

Andermatt

A vision for Swiss
Alpine living

What I see

Our chairman, Samih O. Sawiris, on his personal journey into the valley of Andermatt.

Anyone who sets foot in Andermatt will agree that it's a simply charming Swiss mountain village in a dramatically stunning location. At least that's how I felt about it on my first visit in 2005. I was amazed by how open-minded the locals were – the people here are more cosmopolitan than many a city dweller – and immediately saw enormous potential for tourism opportunities in the area. After all, the best decisions are made spontaneously, and so work on the development started only six months later.

Since day one of our efforts to revitalise the village, our goal has been to turn this beautiful and easily accessible place into a year-round destination with exciting job opportunities and countless possibilities for outdoor activities. A big task, but it helps that the Swiss are known for their reliability, which I've come to appreciate immensely over the years. Today, the old and new parts of the village blend organically, attracting shop owners, restaurateurs, hoteliers and visitors alike, while the ski area with its state-of-the-art lifts and slopes, the golf course and the new concert hall are among the best in the country. In all of this, we're committed to making Andermatt Swiss Alps 100% sustainable, be it through investing in renewable energy sources or doing away with single-use plastics.

Not so long ago, our ambition was eyed with scepticism now we find there's a lot of confidence in us to pioneer a fresh experience of Swiss Alpine living. The following pages are a celebration of the people, places and ideas driving the town's development to make our vision become reality.

Samih O. Sawiris
Chairman
Andermatt Swiss Alps AG



1. Samih O. Sawiris is passionate about Andermatt's potential

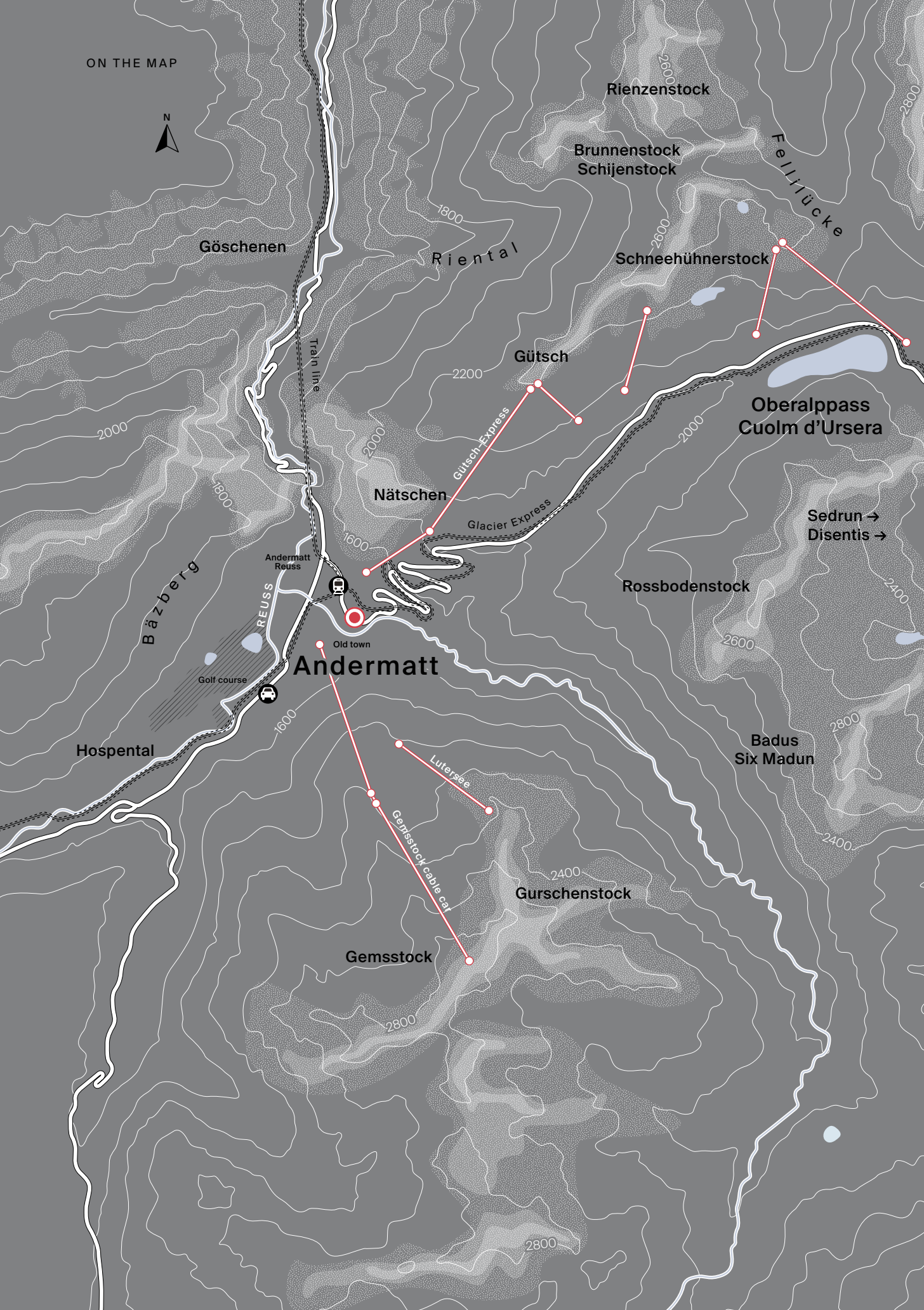
2. A vision in the snow: Andermatt from above

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Switzerland's crossroads

Located in the very heart of Switzerland, Andermatt has acted as a major crossroads for trade for centuries. Still today it is accessible from everywhere, whether by road, rail or air.



By car

The sublime drive is just 90 minutes from Zurich, two hours from Milan and four hours from Munich.



By train

Zurich is just two hours away with a change in Göschenen. Andermatt is also on the Glacier Express route.



By plane

If you prefer to travel by plane, you can choose between the airports in Zurich, Basel, Lugano and Milan airports. The nearest strip for private aircraft is located in Buochs, only 45 minutes from the village.



Flight times from Zurich International Airport

- London Heathrow: 1 hour 45 minutes
- Luxembourg: 55 minutes
- New York: 8 hours 50 minutes
- Berlin: 1 hour 25 minutes
- Stockholm: 2 hours 25 minutes



Find your place in the valley

Nestled between towering mountains and lush greenery, Andermatt offers the best of Swiss mountain living, whatever the season. Welcome to a village with soul, a natural world of outdoor adventure and a place of humbling heritage.

