



URSERA IMMO GMBH
EST. 2023

Spacious apartment with Alpine flair

Expansive 2-bedroom apartment with garden



Spacious apartment with Alpine flair

This beautiful, light-flooded apartment with its **two bedrooms** offers an ideal home for people who value peace, comfort, and quality.



Andermatt

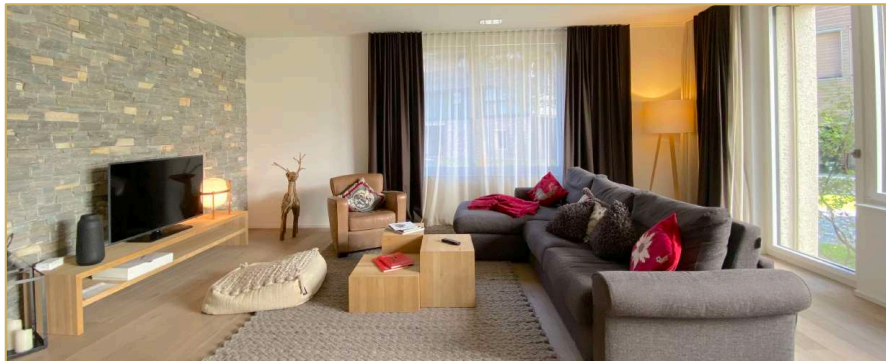
Welcome to the enchanting winter sports paradise of Andermatt, where a fascinating combination of snow-capped peaks and lush natural landscapes unfolds.

Here you will not only experience first-class winter sports on perfectly groomed slopes, but also an incomparable hiking paradise and an exquisite golf course embedded in the majestic backdrop of the Alps. Immerse yourself in the untouched nature, feel the fresh mountain air on your cheeks and experience the thrill of the descents as well as the peace and quiet of hiking.

Andermatt is more than just a destination – it is a place where you can experience beautiful nature in all its facets.



Décor



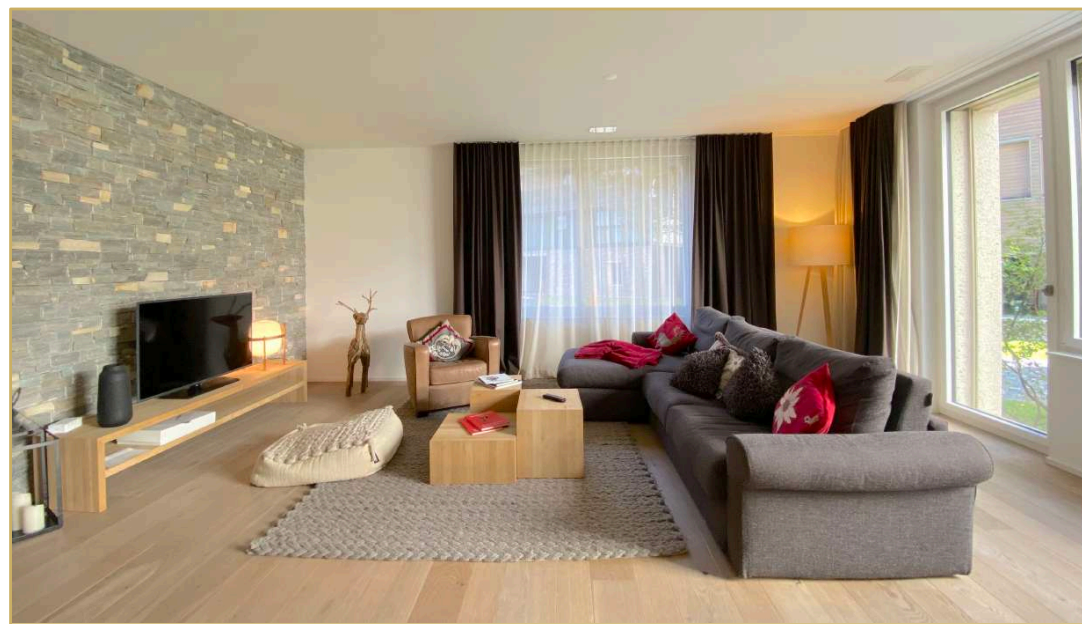
Two highlights distinguish this beautiful apartment: the **characteristic Alpine style** of the Haus Wolf and the **terraced garden** – both elements that are **hard to find in Andermatt**.

The natural stone wall in the living room, the high-quality and elegant materials of the furniture, and the tasteful decorations, all included in the price, combine to create a warm and inviting atmosphere.

