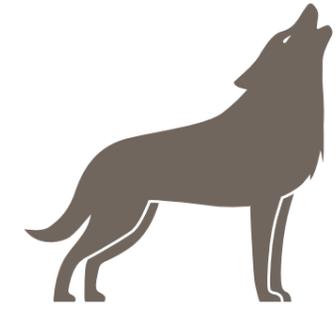


APARTMENT HOUSE
WOLF



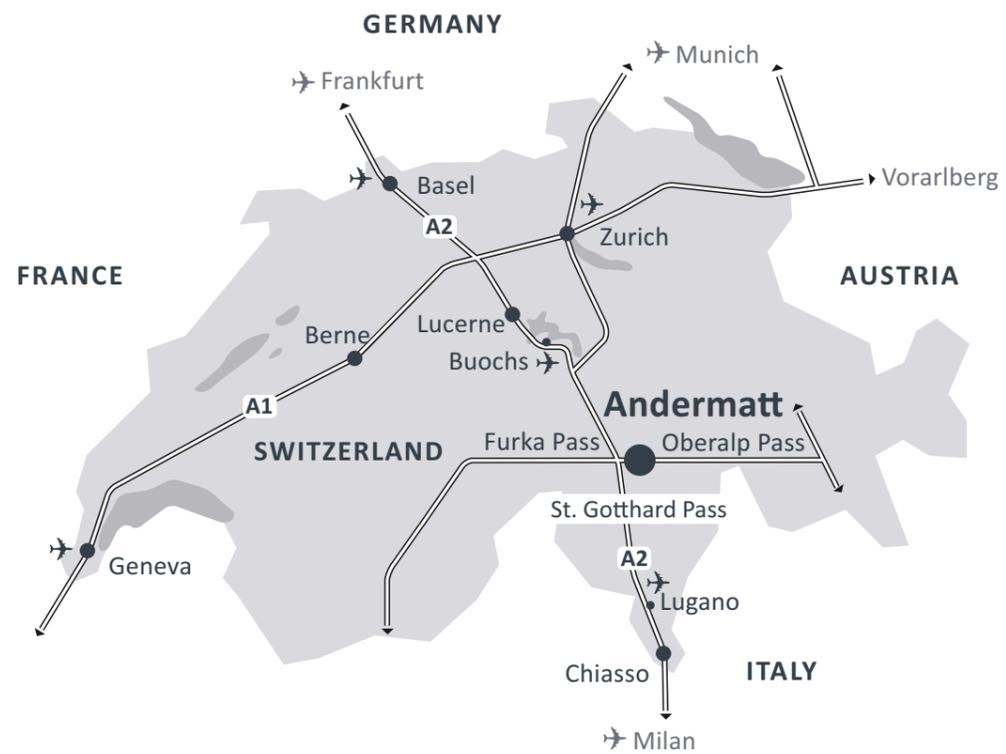
Andermatt

The rich experiences of a Swiss alpine destination await you 365 days a year in Andermatt. In summer the region is enticing for hiking, climbing and mountain biking. And the ecologically designed 18-hole golf course, which meets international tournament standards, is located directly adjacent to the village. Exclusive spa and wellness facilities offer relaxation throughout the year. With a great many restaurants and numerous special events, Andermatt boasts an impressive offering also in terms of culture and dining.

In winter the snow-sure region is highly regarded for all types of winter sports. Here, ambitious skiers as

well as families and leisure skiers find ideally-suited slopes. The network of lifts and pistes is being further expanded over the next few years. With over 120 kilometres of slopes, the largest ski region in Central Switzerland is being created.

Thanks to excellent access to major national and international transport routes, these natural treasures are very near. Trains from every direction stop at Andermatt, and the idyllic mountain village in the Urseren Valley can be reached by car from Lucerne within an hour and from Zurich within 90 minutes.



