



SCHNEEFALKE



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A HOME,
AN INVESTMENT,
AN ALPINE
ADVENTURE

INTRODUCING SCHNEEFALKE APARTMENTS

Schneefalke brings you the elegant style and comfort of a traditional alpine home tastefully blended with modern design in one of the most exciting up-and-coming resort developments in the Swiss Alps.

Enjoy the world-class ski slopes and 18-hole golf course of Andermatt, a truly all-year-round alpine destination. Designed for community, Schneefalke offers fully furnished design apartments with concierge and hotel services upon request, a private in-house gym with a sauna and steam room as well as letting management for when you're away, making it an investment that also never sleeps. With no restrictions on foreign buyers it's an opportunity open to all. Peaceful and secluded, yet easily accessible, the charming mountain village of Andermatt sits midway between Zurich and Milan, only 90 minutes from Zurich International Airport. Your luxurious alpine apartment awaits in the warmth and unspoiled beauty of Andermatt. Allow us to give you the tour.



A WELCOMING TREASURE OF THE ALPS

WELCOME TO ANDERMATT

A true taste of high-alpine life, Andermatt itself is as fresh and vibrant as the mountain air. Steeped in Swiss history and surrounded by the awe-inspiring peaks and passes of the Gotthard Massif. This traditional yet growing holiday village is a magnificent resort with state-of-the-art infrastructure and valuable advantages for property buyers.

Open to foreign buyers

In its warm welcoming spirit Andermatt offers the rare opportunity for foreign investors to buy property. Several premium properties including Schneefalke are exempt from the Swiss law Lex Koller, which restricts foreigners from buying property in most of Switzerland.

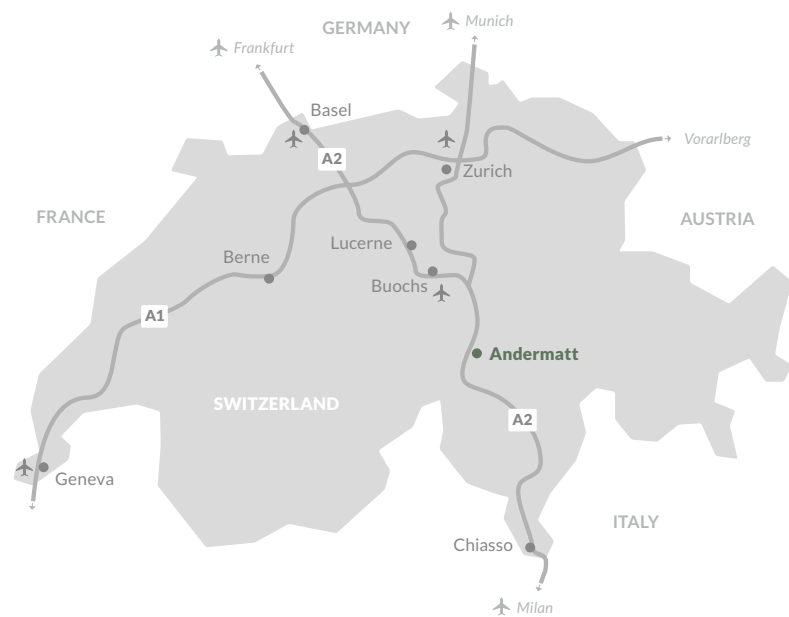
Superb transport links

Andermatt is centrally located and very easy to get to. It's just an hour from Lucerne, 1.5 hours from Zurich and 2 hours from Milan by road. Also, the famous Glacier Express train stops midway between Zermatt and St. Moritz in Andermatt.

A true all-year-round destination

The unsurpassed beauty of Andermatt's surrounding nature offers world class skiing, freeriding and a wide range of winter sports. In summer golfing, hiking, mountain biking and horse riding are just some of the exciting activities available. Andermatt is bursting with life in all four seasons.

MAP OF SWITZERLAND



MAP OF ANDERMATT



A RARE ALL-YEAR-ROUND ALPINE RESORT



YEAR-ROUND ACTIVITIES

One of Europe's finest winter sports hot spots, the spectacular natural beauty of the Urseren valley also offers the rare advantage of an outstanding range of summer activities.

In winter, the splendid open slopes and guaranteed deep powder of the SkiArena Andermatt-Sedrun make for unsurpassed skiing and freeriding. With ice climbing, cross-country skiing, sledging, ice kiting, ice skating and even horse carriage riding, it's simply a winter sports paradise.

In summer and fall you have many unique activities for an alpine resort. The ecologically developed 18-hole par 72 championship golf course

offers international tournament-standard golfing, with a dozen more 9 and 18-hole courses close enough for a day's outing.

The valley's soaring peaks and over 40 pristine lakes, rivers and waterfalls offer a marvelous palate of summer activities. Hikers enjoy some 500km of trails with breathtaking panoramic views. Mountain biking, rock climbing, paragliding, horseback riding, white-river rafting, fishing and tennis make it an irresistible alpine summer destination for thrill-seekers and nature-lovers alike.