Many have driven through the narrow Schöllenen Gorge and marvelled as the valley of Andermatt unfolded before them. But there are those of us who see much more than just another Alpine destination. There are people who arrive at this place and right away realise that this is the most future-proof haven in Switzerland: a bastion of contemporary Swiss architecture and sustainable, forward-looking design.

Together, we bring our ambition and vision to bear on a village like no other in the Alps. When the crisp air hits the bottom of our lungs as we open the car door or

step off the train, we see, smell, hear and taste sheer possibility: for the legendary back-country challenges of the Gemsstock, for Alpine living long after the snow has melted, for a night of high drama in the concert hall, for fine dining above the clouds and the thought of waking up to the sound of the crystal cascade of the river.



- 1. Idyllic Alpine Wildlife
- 2. A village filled with rich heritage
- 3. Traditional Swiss architecture meets modern mountain life

Contemporary residences with plenty of Swiss charm



1

We see the opportunity for a place where developments, infrastructure, retail, culture and community are truly integrated – a place where we can be as respectful of Andermatt's rich traditions and ancient granite mountains as we are excited about its future. That's why our journey is about far more than just creating new buildings.

When we think of Andermatt, we think of a destination that is equal parts home and adventure. It's how we want everyone to view this Alpine village, a mix of comfort and possibility. By emphasising all the natural beauty and benefits that Andermatt offers, we are creating a place locals can be proud of and visitors can't get enough of.



2



3

1. The towering hills of the Ursern valley provide constant inspiration
2. Explore the stunning scenery with unforgettable long-distance cycling adventures
3. Take a stroll down Furkagasse, the vibrant heart of Andermatt Reuss



1

The Ursern valley has always been a thoroughfare for travellers, which has imbued the local community with a unique openmindedness to newcomers, both to those passing through and those wishing to make a home for themselves.

Andermatt is a home for visionaries. The golfer looking for a more challenging game; the skier who carves a new path; the architect who finds new function in old principles; the entrepreneur looking for that perfect place to dream. We all gather in this valley, this great theatre of nature, and we build a place where more like us might come to ski, create, innovate, live and work amid the area's spectacular scenery.



2



3

- 1. Golfing at its very finest on Andermatts multiple-award winning course, nestled in the rugged landscape of the Ursern Valley
- 2. Hiking trails offer adventure in every direction
- 3. Andermatt is a renowned destination for off-piste skiing



Crystal clear rivers flow down from the mountains

History in the making

From humble beginnings to the coveted Alpine destination it is today, Andermatt has undergone a transformation from the ground up – and there’s more to come.

2005

The glimpse

The moment Samih O. Sawiris first set eyes on the Andermatt valley through the windshield of a helicopter.

2012

The first stone

The foundation stone is laid for the very first Andermatt Reuss apartment building.

2019

High standards

Opening of the Andermatt Concert Hall, new gourmet restaurants on the Gütsch and the ten apartment buildings in operation. This means soaring symphonies with views of the pristine slopes, sushi above the clouds and the new height of contemporary Swiss design.

2018

Creating space

The Radisson Blu Hotel Reussen opens, along with the Gotthard Residences and the Piazza Gottardo, where these days you can sit with your wine and watch the sun vanish slowly behind the cathedral-like Alps.

2018

Fresh adventures

Completion of the Andermatt-Sedrun connection, extending the ski area over the Oberalppass into the canton of Grisons, creating a ski nirvana for beginners and adventurers alike.



2009

Chasing the stars

Ground is broken for the now beloved The Chedi Andermatt, home to Michelin-starred dining and an award-winning mountain spa.



2016

Teeing off

Opening of the golf course and the first of many sightings of Marlon the mountain goat at the seventeenth hole.

2024

Stay in style

December 2024 saw the opening of Furkagasse, a new shopping and dining street with brands such as IGNIV and TASONI, Andermatt Reuss is transforming into a vibrant hub for both locals and visitors alike.

2024 and onwards

Looking ahead

In the coming years, Andermatt will also welcome a new 5-star hotel, The Alpinist as well as a new zone of residences and sports facilities.



2021

New favourite

Extension of Andermatt Reuss for the next 16 apartment buildings, as well as shops, cafés and restaurants.

Carve a new path

Well-groomed and snowsure, Andermatt's pistes are what dreams are made of. To get the most out of that perfect powder, here's our guide to an activity-packed day on the slopes – from sun up to sun down.



07:30

Rise and shine

Swing your legs over the bed and take in that sunrise. There are many adventures to be had in Andermatt, so waste no time. Escape the crowds with some early cross-country skiing across sweeps of pristine snow. Although if you look close enough, you might just spy fresh tracks. Can you guess which animal walked by?



09:15

Gear rental and ski school drop-off

If you're not one for early mornings, enjoy a leisurely breakfast before heading to Gleis 0 at the bottom of the Gütsch-Express lift, where you can rent all the gear you need – including skis, helmets and clothing. Then it's finally time to hit the slopes. For more inexperienced skiers, the ski school located at Nätschen is the optimal place for a morning session for all ages.



10:30

Gondola to Gemsstock

Seasoned skiers will be itching to hit the Gemsstock by now. As the gondola lifts off and you journey up the mountain, enjoy that peaceful moment when the world drops away – quite literally.





“With plenty of interesting challenges to navigate, it’s not hard to see why professional freeriders see Andermatt as the pinnacle of off-piste skiing.”



◀ “The best thing about being a gondola operator? Going up and down the mountains – all day, every day.”

11:30
Mountains all around

Once at the top of the Gemsstock, push off, slalom, curve, dip and speed down the black slope named after Olympic champion skier Bernhard Russi. Then head into off-piste territory and take advantage of all that untouched snow on the Gemsstock.



13:00

Refuelling with a view

By now, you've surely worked up an appetite! Head to the Gütsch mountain – luckily, it has its own restaurant with fantastic views of the top of the world. Enjoy lunch with the family at the luxurious Michelin-starred Gütsch by Markus Neff.

“No two days are the same in my job. Lush greenery in summer, pristine snow in winter: the mountain landscape is an ever-changing tableau.”



14:30

Relax skiing

Well-fed and fully rested, enjoy the spectacular setting of the more relaxed Gütsch mountain. Leisurely and family-friendly, it's the perfect cooldown before winding down for après-ski drinks.





15:30

Après-ski

All that going up and down the mountain will have you wanting a break by now. Dust the snow off your trousers and stop at the Wachthuus restaurant for a refreshing drink on the sunny terrace or head to the Himalaya bar for a lively atmosphere. A ski day isn't complete without some après-ski in the sun after all.



▲
“There's no better way to wind down for the day than here, with a drink in hand.”