Resort

- Apartment House Wolf
- Apartment House Edelweiss
- Apartment House Biber
- Apartment House Gemse
- Apartment House Steinadler
- Apartment House Hirsch
- Apartment House Schneefalke
- Gotthard Residences & 4-star hotel

- 1 The Chedi Andermatt hotel
- 2 Train station
- 3 Future hotels (planned)
- 4 Future apartment buildings (planned)
- 5 Chalets (planned)



Architectural description

Apartment House Wolf is located across from the Gotthard Residences and the new 4-star hotel. It is built upon a subterranean infrastructure base which houses the underground car park and the utility systems. The neighbouring buildings are grouped closely together, as in a typical mountain village, defining streets with multifaceted spatial qualities. The location directly on the village square gives the apartments a lot of space and light and allows views of the surrounding natural countryside.

The footprint of Apartment House Wolf, with ground floor, five upper floors and a loft level, is derived from the specific site on the large square and the orientation of the apartments. The moderate roof overhang traces the perimeter and reinforces the sculptural effect of the building.

Part of the ground floor of the building is designed for commercial use and features large storefront windows.

The typical upper floors each include a one-bedroom, a two-bedroom and two three-bedroom apartments, all offering a high level of comfort and convenience. The spacious foyers lead into the open living and dining room, with windows on at least two sides, bringing plenty of light and sun into the rooms and offering views of the alpine landscape. Each apartment has its own outdoor space, either a loggia to the northwest or a balcony to the south.

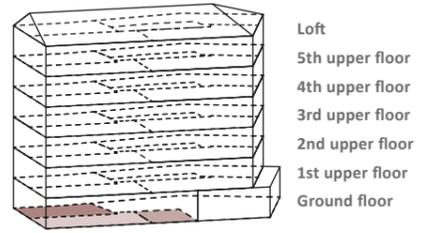
Homey maisonettes on the top floor and loft level augment the range of apartments. Each maisonette has an internal stair up to the gallery, offering a two-storey spatial experience. The gallery bedrooms are located directly beneath the roof, with dormer windows for natural light.

All the apartments will enjoy a high standard of interior finishing. What's more, buyers can have their say in choosing among the options for the fixtures and finishes of their apartment.



