biber incorporates elements of traditional Engadine architecture. The various houses in the resort offer apartments ranging from 35 to 265 square metres, from studios to four-bedroom maisonettes.
Fulfil the dream of your own chalet in the distinctive alpine countryside at the foot of the Gotthard Massif.

This is a unique opportunity for you to realise your own chalet with a maximum of individualism. Here you have the best location – southern orientation with a view to the far end of the Urseren Valley – as well as the privacy of your chalet grounds. Your own piece of Andermatt offers plenty of room to fulfil very personal wishes.

We offer a choice of extraordinary chalet concepts by renowned architects – let them inspire you and spark the creation of your dream chalet. Your project will be developed and realised in close collaboration among yourself, your chosen architects and Andermatt Swiss Alps.
The first landmark of Andermatt Swiss Alps is the 5-star deluxe hotel The Chedi Andermatt. Operated by the renowned hotel group General Hotel Management (GHM), the hotel includes 48 spacious hotel rooms, a suite, 65 pied-à-terres (55 of which are usable as hotel rooms), 42 residences and 13 luxurious penthouses of the highest quality. Two restaurants, a cigar lounge, a wine library, and various bars make for a high-quality culinary offering – including a first-class Japanese restaurant now coming to the Urseren Valley. True to the tradition of the famous hotel company, The Chedi Andermatt includes an exclusive spa and wellness oasis with a modern fitness centre. The renowned Denniston International Architects and Planners Ltd. are responsible for the unique architecture of the hotel and the surrounding buildings.

The Chedi Andermatt
As a gateway to the resort, the new 4-star conference hotel welcomes guests to Andermatt Swiss Alps. Inspired by alpine hotel concepts of the 19th century, the building gives the impression of an unshakeable fortress that protects against snow and wind. The architecture of the hotel reflects the natural character of the Urseren Valley – stone, wood and shingles give the building its own traditional charm.

Designed by the renowned Zurich architecture office of Burkhalter & Sumi, the conference hotel includes an apartment tract with some 80 Gotthard Residences. These apartments – from studio to two-bedroom apartments to penthouses – offer what both vacationers and owners seek: apartments with hotel service and attractive mixed-use concepts. Construction of the Gotthard Residences begins in 2014.

The Gotthard Residences will reflect top quality and sustainability in every detail, in the apartments themselves as well as in the diversified hotel offering, which can be taken advantage of as well. The welcoming lobby, the lively bar with open fireplace and the first-class restaurants invite guests to spend enjoyable hours. The large spa and wellness centre with indoor pool and the fully equipped conference and seminar facility complete the attractive infrastructure.
You can expect the highest standards of comfort and service from Andermatt Swiss Alps – including concierge service by the resort operator. Because Andermatt Swiss Alps AG will remain operator of the project for the long term, you will receive all premium services from a single provider.

Owners have the possibility to rent out their apartments when vacant to holiday guests and thereby generate additional income. Andermatt Swiss Alps will handle all services in connection with such rentals.

Finally, one of today’s greatest nuisances – noise – will be reduced nearly to zero. The secret is the car-free centre of the resort. During your stay, your car remains in the underground garage, but always nearby: All apartments and hotels feature direct entrances, thus you have direct access from your car to your domicile and back. But you won’t need to make this trip very often – The compact layout and the direct adjacency to the village centre of Andermatt make for short distances, so that virtually everything can be reached by foot.
Sustainability has played a central role in the development of Andermatt Swiss Alps from the very beginning. A solid basis for this is the overall planning process conducted through intensive collaboration with residents, government authorities and environmental, historic preservation and tourism organizations. The population of Andermatt voted with a 96 percent majority in favour of the realization of Andermatt Swiss Alps. Dialogue with stakeholder groups is maintained through regular events.

The expansion of the resort and the collaboration with local and regional businesses generates new jobs and promotes sustainable and local value creation. As much business as possible is given to companies in the region – during both the construction and operational phases – thereby supporting economic sustainability.

Careful management of resources runs through the Andermatt Swiss Alps project like a golden thread. All apartments and hotels meet the MINERGIE® standard, a recognized Swiss quality label for sustainable and ecologically designed buildings with greatly reduced energy consumption. Electricity and heat are produced exclusively from renewable sources, making for CO₂-neutral energy supply to all the real estate properties. Also the re-naturalization of the Reuss, the car-free centre of the resort and the inclusion of environmental organizations in the planning and construction of the golf course and the ski destination are in line with the concept of environmental sustainability.