17:15

Back in town

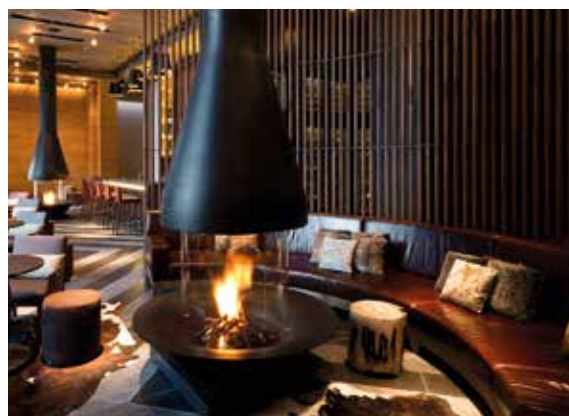
As night time begins to fall, take a walk through the historic heart of the village and do some window shopping on the Gotthardstrasse. Once at home, the time is yours to do as you like. Play boardgames, freshen up with a steam and a sauna or enjoy mugs of hot cocoa around the fire.



19:30

Dinner at The Chedi Andermatt

Everyone comes together again over dinner. Tired out – in the good sense – and with endorphins still rushing through your bloodstream, recount the day's events over delicious creations at The Chedi Andermatt.



23:00

Piste perfect

The day is coming to its close and the town is slowly turning in for the night. The only thing still moving are rustles in the undergrowth and the pisteurs getting the slopes ready for the next day.



The ultimate ski experience

A new partnership with Vail Resorts, the world's most renowned mountain resort company, is transforming Andermatt-Sedrun into one of Europe's top ski destinations.

With 180 km of perfect pistes, Andermatt+Sedrun+Disentis is already the largest and most modern ski area in the heart of Switzerland. As Vail Resort's first owned-and-operated ski destination in Europe, Andermatt-Sedrun is benefiting from the company's expertise and pioneering innovation, along with CHF 149 million investment in elevating the guest experience. As a leader in luxury destination-based travel, Vail Resorts is transforming Andermatt-Sedrun's mountain infrastructure with state-of-the-art lift systems, cutting-edge snowmaking technology, and an expanded high-end gastronomy scene. The focus extends beyond winter, with a comprehensive summer masterplan currently in development to offer diverse, year-round leisure activities.

In Andermatt-Sedrun, Vail Resorts has the advantage of a highly skilled and passionate workforce. Furthermore, the company has taken the time to understand, appreciate, and honour the local culture, ensuring the resort experience seamlessly integrates with life in picturesque Andermatt. Through this partnership, Andermatt-Sedrun is now part of Vail Resort's prestigious Epic Pass Network, granting access to more than 40 of the world's most renowned ski resorts across the US, Canada, Europe, and Australia, providing the ultimate ski experience.



“Building strong relationships with local communities is key. This all comes from our commitment to Listen & Learn. Since acquiring Andermatt-Sedrun in 2022, we’ve engaged actively with local leaders to align our operations with community priorities.”

Mike Goar
Regional Chief Operating Officer
Vail Resorts Switzerland

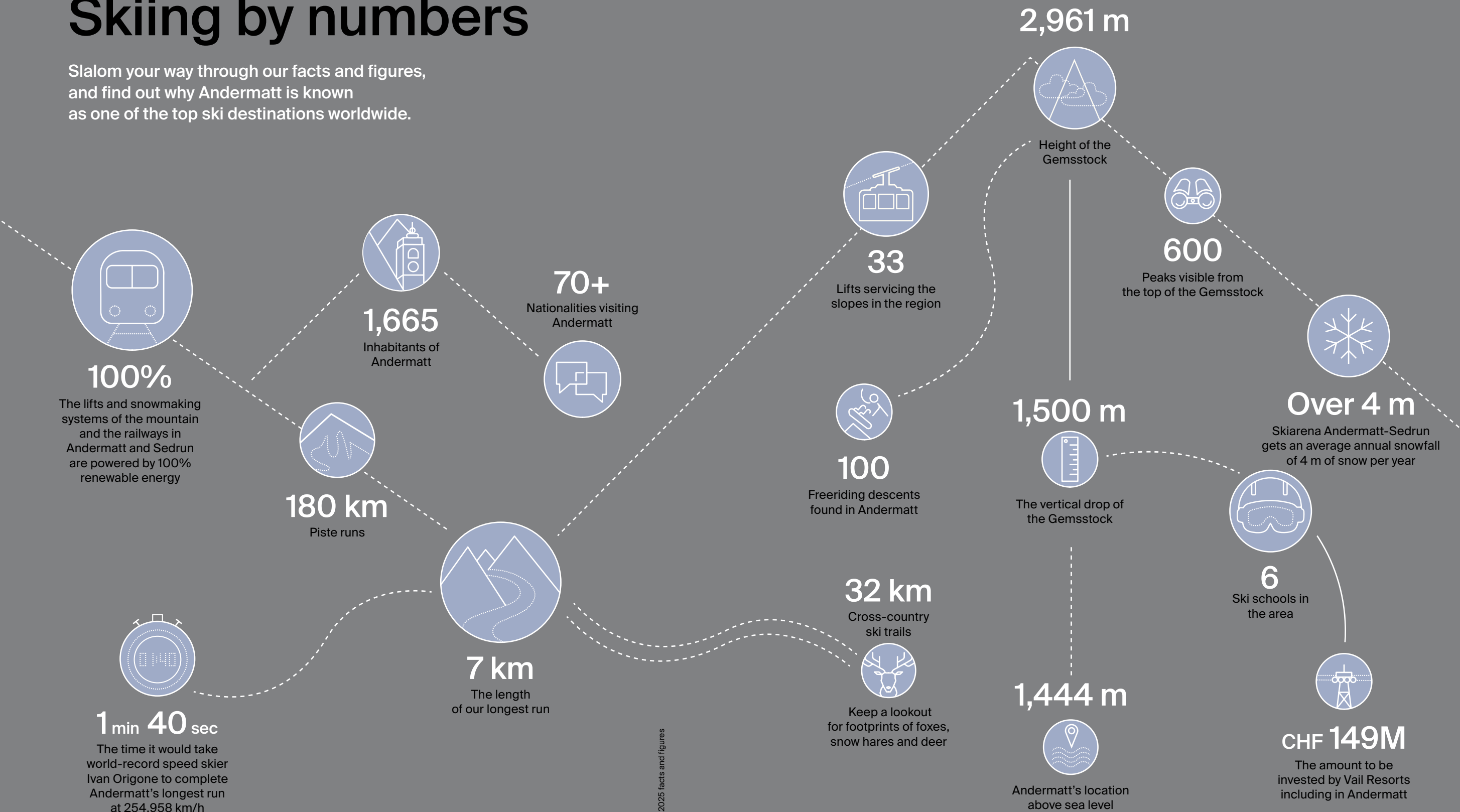
epic
VAIL RESORTS

Deep powder, steep chutes, first lines – if you're familiar with these terms, then Andermatt is the place for you.