Floorplan

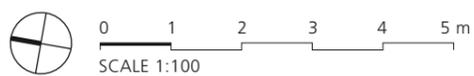
Ground floor



EG-1
 1-bedroom apartment
 GFA 71.6 m²
 UFA 66.5 m²
 Terrace ca. 13 m²

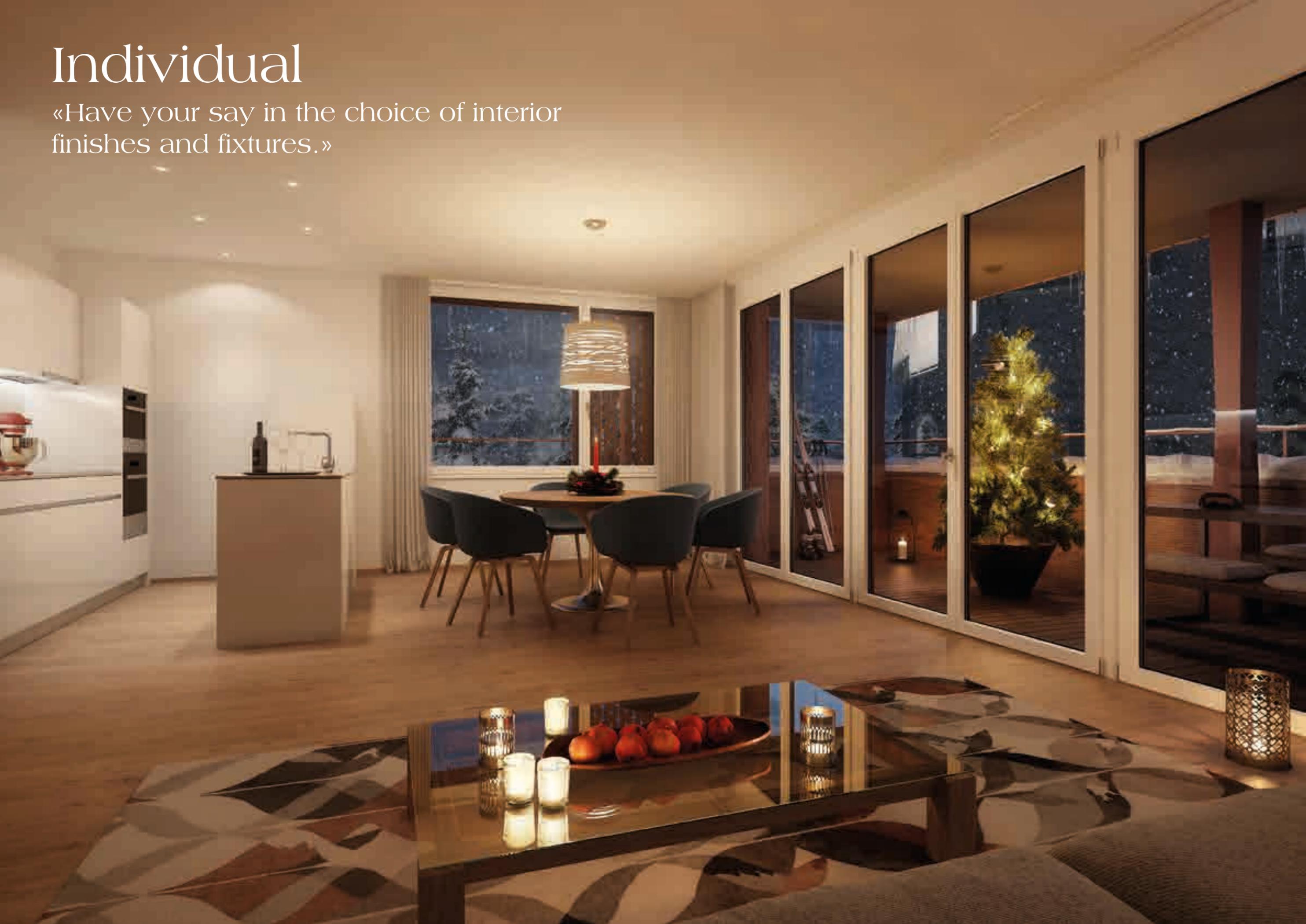
EG-2
 2-bedroom apartment
 GFA 97.8 m²
 UFA 92.5 m²
 Terrace ca. 13 m²

EG-3
 Studio apartment
 GFA 44.7 m²
 UFA 41.9 m²



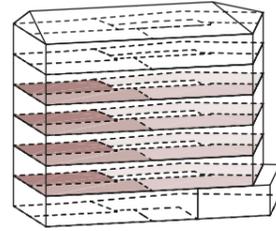
Individual

«Have your say in the choice of interior finishes and fixtures.»



Floorplan

1st | 2nd | 3rd | 4th upper floor



Loft
5th upper floor
4th upper floor
3rd upper floor
2nd upper floor
1st upper floor
Ground floor

I.OG-1 | II.OG-1 | III.OG-1 | IV.OG-1

1-bedroom apartment

GFA 74.7 m²

UFA 70.5 m²

Balcony 4.3 m²

I.OG-2 | II.OG-2 | III.OG-2 | IV.OG-2

2-bedroom apartment

GFA 93.8 m²

UFA 89.3 m²

Balcony 4.3 m²

I.OG-3 | II.OG-3 | III.OG-3 | IV.OG-3

3-bedroom apartment

GFA 115.4 m²

UFA 107.4 m²

Balcony 14.0 m²

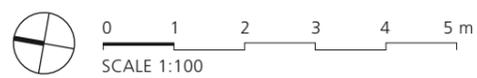
I.OG-4 | II.OG-4 | III.OG-4 | IV.OG-4

3-bedroom apartment

GFA 114.3 m²

UFA 107.2 m²

Balcony 15.7 m²



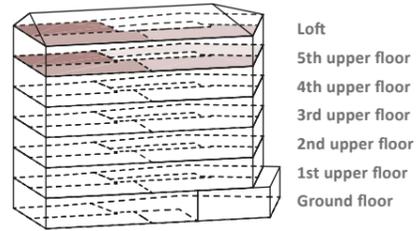
Central

«You live in the centre, right
on the village square.»