It is the intention of Andermatt Swiss Alps to avoid empty beds. Attractive incentives encourage owners to rent out their apartments during their absence.
Whether in search of sporting activity or relaxation, young or young at heart, a couple or family: In Andermatt everyone will find what they like 365 days a year. The many hours of sunshine are another enticement to go outdoors and enjoy activities in the fresh air. In summer, the region invites you to go hiking, Nordic walking, climbing and mountain biking in the breath-taking mountain countryside. Some 500 kilometres of hiking trails offer ideal routes for all ability levels. Further attractive outdoor activities include golf, horseback riding, fishing and tennis. Or do you like even more action? Then river rafting is the thing for you.
Golfers love Andermatt. The 18-hole par 72 championship golf course, developed in compliance with rigorous environmental standards, is located immediately adjacent to the village and is beautifully nestled into the spectacular mountain countryside. Measuring 1.3 million square meters, over 6 kilometres long, and designed to international tournament standards, it is one of the most attractive golf courses in the Alps. It was designed by the renowned architects Kurt Rossknecht, Lindau (Germany). The clubhouse with restaurant and lounge & bar presents guests a year-round culinary offering, in summer for the golfers and in winter for the cross-country skiers, hikers and snowshoers. An additional dozen 9- and 18-hole golf courses are nearby enough for a day’s outing.

The golf course at Andermatt is a first-class championship course that offers a genuine alpine golfing experience.”

André Bossert, Switzerland’s most successful golf touring professional and ambassador of Andermatt Swiss Alps.
Every winter the high-alpine mountain valley around Andermatt unfolds its special magic for the whole family. With its snow-covered streets, the village gives you a true winter feeling. Thanks to the east-west orientation, the winter trails and cross-country skiing trails on the valley floor enjoy plenty of sun. The southern slopes of the Gemsstock are predestined for powder runs, while the sunny eastern slopes of Nätschen-Gütsch offer refreshing and family-friendly outings to restaurants, broad pistes and sledding trails. And off the slopes, snowshoe excursions will tempt you. The Andermatt ice rink offers added fun and a stimulating change of pace, and whoever seeks even more adrenaline can go ice climbing at nearby Göschenen.

“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
With a broad range of slopes, Andermatt-Sedrun ski destination in the heart of the Swiss Alps is exciting for beginners and top skiers alike. Ambitious skiers and freeriders will find their dream terrain on the Gemsstock, blanketed in powder at an altitude of up to 3,000 metres a.s.l. The sunny slopes and wide pistes of Nätschen-Oberalp-Sedrun are a great delight mainly for families and pleasure skiers. The Matterhorn Gotthard Bahn provides good access to the entire ski destination at all times.

Andermatt Swiss Alps is merging the two popular and traditional ski areas into the new and enlarged Andermatt-Sedrun ski destination. This is the largest ski region in Central Switzerland, with over 120 kilometres of slopes and 25 lifts. All facilities and offerings are being continually enhanced.

“I’m very happy at Andermatt-Sedrun ski destination. Here I can ideally train on the steep slopes and also carve a few easy curves in the snow with my friends.”

Lara Gut, ski world cup champion and ambassador of Andermatt Swiss Alps
Heritage and culture are highly valued in Andermatt. Inquisitive minds will find much of interest at the Urseren 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 Urseren 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. 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 resort, in the village and in the region – is constantly growing and will win you over with attention to detail.
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.
The natural diversity of Andermatt fascinated the writer Johann Wolfgang von Goethe over 250 years ago: “Of all the places I know, it’s the dearest and most interesting.” The eventful and interesting history of the region of the Gotthard Pass goes back even much farther. Around 1200 the imposing Schöllenen Gorge was mastered. Construction of a bridge across the Reuss, thundering downward to the valley, seemed so venturesome to later generations that they named it after the devil. Soon the newly opened gateway to the south was seized by keen businessmen. Among those who profited where the locals, who established a law that only they were authorized to transport goods over the Gotthard.

Many legends go back to the year 1799, when Russian General Alexander Suworow drove Napoleon’s troops from the Schöllenen Gorge. In the 19th century Andermatt grew into one of the first alpine holiday destinations. In 1872 the Grand Hotel Bellevue was opened as the first luxury hotel in the Gotthard region, visited by such illustrious guests as Queen Victoria. Andermatt soon became one of the most famous holiday destinations in Switzerland. This was based on – then as it is now – the traditional openness of the Andermatt people to guests from around the world. In 1937 one of Switzerland’s first ski lifts opened in the Nätschen-Gütsch ski destination.

A much greater engineering feat was celebrated in 1882 with the completion of the railway tunnel through the Gotthard. The autobahn tunnel followed in 1980, and in 2016 international trains will begin rolling through the longest rail tunnel in the world, the 57-kilometre-long Neat Base Tunnel.

In addition to the Gotthard Tunnel, the spectacular pass roads around Andermatt draw international attention. The Furka Pass became world famous in 1964 as a James Bond film setting. In the legendary film “Goldfinger” Sean Connery raced in an unforgettable chase scene over the Furka Pass.

Andermatt Swiss Alps is adding new milestones to the historic timeline of Andermatt. Construction of the resort began in 2009. In 2013 the doors of the 5-star deluxe hotel The Chedi Andermatt opened – fittingly, on the same spot where some 150 years ago the Grand Hotel Bellevue pampered its guests. And in 2014 the first apartment houses in the resort will be ready for occupancy.
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Andermatt Swiss Alps can rely on Orascom Development Holding AG is 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.