



S U I T E N - H O T E L - A R O S A

**postresidenz**  
AM SEE

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The serviced apartments at Postresidenz am See operate on a "buy to use and let" model. As an owner of a Postresidenz suite you receive complimentary annual vacations. Meanwhile, our professional management team ensures your suite is rented out to hotel guests during your absence, providing you with a seamless blend of a holiday home and a lucrative investment opportunity. This dual functionality — serving as both a personal retreat and a reliable income source — positions our serviced apartments as an exceptionally enticing and innovative investment prospect within the real estate market.

## **Your Benefits**

- Expected annual net return on equity of approx. 4% (except Penthouse)
- Enjoy up to 6 weeks of complimentary holiday, with flexible daily booking options
- Participate in profit sharing through a pooling system, regardless of individual suite rental frequency
- Receive credit in Swiss Francs for unused personal occupancy
- Prime location in Arosa: waterfront property, adjacent to cable car and ski lift, with direct access to valley run (ski-in/ski-out), and proximity to railway station
- Complimentary access to expansive wellness facilities
- Professional management services covering administration, marketing, ongoing maintenance, personnel, and renewal fund management, etc.
- Anticipated property value appreciation due to premier location in Arosa - a top-tier holiday destination
- Exemption from Lex Koller regulations

## **Own Occupancy**

- 3 weeks during the winter season and 3 weeks throughout the remainder of the year
- Flexible daily usage: on a per-day basis, providing access for 6 days each of Monday through Sunday per year

## **Year-round Storage of Private Items**

- Each owner is allocated a private cellar compartment (included in the purchase price)

## **Additional Costs**

- End cleaning fee: CHF 255 for 2-bedroom suites / CHF 188 for 1-bedroom suites / CHF 68 for studios
- Underground car park: CHF 25 per night / outdoor parking spaces: CHF 20 per night