Floorplan

5th upper floor



Loft
 5th upper floor
 4th upper floor
 3rd upper floor
 2nd upper floor
 1st upper floor
 Ground floor

V.OG-1 / 5th upper floor maisonette
 Total 108.2 m² GFA

	2-bedroom apartment
GFA	75.4 m ²
UFA	70.9 m ²
Balcony	4.3 m ²

V.OG-2 / 5th upper floor maisonette
 Total 133.4 m² GFA

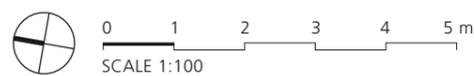
	3-bedroom apartment
GFA	94.5 m ²
UFA	89.2 m ²
Balcony	4.3 m ²

V.OG-3 / 5th upper floor maisonette
 Total 169.8 m² GFA

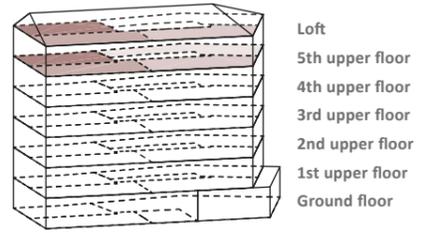
	4-bedroom apartment
GFA	115.4 m ²
UFA	107.4 m ²
Balcony	14.0 m ²

V.OG-4

	3-bedroom apartment
GFA	114.3 m ²
UFA	107.2 m ²
Balcony	15.7 m ²



Floorplan Loft



V.OG-1 / Loft maisonette
Total 108.2 m² GFA

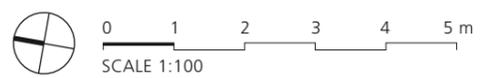
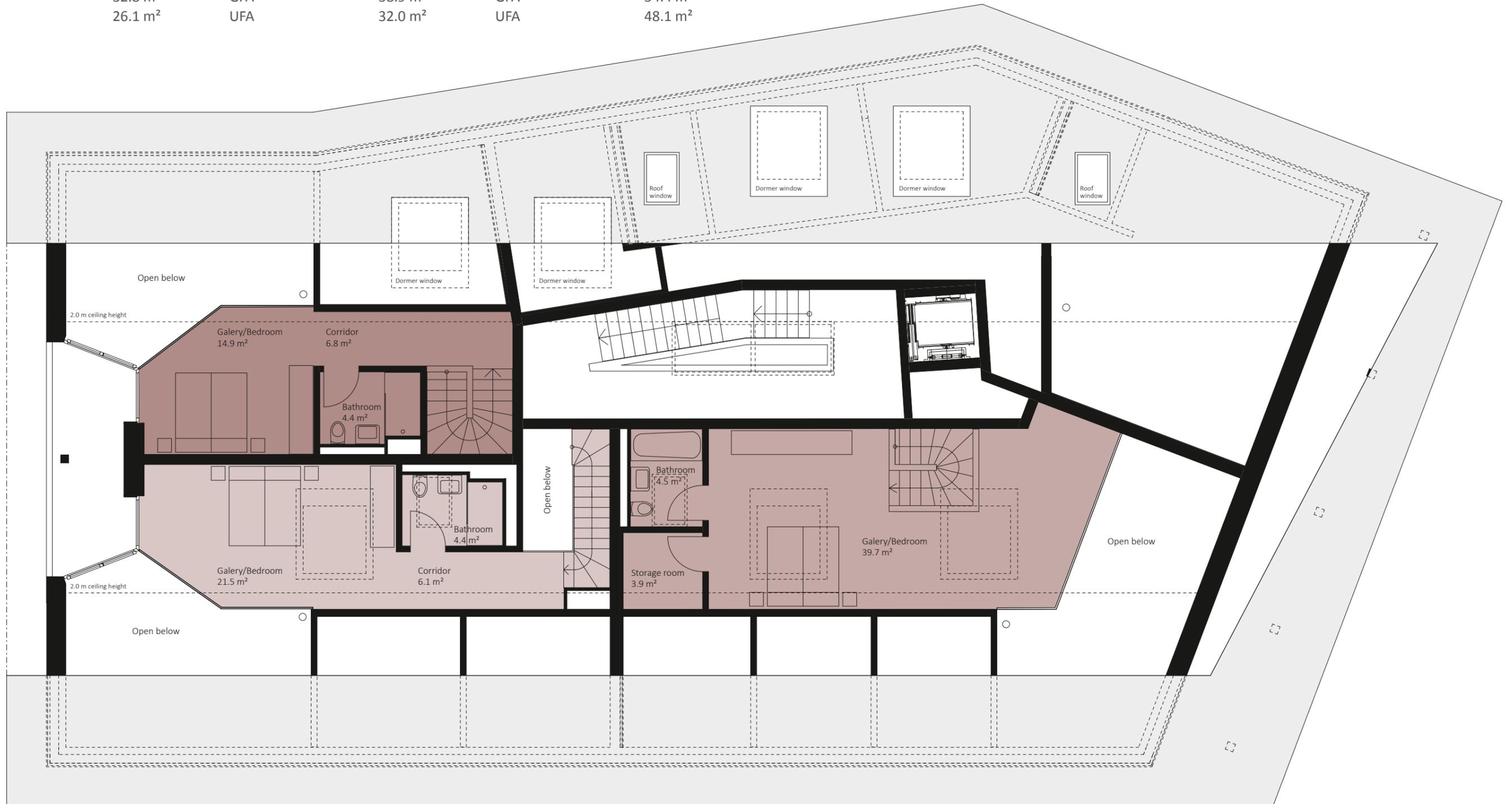
2-bedroom apartment	
GFA	32.8 m ²
UFA	26.1 m ²