The stunning 5-star deluxe hotel,
The Chedi Andermatt

ALPINE CHARM, STATE-OF-THE-ART INFRASTRUCTURE

Picturesque with timeless charm, Andermatt embodies a traditional alpine elegance that has drawn international visitors including Queen Victoria, Johann Wolfgang von Goethe, and Francesco Petrarca. The scenic valley also sets the backdrop to James Bond in Goldfinger.

Life in the village is both care-free and car-free, with underground parking spaces easily accessible from all areas of the resort. Lovers of haute cuisine enjoy a wide range of fine dining options. Relax and rejuvenate in one of Andermatt's spas, health clubs, indoor pools or beauty salons.

State-of-the-art infrastructure, sporting facilities, and cultural delights including the valley's charming museum, all add to the magical experience of staying in Andermatt.

With circa CHF 1.8 billion of investment going into six new 4 and 5-star hotels and 500 luxurious apartments, this flourishing village and holiday community is one of the Alps' most exciting places to invest.



World-class dining, something for every taste



SCHNEEFALKE
NEEFALKE



ABOUT SCHNEEFALKE APARTMENTS

Welcome to the Schneefalke apartments. Designed with the characteristic warmth, craftsmanship and romance of traditional alpine homes, combined with the elegant style and comfort of world-class contemporary design. The intelligent layout of each luxurious apartment is optimally planned to give you the most from every square metre, with maximum use of natural sunlight and scenic mountain views. Ideal for families, guests and rentals.

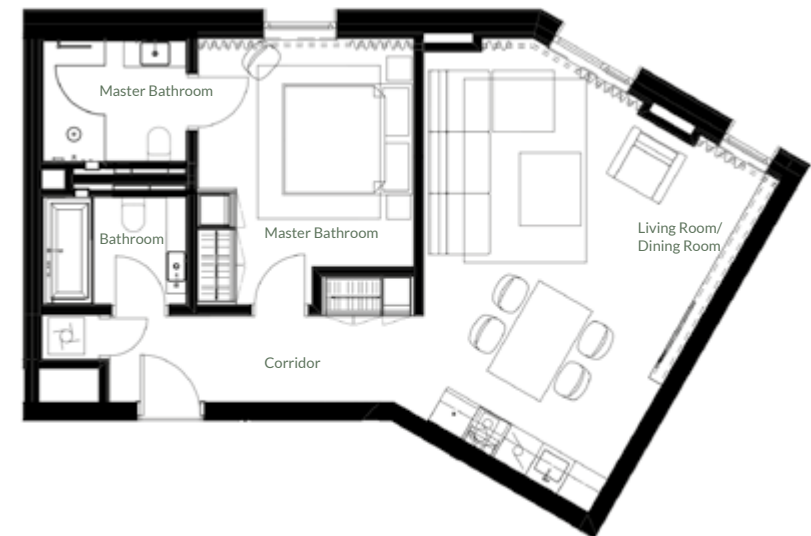
With your absolute comfort in mind, all Schneefalke apartments have premium quality, custom interiors and cabinetry and may be purchased with a bespoke ready-to-move-in package. Fully-furnished with every item prepared and waiting for you, right down to the fine bed linen, kitchen appliances and cutlery. You also have a private in-house gym with state-of-the-art equipment, including a sauna and soothing steam bath for relaxing after a long day on the slopes.

For second-home owners and investment buyers the building's community offers letting management so your apartment can generate income while you're away.

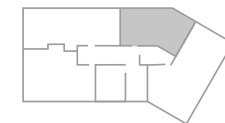
FLOOR PLAN EXAMPLES



GARDEN-LEVEL APARTMENT EXAMPLE

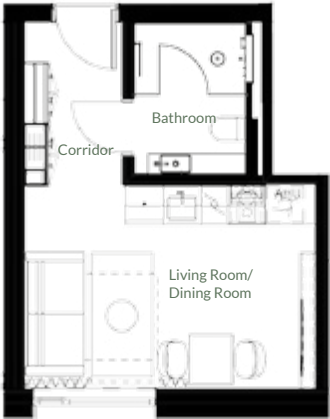
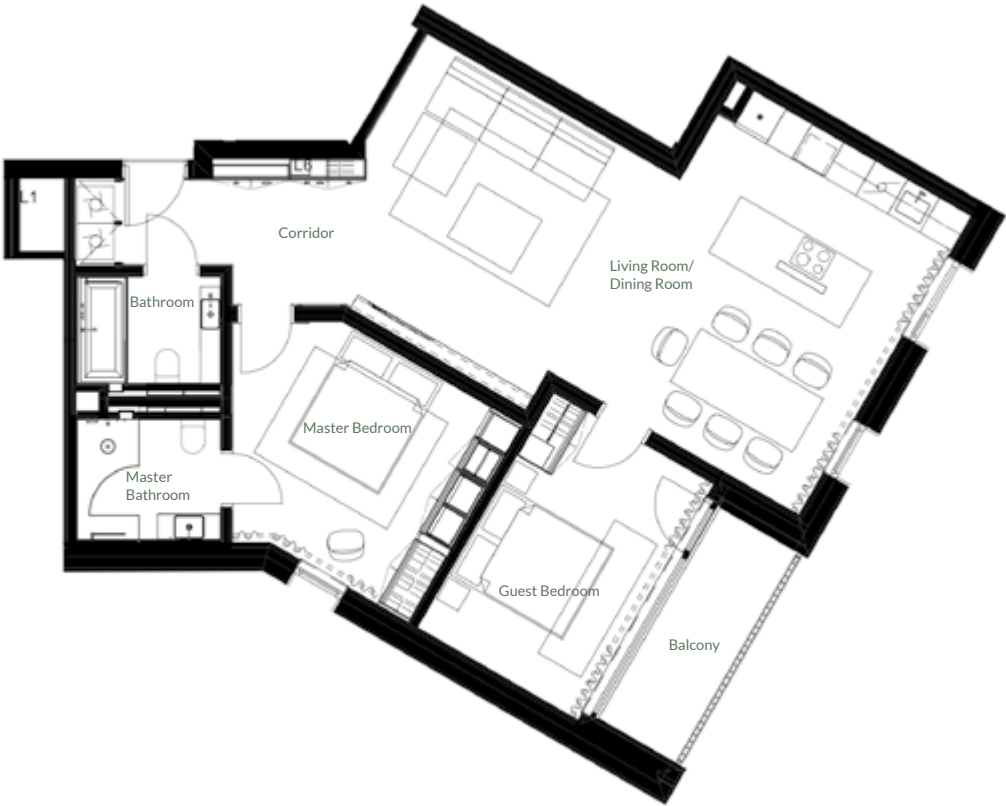