Skiing by numbers

Slalom your way through our facts and figures, and find out why Andermatt is known as one of the top ski destinations worldwide.



The rugged and spectacular nature.
The welcoming community. The endless
opportunities for adventure. Locals and
those practically local to Andermatt tell us
why the valley is – or has become – home.

Become an Andermatt



John and Dorothy Nagulendran

Managing partner at
an investment firm

📍 Homeowners since 2008

What drew us to Andermatt initially were the mountains. They're stunning! But it was the ease of access that kept us coming back. From Zug, where we live, it's just over an hour by car. Andermatt today is very different from when we first started coming. The ski area has been expanded and developed and the town has become more lively. It's hard not to like Andermatt.

Bänz Simmen

Local historian

📍 Born and raised in Andermatt

I was born 9 km from Andermatt. Like most young people, I left to see the world. On a bike tour in Australia, I became fascinated with history and culture. It got me thinking about my own roots and past. Long story short, I began guiding tours around the valley in 2007. It's a beautiful way to show visitors the real Andermatt – not just the stuff of myth and legend.

Al Breach

Hedge fund manager, owner of Enoteca 1620 and part-owner of Wachthuus

📍 Homeowner since 2008

Andermatt isn't an airbrushed Alpine village. It's the real deal. People come here because they love the wildness of the mountains – the off-piste skiing, rough terrain and natural world right outside their door. I first visited Andermatt as a teenager in the summer of '88 and fell in love. Since then, it's been transformed, but it hasn't lost any of that authenticity, that ruggedness. It's just gotten brilliant! My heart still soars whenever I hit my favourite slopes.

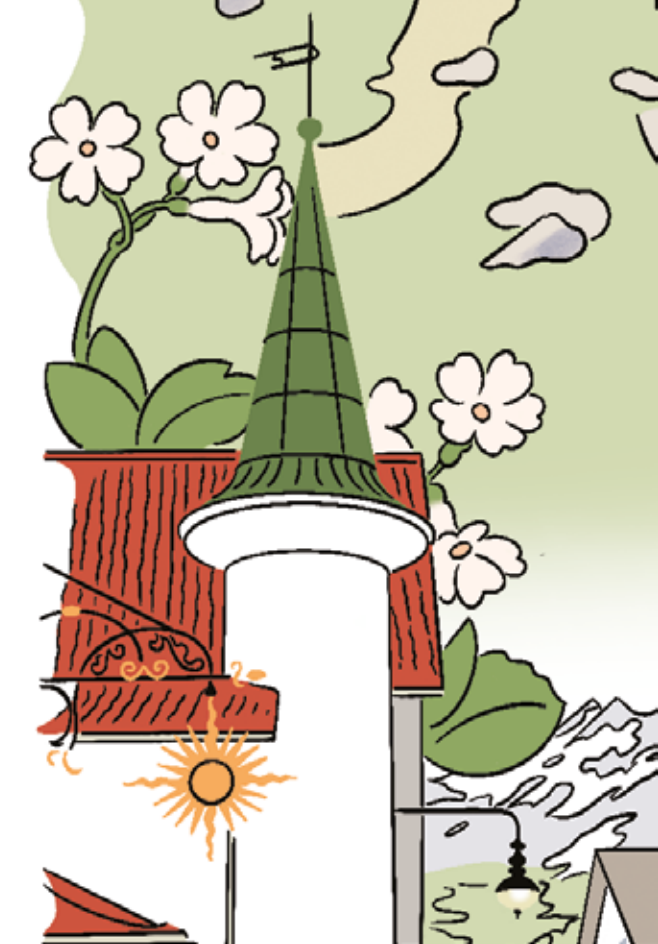


Gedeon Regli

Sculptor

📍 Born and raised in Andermatt

There's something special about the Ursern valley. It's hard to describe but I think I love the freedom it offers. It holds the perfect combination of camaraderie in town and solitude in the mountains. In town, I have my friends and acquaintances; there's culture, home and life. But when I need quiet and space from all that, nature is right outside my front door – that's true freedom to me.



Aline Danioth

Professional alpine ski racer

📍 Born and raised in Andermatt

Andermatt is where I grew up and where I fell in love with my sport. For me, there's nowhere like it, and I'm reminded of that every time I return from abroad. The mountains, the energy of the town and, of course, the skiing opportunities are incomparable. Take it from me, nowhere are the pistes as well groomed or the snow as inviting!

Carlo Capri

Managing director at a manufacturing business

📍 Homeowner since 2020

Whether you're craving leisure or adventure, you're in the right place. Andermatt is the perfect all-in-one, year-round holiday destination. The ski area is fantastic in winter, and the rest of the year, you can hike, mountain bike and golf. And when I feel in need of a wind-down, The Chedi Andermatt is an especially nice treat. The village truly has everything you could need.



A higher quality of life



For the people who live here, Andermatt offers much more than incredible scenery and a vibrant community. It's a place where the quality of life is exceptionally high, even by Switzerland's elevated standards – a safe, well-kept village with convenient transport links, countless leisure activities and easy access to reliable, high-quality healthcare and outstanding schools across the country.

Infrastructure

While Andermatt is highly accessible from the outside, it's also built to foster mobility from within – and not just up the mountain. Andermatt Reuss is car-free, but electric buses (in winter) and clean, safe pedestrian walkways make getting around a breeze.

Environment

Andermatt lets you experience the drama and beauty of the Alps in all its glory. Here, you'll discover majestic mountain vistas, verdant meadows, charming wildlife, towering cliff faces and, of course, plenty of prime skiing opportunities. What's more, the region has more than 40 lakes to visit and explore. And since Switzerland is within the top ten locations for best air quality worldwide, hiking to them is good for body and soul.

Financial stability

Switzerland boasts one of the most prosperous economies in the world, and is known by locals and the international community alike for its sense of financial reliability and opportunity. The country offers competitive tax rates, and thanks to a stable currency, financial security is guaranteed.

Healthcare

Health insurance and services are reliable and affordable, including for air rescue to ensure maximum safety on the mountain.

Schools

Public schools are not only free to attend but also offer high-quality education, while private schools in Switzerland are some of the best globally.

Haute hospitality

If the Swiss are known for anything it's their precision, not just in watchmaking but also in hospitality. A short history of how the nation came to be the standard bearer of service.