V.OG-2 / Loft maisonette
Total 133.4 m² GFA

3-bedroom apartment	
GFA	38.9 m ²
UFA	32.0 m ²

V.OG-3 / Loft maisonette
Total 169.8 m² GFA

4-bedroom apartment	
GFA	54.4 m ²
UFA	48.1 m ²



Natural paradise

«Explore the largest ski region
in Central Switzerland.»

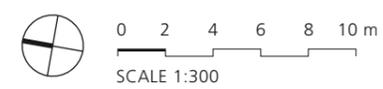




Floorplan Basement



A	Cellar I.OG-3 8.2 m ²	G	Cellar EG-1 8.6 m ²	M	Cellar I.OG-2 8.6 m ²	S	Cellar III.OG-4 8.6 m ²
B	Cellar IV.OG-3 10.9 m ²	H	Cellar III.OG-3 9.8 m ²	N	Cellar II.OG-2 8.7 m ²	T	Cellar V.OG-3 9.1 m ²
C	Cellar I.OG-4 8.6 m ²	I	Cellar I.OG-1 8.6 m ²	O	Cellar III.OG-2 8.6 m ²	U	Cellar V.OG-4 9.1 m ²
D	Cellar EG-3 8.6 m ²	J	Cellar II.OG-1 8.7 m ²	P	Cellar IV.OG-2 8.6 m ²	V	Cellar V.OG-2 9.1 m ²
E	Cellar IV.OG-4 9.8 m ²	K	Cellar III.OG-1 8.6 m ²	Q	Cellar II.OG-4 8.6 m ²	W	Cellar V.OG-1 9.1 m ²
F	Cellar EG-2 8.6 m ²	L	Cellar IV.OG-1 8.6 m ²	R	Cellar II.OG-3 8.7 m ²		



Construction summary

Ecology

House Wolf is being built and certified to the Minergie standard. All apartments feature mechanically controlled ventilation. The system provides continuous air exchange in all rooms and also serves the following purposes:

- Providing adequate filtered fresh air for the occupants
- Elimination of humidity and odours
- Energy savings by recovering thermal energy from the exhaust air
- Noise control for the occupants; everyone can sleep comfortably with all windows closed

Each apartment will have its own individually controlled ventilation system.

Construction

The base slab, perimeter walls of the basement and underground garage and columns are in place, executed in reinforced concrete. Most of the basement partition walls are in sand-lime brick masonry.