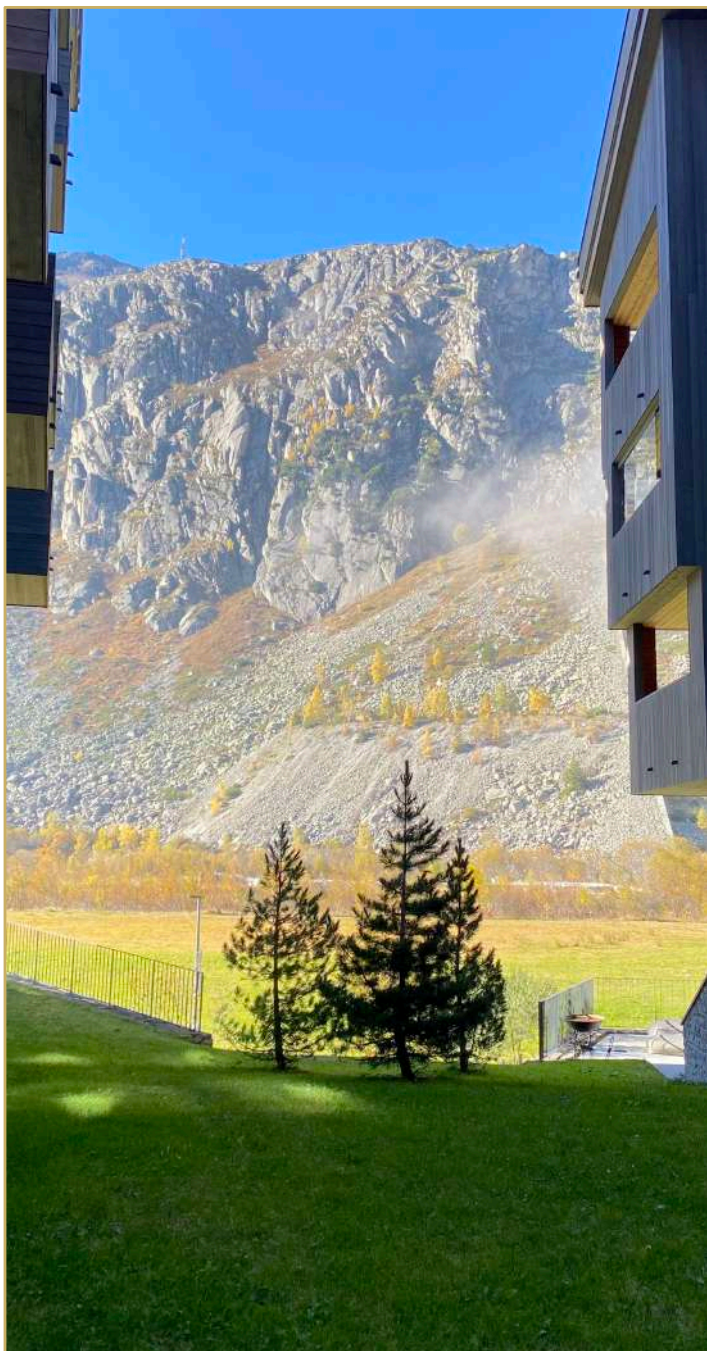
The large window fronts and the generous dimensions of the living room give the apartment brightness and make it unique and exclusive.