The concept of hospitality has been around since antiquity. All over Europe, ancient Romans and Greeks established thermal baths and spas¹ for travellers to rest and regain their strength. As time went by, these bathhouses became inns,² themselves predecessors of hotels. But how did the hospitality industry become synonymous with Switzerland?



1

Historically, a high demand in Switzerland for imported goods always came with a need for overnighting. Coupled with the natural inclination of the Swiss for attentiveness, precision and discretion,³ the hotel industry found a natural foothold. At the turn of the 20th century, emphasis shifted

from necessity to pleasure. European tours were à la mode and tourists flocked to Switzerland, lured by the health benefits and Alpine adventure.⁴

With the fast improvement of railways and roads, the hotel industry boomed, establishing Switzerland as



2

1. The Chedi Andermatt, lit up under the night sky
2. Lunch is served at the Gütsch mountain restaurant
3. Pool at The Chedi Andermatt

a major tourist destination.

The more well-to-do and noble the guests became, the higher the demands of service. It's not surprising then that the first school for hoteliers was established in Switzerland in 1893: the

Ecole Hôtelière de Lausanne.⁵

Today, we invite you to test the pinnacle of hospitality at The Chedi Andermatt, featuring two Michelin-starred dining⁶ and a luxurious spa.



3

1. Evidence of baths can be found as early as the 6th century BC in Greece
2. The Romans were the first to establish inns two millennia ago
3. Precision and watchmaking go hand in hand. The origins of Swiss watchmaking go back to the 16th century
4. Switzerland's oldest hotels are found in the country's mountain and thermal resorts
5. EHL is regarded as the best hospitality school in the world
6. The Japanese by The Chedi Andermatt is probably the world's highest two Michelin-starred Japanese restaurant

Close to home

The Swiss-born, London-based architect Christina Seilern is one of a handful of creative talents helping to put Andermatt on the world's design map, one building at a time.



You can take the architect out of Switzerland, but you can't take Switzerland out of the architect. If you were to summarise the nature of Christina Seilern's work, it would likely sound something like this. Though based in London, where she established her eponymous firm in 2006, much of Seilern's practice remains rooted in her upbringing in the Swiss Alps. "In Switzerland, quality comes before all else," she says, a reference to the country's longstanding tradition of craftsmanship. "Architecture in Switzerland is about responding to the elements. Having grown up in the mountains, I am very familiar with what it means to be exposed to nature of awe-inspiring scale. My work is informed by this understanding."

While her projects have taken her from the jungles of Zimbabwe to the sandy coasts of Egypt, Seilern's sensitivity to her environment is perhaps nowhere more visible than in Andermatt, where she designed the 650-seat Andermatt Concert Hall and the Michelin-starred Gütsch mountain restaurant. Through the use of local materials and a design that blurs the lines between

- 1. Andermatt Concert Hall blending in with its surroundings
- 2. A great source of inspiration for the architect
- 3. Christina Seilern and ASA Chairman Samih O. Sawiris



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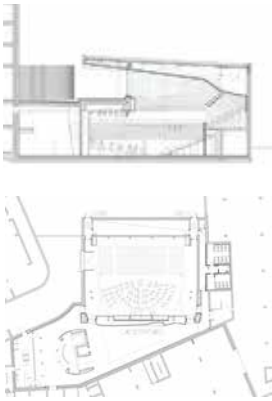


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- 4. The concert hall's origami-style roof
- 5. Thinking ahead: Seilern's architectural plans for the hall



5

outside and inside, both buildings exemplify a harmony between architecture, nature and village surroundings, making them attractions in their own right. "The pleasure of seeing the mountains is so much part of my DNA," explains Seilern. "Whether you're listening to a Beethoven symphony with the snow blowing outside, or enjoying a gourmet meal overlooking the Alps, we wanted nature to be a part of it all." Not only did Seilern help to bring a world-class cultural and culinary offer to Andermatt, her structures are prime examples of how the town is reinventing itself through extraordinary architecture.

With the opening of the Andermatt Concert Hall in 2019, Andermatt became the first Alpine destination with a concert hall able to host a 75-piece full symphony orchestra. Yet, as impressive as the end result is, there were many hurdles to overcome before Seilern's vision could become reality. To be-

gin with, the site – an existing, underground convention centre sandwiched between two hotels – was far from ideal. "Our job was to counteract this great challenge we were given, which was transforming a small concrete box into an acoustically viable concert hall," says Seilern. "We could have created a chamber orchestra hall, but Samih [O. Sawiris] knew that our ambition had to be bigger than that if we wanted to make this a serious Alpine destination. The hall is an important instrument for the orchestra, and Samih was smart enough to understand that." The minute the ambition for the music grew, so did the volume of the hall. Working with an experienced team of musicians and acousticians, Seilern lifted a large section of the existing roof to double the acoustic volume from 2,000 m³ to 5,340 m³. Raising the roof gave her the opportunity to create a glass façade on street level, which floods the venue with natural light, challenging the traditional

“Whether you’re listening to a Beethoven symphony with the snow blowing outside, or enjoying a gourmet meal overlooking the Alps, we wanted nature to be a part of it all.”



“The pleasure of seeing the mountains is so much part of my DNA.”



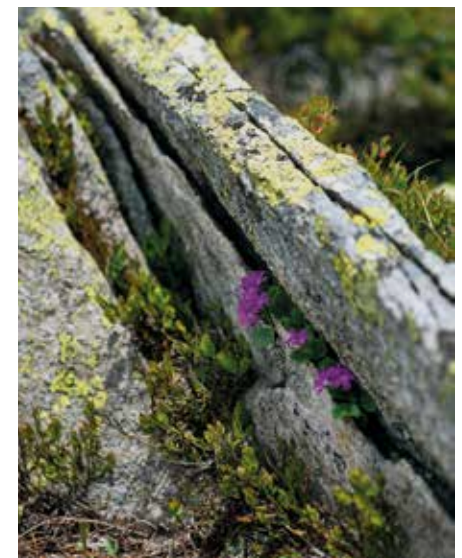
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notion of a concert hall as a closed-off space. “We wanted to add something to the pedestrian street, so we created this wonderful dual surprise: passers-by can peek inside the hall, while the audience can see skiers go down as they are listening to a concert. That’s something you don’t get in any other concert hall”, she explains. Besides being guided by acoustics, Seilern derived the origami-inspired geometry of the interiors from crevasses in a glacier, giving spectators the feeling of being in a space that was carved out of the earth.