All floor slabs and exterior walls above grade are in reinforced concrete to meet structural requirements and for seismic stability. The exterior walls are covered with 22 cm high-quality exterior insulation. The façade of the ground floor is in architectural concrete. The façades above are dressed with ventilated wood shingle cladding.

Interior partitions are 12.5 – 15 cm brick masonry. Separation walls between the apartments and around the stairwell are 25 cm monolithic reinforced concrete. Some of the walls in the living rooms and bedrooms and behind kitchen cabinetry are executed as gypsum-covered prewalls.

Some of the conduits, pipes and ducts in the basement and underground garage are surface-mounted on ceiling and walls.

Roof

Timber roof framing with 24 cm insulation between rafters. Interior build-up: vapour barrier, furring and wood panelling. Exterior build-up: rigid fibreboard, sub-roof membrane, ventilation furring, tile battens and Eternit roofing. Dormers are clad in standing-seam metal sheeting.

Electrical systems

Receptacles, switches and wiring for lights in the usual quantities and as shown on plans. Outdoor receptacle, switch and light at balconies. Built-in lights in foyers, corridors, bathrooms, toilet rooms and kitchen. One multimedia outlet (TV, phone and computer) in each bedroom and in the living room. Each living room has at least one empty conduit for easy installation of additional telecom cabling. Doorbell with video doorphone at the apartment door.

Heating / hot water

Central heating and hot water supply through a district system. In-floor heating in all habitable rooms. Optional woodstove in maisonettes (budget price CHF 8'000.–). A chimney from the ceiling to above the roof to be installed accordingly.

Plumbing fixtures and fittings

Plumbing fixtures as shown on plans, in white. Acoustic damping for fixtures and fittings. Fittings and accessories with chrome finish. Bathroom / WCs with bathtub, toilet and lavatory (some with double lavatories) including base cabinet and wall cabinet with mirror & light. Some bathrooms also have a shower with glass partition. Shower / WC with shower with glass partition, toilet and lavatory with wall cabinet with mirror & light. Drain lines in acoustically damped PE piping in prewall installation system.

Washer / dryer

Stacked washer and dryer in each apartment.

Kitchen

Kitchen in each apartment as shown on plans.

Buyers can choose their own options in the design of their kitchen. Standard particle board cabinetry with synthetic resin laminate inside and synthetic resin fronts. Countertops in quartz composite (synthetic stone), ceramic or granite, stainless steel sinks, fully integrated refrigerator with freezer compartment, induction cooktop, circulation / extraction cooker hood, built-in dishwasher and combi-steamer (some also with a separate microwave).

Elevator

For 8 people, capacity 630 kg, barrier free, electromechanical drive.

Windows

Wooden windows with aluminium exterior cladding, insulating glass $U = 0.6W / m^2K$. Ground-floor windows with high-security features against break in. Dual curtain tracks at each window.

Sun protection

Full-height windows at all balconies and windows with standard sill height on the ground floor with motorized exterior venetian blind with lip seal. Windows with standard sill height on the upper floors with decorative exterior sunscreen. Window areas without sunscreen have motorized exterior venetian blind with lip seal. All roof windows with inside roller blind.

Plaster finishes

Textured plaster on all walls in the apartments and in the stairwell. Basement walls not plastered. Smooth plaster ceilings throughout, except in basement rooms.

Doors

Interior doors with wooden frame and veneered leaf. Apartment doors with wooden frame and veneered leaf with lintel and sill, acoustic damping and three-point latch. Built-in cabinetry in veneered particle board.

Floor coverings

Painted cementitious screed over concrete floor slab in basement rooms. High-strength ceramic tile in stairways. Wooden decking at balconies. Terraces with ceramic tile laid on crushed stone. Floating subfloor in all apartments. Wide-plank parquet ca. 2200 / 139 / 11 mm with wooden baseboard in foyer, corridor, storage room, kitchen, bedrooms, and living and dining room. Ceramic tile in bathrooms, shower rooms and toilet rooms (CHF 140 / m²). The budget price is for installed tile flooring including associated work and VAT.