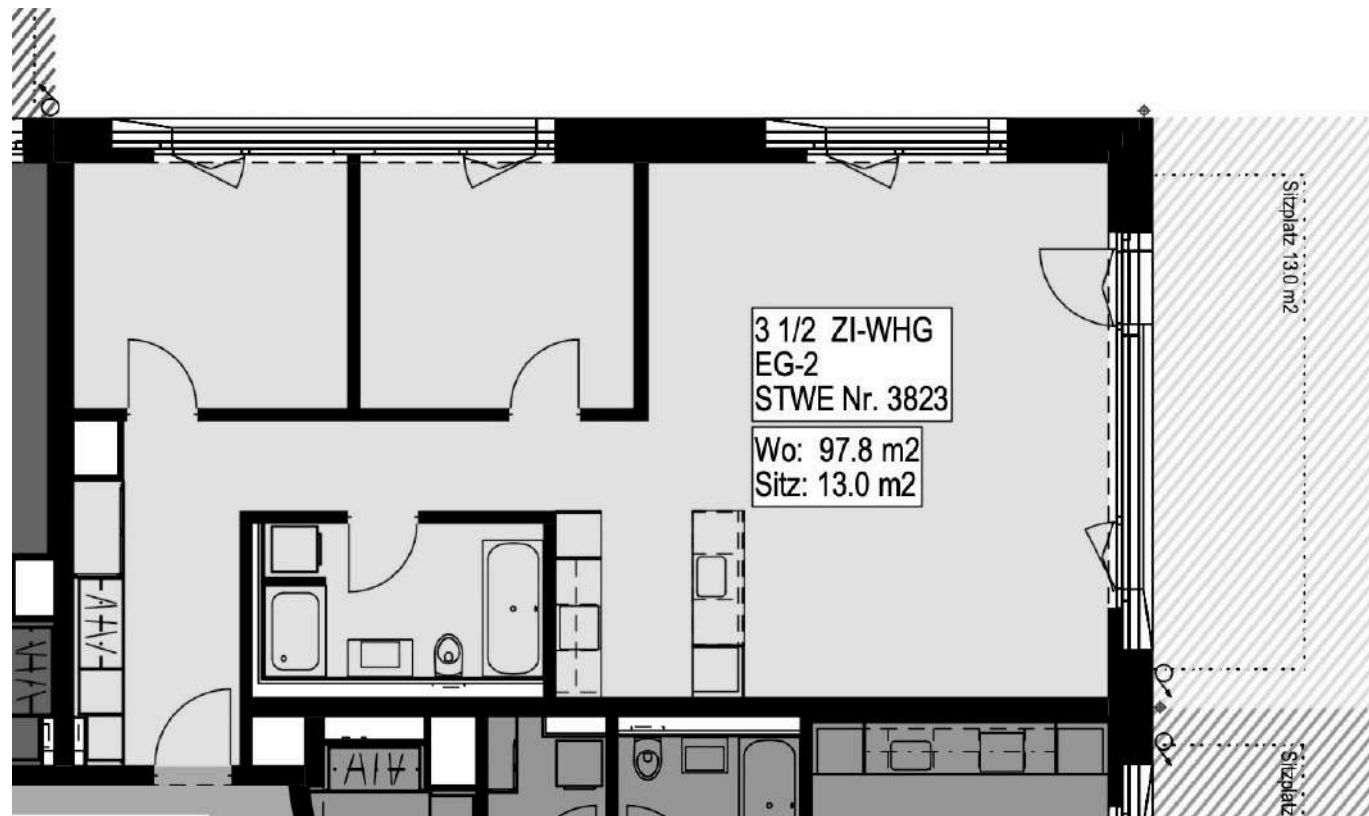
Factsheet

- Living area 97.8 sqm
- Bedrooms 2
- Bathrooms 2
- Storage own cellar compartment included in the price (approx. 8 Qm)
- Parking parking spots available in the garage (not included)
- Ski-Room / Bike-Room available in the building
- Laundry room washing-drying machine in the apartment
- Furniture Package included
- Accessoires Package included

- **Special features** garden unit, large windows, private laundry tower, double bathroom, lower yearly charges



Floorplan



Living area	97.8 Qm
Bedrooms	2
Bathrooms	2



Financial Overview

CHF 1'750'000

Financing details

Price is based on current market valuations in Andermatt. Ursera Immo GmbH works closely with various financial partners to provide you with flexible financing options tailored to your individual needs.

Payment Structure:

The payment structure has been designed to ensure maximum flexibility and convenience for our customers. It is divided as follows:

- Reservation fee CHF 50,000
- The buyer is obliged to present an irrevocable promise of payment from a Swiss credit institution upon notarization.

Additional Information

Real Estate Gains Tax

This is borne by the seller

Notary fees

The agreement includes a halving of the notary's fees

General Information

I will be happy to inform you about the ancillary costs and potential rental income in a personal conversation.

The information on the financing of this property is for general guidance only and does not constitute legal or financial advice. Interested parties are advised to seek independent expert advice from qualified financial experts in order to make a comprehensive assessment of their individual financial situation and possibilities.



Your alpine dream awaits. Seize the opportunity.

Experience living at the highest level in the heart of the Alps. Let's discover your new home in Andermatt together.



Tiziana Macconi

As your trustworthy real estate consultant in the Ursern region, I always strive to offer you only the best. It is my passion to help you find the perfect place to live. Let's discover your dream home in Andermatt together.



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If this property does not exactly meet your expectations, we cordially invite you to visit our website. Ursera Immo GmbH offers a variety of exclusive properties that meet a wide variety of requirements. Discover your next dream home with us.



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We at Ursera Immo GmbH would like to thank you for your trust and commitment. Our mission is to ensure transparency, trust and the highest level of professionalism in every aspect of the real estate business. This document reflects our commitment to providing you with comprehensive and clear information about the details of your real estate transaction. We look forward to accompanying you on your real estate journey.



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This document does not constitute legal, financial or other professional advice. It is recommended to always consult a qualified professional before making any transaction or decision.



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