EG-3
2.5 room apartment
66 m² saleable area
1 bedroom
2 bathrooms

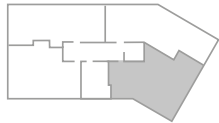
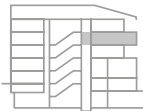


SECOND FLOOR APARTMENT EXAMPLE

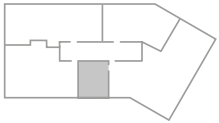
STUDIO APARTMENT EXAMPLE



II.OG-4
3.5 room apartment
99 m² saleable area
2 bedrooms
2 bathrooms



II.OG-5
1.5 room apartment
26 m² saleable area
1 bathroom



PENTHOUSE APARTMENT EXAMPLE



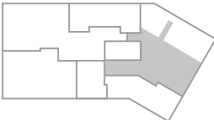
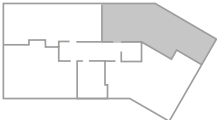
3rd floor



4th floor



III.OG-3
3.5 room maisonette apartment
169 m² saleable area
2 bedrooms
3 bathrooms



The saleable area is the actual living area adding the balcony area at 50 % and the garden sitting area at 25 %. The actual living area is the entire area excluding external walls and internal party walls, technical infrastructure zones (shafts) and the area in the attic with a room height less than 1.20 m.



ALPINE TRADITION
MEETS MODERN
DESIGN

SERVICES AND OWNER'S BENEFITS

Schneefalke is more than just a luxury alpine apartment house. It's a community. A splendid range of exceptional services are available for you or any of your guests, delivered at the same standards as 4 and 5-star hotels.

Resort Advantages for Owners

From ski lifts to golf memberships, events and more. As a Schneefalke investor you have the Owner's Book of exclusive discounts across the whole resort.

Letting Management

Renting your investment is effortless if you enter it in the apartment pool. The entire rental process including marketing, reservations, apartment preparation and guest services is taken care of while you're away.

Concierge

At your request a concierge stands by ready to help you with activity and trip planning, travel to and from Andermatt, shopping services and more, as well as the unexpected.

Guest Services

The reception at the Andermatt Swiss Alps Sales & Info Centre is there to help you with any need, query or problem, no matter how small. Available by phone, email, or in person. Their only

goal is to help make your stay in Andermatt an exceptional experience.

Property Maintenance

For your absolute peace of mind the security and high-standard maintenance of your apartment is guaranteed. The building management services offer an emergency telephone line, guaranteed help and solutions to any maintenance issues within 48 hours and regular checks on your property while it's vacant.

Housekeeping

You have three levels of cleaning services to choose from; standard, extra or premium. Laundry services are also provided. Before you or any guests arrive, your apartment can be checked to make sure everything is working smoothly.

More General House Services

- Housekeeping
- Laundry Services
- Babysitting
- Firewood Delivery
- Gardening Services
- Apartment-Sitting
- Other hotel services, just ask



THE DEVELOPERS

Schneefalke is a joint development of Andermatt Swiss Alps and SWISS PROPERTY. Andermatt is a year-round holiday destination in the heart of the Swiss Alps. The Andermatt Swiss Alps resort is currently being developed. Once complete, it will include six 4 and 5-star hotels, 490 apartments in 42 buildings, ca. 25 chalets, convention facilities, an indoor swimming facility and an 18-hole golf course. In addition, the Andermatt and Sedrun ski areas are being merged into the attractive SkiArena Andermatt-Sedrun.

Andermatt Swiss Alps has partnered with SWISS PROPERTY, whose specialist expertise in developing outstanding premium real estate ecologically to the highest Swiss standards has earned them an exceptional reputation in the real estate development industry.