The environment of the Andermatt Valley was also a key source of inspiration for the Gütsch mountain restaurant, located in a dramatic setting at 2,300 metres altitude. Though constrained by a difficult-to-access site and short, snow-free construction phases, Seilern drew on the technical knowledge of generations of Swiss craftsmen to build a landmark that reflects the silhouette of traditional Swiss shepherd’s

1. The walls of the Gütsch mountain restaurant mix rough and smooth surfaces
2. Restaurant visitors have the feeling of floating above the world
3. Inspired by the dramatic surrounding landscape
4. A touch of colour in the Alpine landscape





1. The restaurant feels at home in the snowy mountains
2. Local wood adorns the restaurant's terrace
3. Dine with spectacular views



huts thanks to rough stone walls. “My ambition was to create something that feels like it’s always been there and reinterpret it in a contemporary manner,” says Seilern. “That was probably the most difficult thing about the project. How do you build something wonky and irregular in a culture that always strives for perfection? But that’s what’s so wonderful about working in Switzerland – there’s a real dialogue between craftsman and architect, everyone is collaborating to see how the vision can be achieved.”

Christina Seilern's CV

- 1970: Born in Lausanne, Switzerland
- 1996: Graduates with a Master of Architecture from Columbia University
- 1997: Joins Rafael Viñoly's practice in New York
- 2006: Establishes her firm, Studio Seilern Architects, in London
- 2019: Completes the Andermatt Concert Hall and Gütsch restaurant
- 2022: Honoured with Architect of the Year award at WAN Female Frontier Awards
- 2023: Receives DNA Paris Design Award, highlighting excellence in architectural design
- 2023: The Andermatt Concert Hall wins the Civic Trust Award, acknowledging its positive contribution to the local community



Diners are treated to dramatic mountain views

Building sights

A tour of Andermatt's architectural highlights

1 The Chedi Andermatt

Opening its doors in December 2013, The Chedi Andermatt was designed by renowned Belgian architect Jean-Michel Gathy. The interior design blends typical Alpine touches – wood panelling, fireplaces, beamed ceilings – and an Asian-inspired approach to colour and natural materials. The decidedly Swiss exterior offers a minimalist take on traditional chalet design with a timber-clad façade and individual balconies.



2 Ursern Valley Museum

The Talmuseum Ursern is housed in one of the most impressive patrician buildings in the valley. Dating from 1786, when it was built by the region's former chief magistrate Franz Dominik Nager, it boasts all the features of traditional, late 18th-century architecture, such as a gabled roof and an adorned, symmetrical façade. Aficionados of baroque ornamentation will particularly enjoy the lavishly decorated salons.



3 The Swiss House

Andermatt's 18-hole golf course is the collaboration of two Kurts: Kurt Rossknecht, Germany's most renowned golf course designer, and Bern-based architect Kurt Aellen, who designed the clubhouse, also known as The Swiss House. The clubhouse with its rough stone walls and pitched roof mimics the surrounding mountain peaks, while the sprawling golf course equally forms a harmonious whole with the natural environment.



5 Haus Steinadler

Resting on a massive stone base, the wood-clad Haus Steinadler residence reminds of a traditional Swiss mountain chalet with a clean, modern aesthetic. The 12 apartments are fitted with meticulously crafted features to create an elegant, yet typically Alpine atmosphere, while the generous windows and south-west-facing balconies open out onto stunning mountain vistas.



4 Haus Fuchs

The lime plaster and grey concrete-walled apartment building Haus Fuchs might seem unassuming at first, but upon closer look it turns out to be a celebration of local craftsmanship with mural paintings adorning the roof edge and entranceway. The paintings were inspired by the region's typical painted façades and reinterpreted in a more contemporary, minimalist manner.

Smart living

Raf Dauwe, the architect behind our Koya residence, gives us his take on Swiss craftsmanship, and explains why the resident is at the beginning and end of every well-designed building.



So much of Swiss design relates to the **landscape**. Think of Swiss craftsmanship – much of it is rooted in the need to create a shelter against the rough climate. That's why the **quality of design and materials** is so good. It had to last.

Quality isn't just about shiny and nice materials. It's about creating an environment where you can feel **comfortable and safe**. A house isn't a home until it's lived in. But in order for it to be lived in, it needs to be built with the resident in mind. It's a truly **symbiotic relationship**. So when I say Swiss design is rooted in landscape, I don't only mean the physical topography and climate. I also mean the intended audience and existing culture. Everything is **thought through and planned** to suit its environment perfectly. Rather than being about one specific style, Swiss architecture and craftsmanship is about the process. **Form follows function**.

People visit Andermatt to enjoy its nature: skiing, hiking, biking, golfing ... There's this pre-existing bond between the town and the people it attracts.

1. The Zurich-based, Belgian-born architect Raf Dauwe
2. Natural building materials are the star of the show
3. An elegant, shared kitchen and dining space for entertaining friends and family



2

That's why our buildings try to centre around a connection between **inside and outside** in one way or another. That is **typically Swiss design**: a smart, **considered approach** of the highest quality.



3

About the architect

Raf Dauwe is a Zurich-based Belgian designer. An architect with extensive international expertise, he is known for combining the best technical solutions with the finest materials and most meticulous designs, creating spaces that welcome every aspect of living.

Going above and beyond Respecting our past and protecting our future

What exactly is it that makes Andermatt the new height of Alpine living? The CEO of Andermatt Swiss Alps, Raphael Krucker, gives us the lowdown.



