



URSERA IMMO GMBH  
EST. 2023

# Your family apartment in the Alps

Modern 3-bedroom apartment with garden



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Surrounded by a lush green lawn, this condominium, built in 2009, is located in the sunniest area of Andermatt, in a quiet private street with easy access.

The Gemstock cable car is less than 100 meters away, the center of Andermatt can be reached in just 5 minutes on foot, and the train station and Gütsch-Express lift are an 8-minute walk away.

The condominium consists of 13 apartments divided into two buildings, with 7 and 6 apartments respectively. The two buildings share an underground garage where the apartment's assigned parking space is located. A parking space is available for visiting guests.

The apartment is only available as a primary residence. Since there is already a tenant, this apartment also represents a very interesting investment opportunity.





# 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.



# Features and Equipment



The apartment is arranged on two floors for a total of 86 sqm.

On the ground floor, reachable from the light-flooded dining room, you'll access the spacious terraced garden, which enjoys a beautiful view of the condominium lawn and a unique panorama of the surrounding mountains.

The open-plan corner kitchen, equipped with every modern appliance, also has a very functional central island. In the entrance hall, there are also built-in wardrobes and a full bathroom with shower and toilet.

On the first floor, you'll find a large bathroom with a shower and 3 bright bedrooms, including the master bedroom with access to a 6 sqm balcony. From here, you can enjoy a magnificent view of the surrounding mountains.

The laundry room is communal, and among the common areas, there is of course also a ski room and an area to store bicycles and a private storage compartment in the cellar.















# Outdoor



Whether it's a walk around town with the stroller, or watching the children play in the nearby playground, your family will be safe here.

The ground floor terrace and the first-floor balcony allow you to enjoy maximum privacy, beautiful views, and sunlight throughout the day.



In Andermatt you and your family have many opportunities to be entertained and to do fun activities throughout the year.



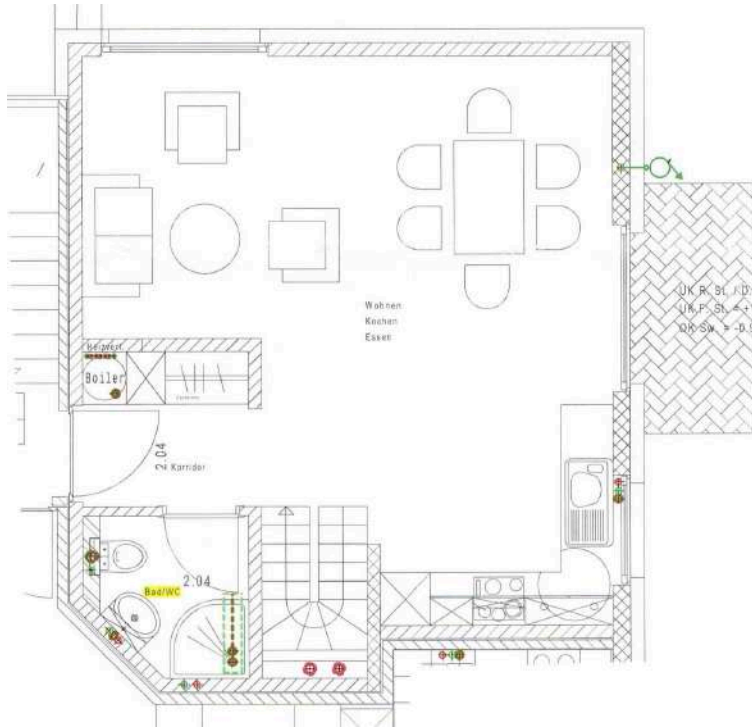


# Factsheet

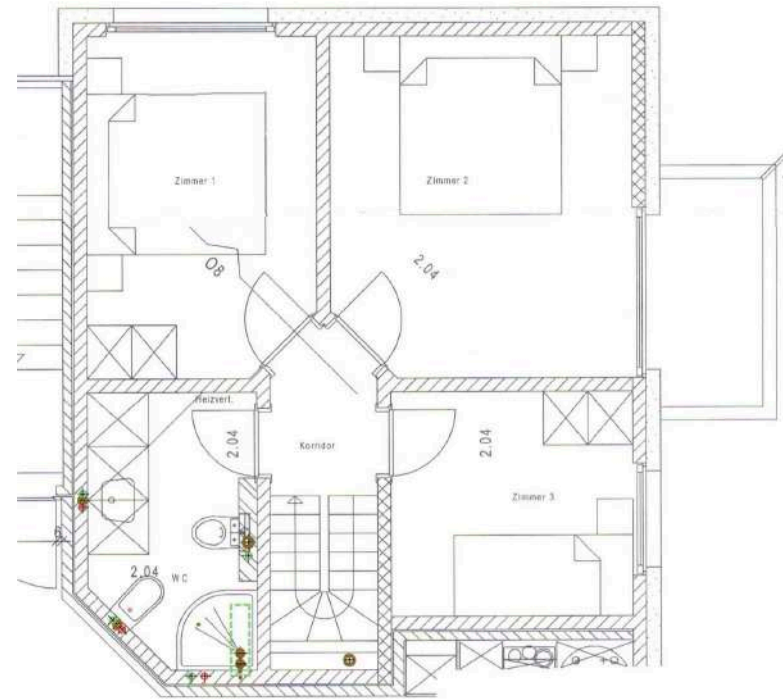
○ Living area	86 sqm
○ External area	13 sqm (balcony 1st floor + terrace ground floor)
○ Parking	1 parking spot in the underground garage + guest parking spot
○ Apartment orientation	South-East
○ Floor No.	Ground floor + first floor
○ Cellar	own cellar compartment
○ Ski-Room / Bike-Room	available in the building
○ Laundry room	available in the building
○ Features	open space corner kitchen, with island and access to terraced garden, stunning south-facing mountain views, built-in cupboards in entrance hall and bedroom, two full bathrooms with shower, master bedroom with panoramic balcony



# Floor plan apartment



Ground floor



First floor





# 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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# Financial Overview

CHF 1'190'000.-

## 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

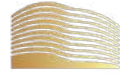
### General Information

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.







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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.



All information contained in this document, including price, characteristics and legal notices, is subject to change without notice. No guarantee or representation is given as to the accuracy or completeness of this information.



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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