Wall finishes

In bathroom, shower room and toilet room, ceramic tile (CHF 140 / m²) floor to ceiling on walls with fixtures. Textured plaster finish on other walls (as in living rooms and bedrooms), painted white. The budget price is for installed tile flooring including associated work and VAT.

Basement

Each apartment has a separate storage compartment in the basement.

Ski and bicycle room

All the apartments will share a common ski and bicycle room. It will be equipped with ski racks, a boot dryer and bicycle racks.

Landscaping

The outdoor surroundings (paved and planted areas) will be landscaped according to the landscaping plan.

Andermatt, February 2016

Sales information

Included in the price

Land share, provision of services to the site, construction costs in accordance with construction description, associated construction costs such as permits, connection fees, etc.

Title transfer fees

Notary and property register fees (ca. 0.5 %) shall be split 50-50 between buyer and seller.

Terms of payment

Written, binding purchase commitment with an initial down payment of CHF 50'000.–.

Signing of a notarized contract of sale, with a down payment of ca. 25 % of the purchase price (including the initial down payment).

Down payment of another 25 % of the purchase price once the building shell is complete.

Payment of the remainder when the apartment is ready for occupancy, before the keys are handed over (transfer of benefits and risk).

Financing

Basically, financing can be arranged with your appropriate bank or lending institute in accordance with your individual needs and wishes as a buyer. We will be happy to provide discreet consultation.

Scheduled occupancy

Winter 2017

Lex Koller / Second Home Law

The new resort in Andermatt is exempt from the Lex Koller. This gives international buyers the opportunity to buy and sell real estate property in Switzerland. Presently, this exemption from the "Lex Koller" is in force until 2030. In addition, all apartments offered for sale by Saschi Immobilien AG are exempt from the Swiss Second Home Law (this limits the construction of second homes to 20 % of the number of residences in a community).

Apartment rental

Andermatt Swiss Alps AG offers professional rental service to its holiday apartment owners.

Reserved rights

The information in this brochure is based on the current state of planning, the associated calculations and the current HOA rules and regulations. Minor changes and prior sale remain reserved. The photorealistic renderings are intended to convey an impression of the planned development. They have merely an indicative character regarding building materials, colours, furnishings, architectural design and landscaping & planting.

The seller expressly reserves the right to make changes (the exterior material and colour concept requires the review and approval of the enforcement authorities).

Interior finishing options

We propose a basic standard for all the apartments; nevertheless, you can choose among the interior finishing options in accordance with your personal wishes and expectations. Please note that changes to interior finishes and fittings (and the choice of options) depend on the stage of construction and can be realized only when requested in due time.

Do you have a special wish for your interior?

No problem for us! Our specialists will be glad to help you, and show you optimal solutions.

Andermatt, February 2016

«I always discover
new trails here.»



«Andermatt, the holiday region
in the heart of the Alps.»

The owner: Saschi Immobilien AG

The name Saschi is derived from “Sa” for Sawiris and “Schi” for Schmid. Thus the name reflects the people behind this partnership. The goal is to jointly develop real estate projects in Andermatt that meet the existing demand, especially in the Swiss market. The combination of the many years of real estate experience of the Schmid firm and the potential of the project by Andermatt Swiss Alps AG is the basis for long-term successful collaboration.

Andermatt Swiss Alps AG

With the innovative and sustainable project Andermatt Swiss Alps, the traditional Swiss mountain village is being transformed into an attractive year-round destination. Once finished, the development will include six 4- and 5-star hotels, about 500 apartments in 42 buildings, 25 exclusive chalets, convention facilities, an indoor pool facility and an 18-hole golf course. Furthermore, the Andermatt and Sedrun ski areas are being merged to form the attractive SkiArena Andermatt-Sedrun. Andermatt Swiss Alps embraces a construction philosophy with deliberate use of sustainable materials that meet the MINERGIE® standard.

Schmid Group

The Schmid Group is an owner-managed group of companies with core competencies in architecture, general contracting, construction and real estate. With great experience and commitment, the staff consistently implements the corporate philosophy of customer orientation and focus on quality. The Schmid Group furthermore underscores its social engagement with its social charter.