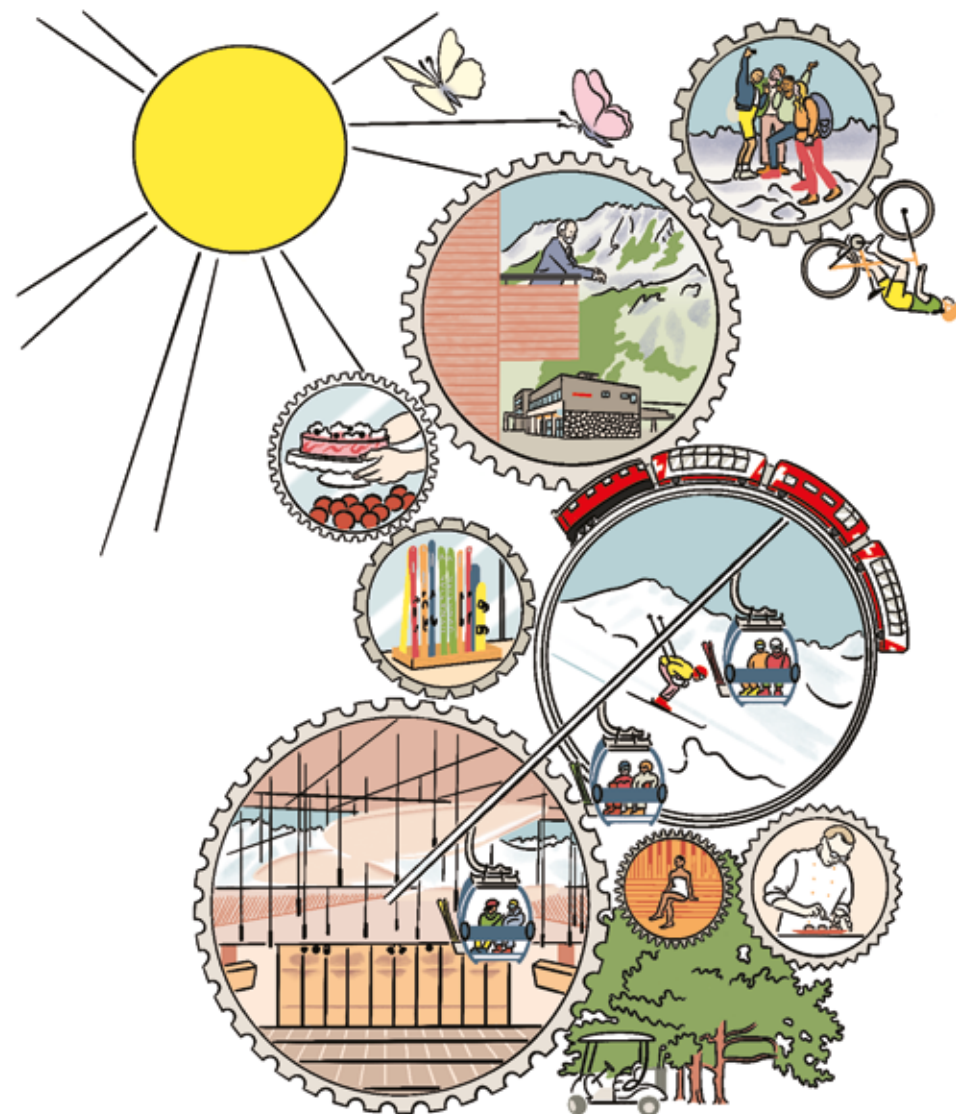
Raphael Krucker, CEO
Andermatt Swiss Alps AG



**“In everything we build,
we reinterpret typically Swiss design
features with contemporary flair.”**

With our architecturally led real estate, hotels and leisure infrastructure, Andermatt Reuss rings in a new era of Alpine design. We used noble, locally sourced materials and state-of-the-art construction techniques to create a development that is in harmony with the environment – be it the scenic natural world of the Ursern valley or the traditional architecture found in the historic heart of the village. In everything we build, we reinterpret typically Swiss design features with contemporary flair.

This is what lends the town an international, yet authentically Alpine character. Take The Chedi Andermatt, for example, where five-star hospitality meets outstanding local craftsmanship, or the golf clubhouse, the stone structure of which echoes the surrounding mountains. We are pleased to see that our unique architectural approach is spilling over to other parts of the village too; Andermatt's new train station has been renovated in the same vein, allowing for a coherent vision across town.



“We are passionate about curating and cultivating a year-round mountain lifestyle.”

Whether it's by getting the adrenaline pumping on the slopes or winding down at a world-class concert, there are so many ways our guests and residents choose to enjoy their time in Andermatt. And in warmer weather, they love to take to the hundreds of kilometres of hiking trails or hit the town's 18-hole, par-72 championship golf course, set against the fantastic mountain backdrop. We are passionate about curating and cultivating

a year-round mountain lifestyle that blends Andermatt's outdoor activities, fine-dining, culture and wellbeing offering, while keeping things close-knit. But we believe that quality of life is about so much more than great leisure opportunities. Our village also offers easy access to medical and educational facilities – yet another sign that Andermatt is always operated with the best interests of our residents and visitors in mind.



**“It’s in the interest of all of us
to protect Switzerland’s pristine
mountain environment.”**

To us, sustainability is about making a positive contribution to both society and the environment. That's why we launched Andermatt Responsible, our initiative for sustainable, climate-friendly tourism in the region. From incorporating the community in mountain clean-ups to keeping the consumption of resources as low as possible, we're taking our responsibility far beyond the borders of our development.

It's all about making our impact a good one – because it's in the interest of all of us to protect Switzerland's pristine mountain environment. And as one of the biggest employers in the region, we're committed to boosting the local economy by creating exciting jobs that, together with our ecological commitments, guarantee a sustainable future for Andermatt and the region beyond.

Own a piece of Andermatt

Andermatt's community of owners is continually growing with over 791 properties worth a total of more than CHF 1'129m purchased to date*. Besides the stunning location, there are a number of other reasons that make Andermatt a great place to own a property.

No restrictions on purchasing second homes

All apartments for sale by Andermatt Swiss Alps are not affected by the Second Home Law, or Lex Weber Law, a Swiss law that limits construction permits for new second homes. Andermatt is the only Alpine destination that can offer a large range of **high-quality new and purpose-built residences**, elevated for a global sensibility in the Swiss tradition of quality craftsmanship.

A carefully managed and maintained destination

All Andermatt Swiss Alps private properties, along with the common parts of the town, such as car parks and wider infrastructure, are managed by our **in-house Customer Services team**, meaning that homes and investments are well cared for at all times. This gives owners **peace of mind** while they are away for longer periods of time.

A fully managed rental programme

Andermatt Swiss Alps offers a **rental programme** on all properties in Andermatt Reuss, enabling owners to generate rental income when their property is not in private use. The company looks after the **management** of the unit, taking care of the entire reservation process, including on-site guest assistance. Each unit is equipped with the standard furniture package and Andermatt Swiss Alps determines the rental prices based on factors such as location, season and competition.



Exclusive owner benefits

Owners enjoy **discounts** on season passes for the Andermatt+Sedrun+Disentis ski region, on private lessons at the Andermatt Snow Sports School and on entrance fees at Golf Club Andermatt-Realp, as well as **reductions** at a number of select retailers, restaurants and service providers, including The Chedi Andermatt and Andermatt Concert Hall. Andermatt Swiss Alps also runs a number of events each year that are exclusively for its real estate owners.

*Sourced from Andermatt Swiss Alps AG, February 2025



A rare opportunity for international buyers

Andermatt has grown into a truly global destination with owners from 45 different countries and more than 51 nationalities. Below are some of the reasons Andermatt is so attractive to international buyers.

An international sales team

Andermatt Swiss Alps is a truly international business with a multicultural and multilingual sales team that is experienced in helping international buyers through each step of the purchasing process. Whether it's setting up a virtual viewing or arranging sales contracts in a client's preferred language, our sales team based in Andermatt and internationally is on hand to help.

No restrictions on international buyers

Andermatt Swiss Alps is the only Alpine destination in Switzerland to have a full exemption from Lex Koller regulations, enabling **non-Swiss** residents to purchase real estate **unrestricted** and turn this unique village into a home. As a result, Andermatt attracts a global community, all drawn by the benefits of investing in property with a strong rental yield and anticipated growth in capital value.

Low tax and favourable inheritance laws

The canton of Uri's top income tax rate is the second lowest in Switzerland and nearly one-half of the tax rates in the **UK, Germany, France and Italy**, making Andermatt a leader in low tax rates. Add to this an absence of estate taxes or gift taxes in Uri, and one gets an image of why the canton's inheritance laws are among the most favourable worldwide.

Swiss residency

When relocating their main domicile to the canton of Uri, foreign nationals can gain Swiss residency under the lump-sum taxation scheme. It's an advantageous taxation regime for wealthy and financially sound individuals. In addition to the fiscal benefits, new residents to Uri gain access to Switzerland's world-class education and healthcare system.

Easy access to Swiss mortgages

Applying for a mortgage with Switzerland's leading banks – such as UBS or Credit Suisse – is **quick and easy**. Andermatt Swiss Alps' sales team has extensive experience supporting international clients with the mortgage application process.

Low cost of purchasing

The cost of purchasing real estate in Switzerland is lower than in most of Europe. And in Uri, purchasing costs are at only 0.3%, making the canton **one of the most favourable in Switzerland**.



In our nature

Andermatt wouldn't be what it is without its scenic surroundings. That's why every inch of land needs to be protected. Here are just a few of the ways we are doing our bit to help.

1

Green electricity

All of our properties, as well as Andermatt and Sedrun's lifts and gondolas, are 100% powered by renewable energy from hydroelectric power stations and wind turbines found in the Ursen and Surselva valley.



2

Mindful carbon consumption

We try to expend as little carbon as possible. For example, a wood-chip-powered plant heats all of our hotels, apartment buildings in Andermatt Reuss and our golf clubhouse.

3

Respect for the environment

Our golf course is certified with the GEO label, a globally recognised sustainability distinction for the golf industry. Not only has the site been designed with ecological aspects in mind but it also provides room for indigenous plants and wildlife to thrive.



4

Waste reduction

There is a no PET policy on the mountain. By introducing glass bottles, we've managed to limit our one-way plastic waste.



5

Communal efforts

Caring for the environment is everyone's responsibility. Clean-up days are the best way to get the community involved. Our last one saw over 60 volunteers come together. And thanks to our car-free streets in Andermatt Reuss, there's nothing but clean mountain air around us.

Clear vision

A bird's eye view of Andermatt and all it has to offer – now and in the future.

- 1

Golf
The wild meadows bordering the fairways and greens of our GEO certified golf course are kept in check by goat herds to support biodiversity and a healthy environment.
- 2

Fine dining
Our restaurants, including the Gütsch restaurant, offer a wide range of vegetarian and vegan dishes that are locally sourced and climate-friendly.
- 3

Homes and more
Our vibrant new community of apartments, villas, hotels, retail, and gastronomy is now even more dynamic with the addition of Furkagasse, Andermatt's newest retail street. Powered by renewable energy sources, the entire community is carbon-neutral and built to the Swiss Minergie standard of ecological and sustainable design.
- 4

Art and culture
Uniquely built to capture floods of natural light, Andermatt's Concert Hall can seat an audience of 650 as well as a full 75-piece orchestra thanks to a flexible stage.
- 5

Connectivity
Andermatt Reuss is car-free but a centrally located train station offers good connections to the rest of Switzerland, while underground parking provides a sheltered space for your car until you're ready to leave.
- 6

Winter activities
With a gondola connecting Andermatt to Sedrun, the area offers a wealth of skiing options, including many off-piste freeriding possibilities.
- 7

Renewable energy
We source our energy from hydropower stations and wind turbines based in the Ursern and Surselva valley.
- 8

Summer activities
On sunny days, visitors can explore the valley's sprawling hiking trails, take in spectacular views on biking tours or enjoy a round on Andermatt's award-winning golf course.
- 9

Community
Andermatt is thriving. As one of the region's largest employers, we support more than 1,000 employees from various countries.
- 10

Hospitality
The Chedi Andermatt is our five-star hotel, housing Michelin-starred dining, a spa and its own set of apartments and residences for those interested in longer-term investments. More residences and hotels are in the making.
- 11

Swissness
As demonstrated, diversity and inclusion are at our heart but also form our foundation. Andermatt is geographically located at a crossroads of culture and has been welcoming people from all over for centuries.
- 12

Waters
Andermatt is the source of four rivers: the Rhine, Reuss, Ticino and Rhone. Gushing into all four cardinal directions, the rivers can be reached on an exhilarating five-stage hike.
- 13

Wildlife
The Ursern valley boasts a number of protected wildlife reserves, home to a diverse fauna including chamois, ibex, red deer and marmots.
- 14

Historical village
From the St. Peter and Paul church to the Gotthardstrasse, the village heart brims with authenticity.



Working with the environment and the people of Andermatt, we are creating a purposefully diverse space that speaks to long-time locals and first-time visitors alike. From integrating sustainable building design into our aesthetic to creating jobs in the area and with it a thriving community, our work doesn't begin or end with a couple of new buildings. We draw from our surroundings to enhance what was already near-perfect to begin with.

ORASCOM

Creating destinations

Andermatt Swiss Alps has a strong partner in Orascom Development Holding, an expert in developing integrated destinations.

Andermatt Swiss Alps AG, with registered office in Andermatt, plans, builds and develops the year-round destination of Andermatt. In 2009, Andermatt Reuss came into being, with apartment buildings, hotels and villas. The Andermatt Swiss Alps Group owns the The Chedi Andermatt and Radisson Blu Reussen hotels, an 18-hole, par-72 championship golf course and the Andermatt Concert Hall. A close partnership is in place with Andermatt-Sedrun Sport AG (SkiArena Andermatt-Sedrun, the gastrobrand Mountain Food and the Swiss Snowsports School Andermatt) and its majority shareholder Vail Resorts Inc. for developing the destination. Vail Resorts, the largest operator of ski resorts, and Andermatt Swiss Alps are together pursuing the vision of becoming The Prime Alpine Destination. In doing so, they are committed to an intact environment and a sustainable future that will enable coming generations to have an extraordinary home. During high season, Andermatt Swiss Alps and Andermatt-Sedrun Sport AG employ more than 1,000 people at the locations in Altdorf, Andermatt and Sedrun.



◀ Take a look overleaf and explore our vision.