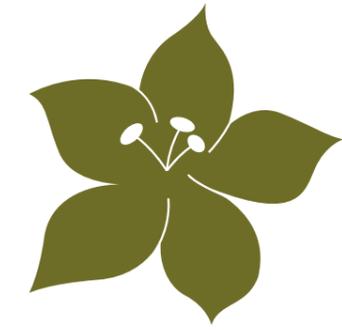
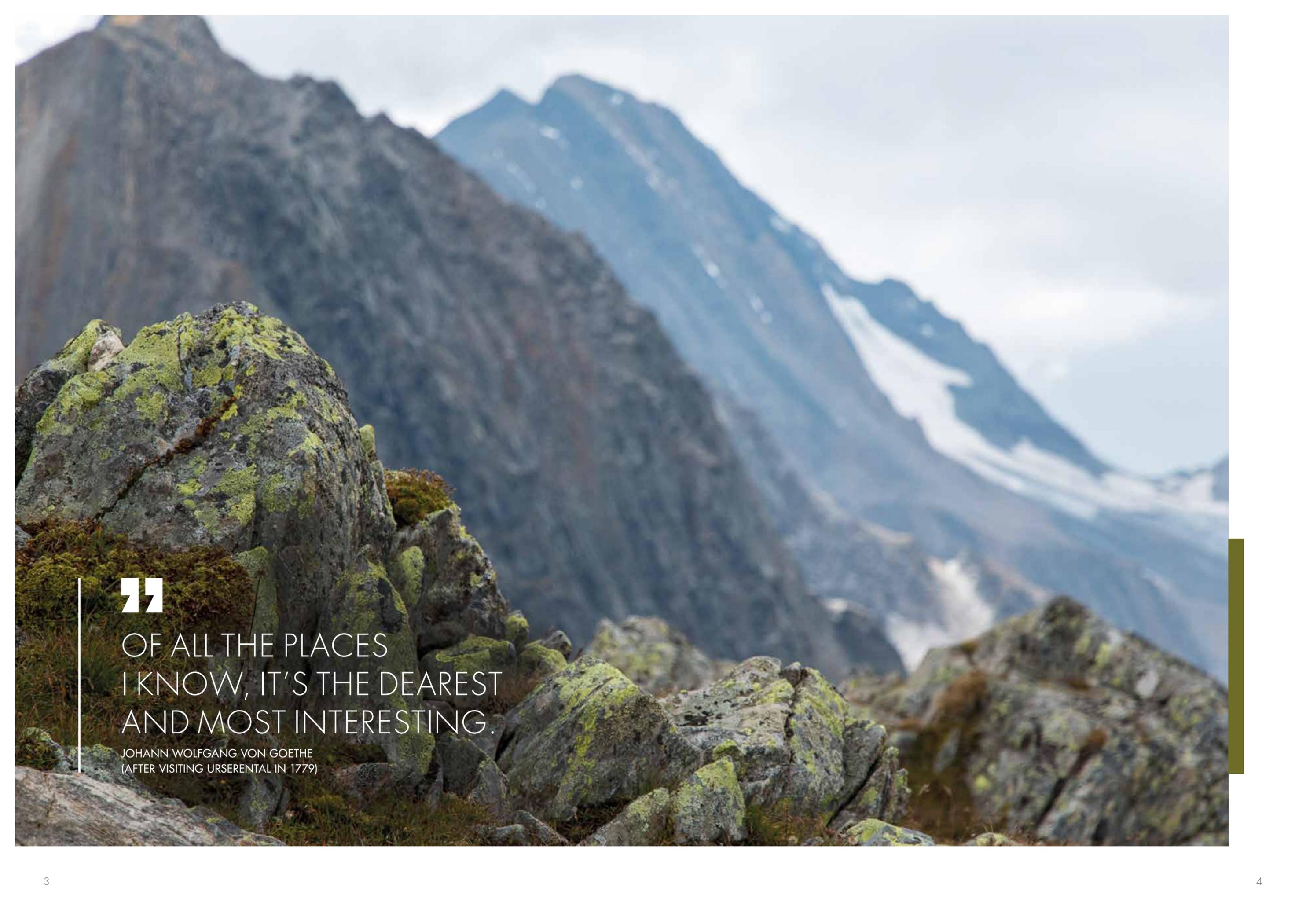




ALPENROSE



ALPENROSE



“

OF ALL THE PLACES  
I KNOW, IT'S THE DEAREST  
AND MOST INTERESTING.

JOHANN WOLFGANG VON GOETHE  
(AFTER VISITING URSERENTAL IN 1779)



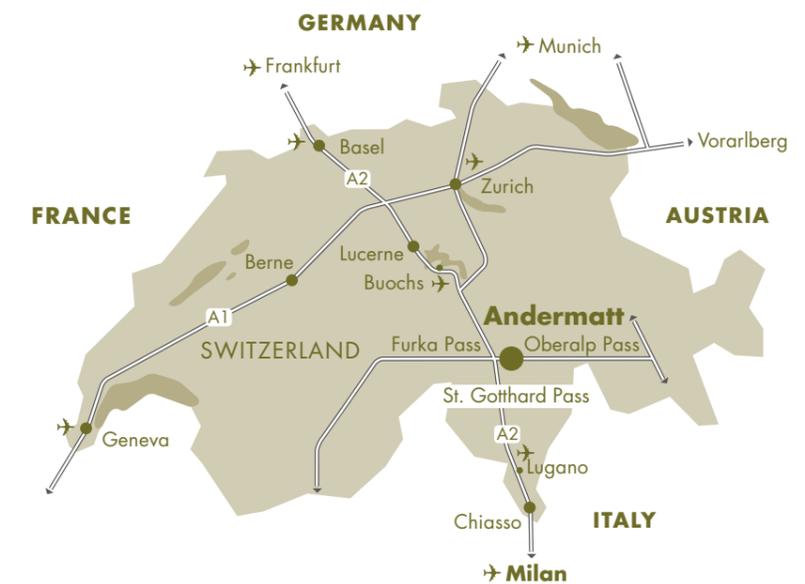
# WELCOME TO ANDERMATT!

WITH BLOSSOMING PASTURES, LOVELY FRESHNESS IN SUMMER AND SNOW-BLANKETED MOUNTAINS IN WINTER, ANDERMATT EMBODIES THE SOUL OF SWITZERLAND IN A UNIQUE WAY.

Nestled within the Urseren Valley, Andermatt is surrounded by an untouched alpine countryside like no other Swiss mountain village. The expansive high-mountain valley at the foot of the Gotthard Massif with its historic alpine passes delights visitors with ample sun and excellent water and air quality. Water plays an especially central role here – the Rhine, Reuss, Ticino and Rhone, four of Europe’s major rivers, originate in the Gotthard region, where permanent ice and glaciers cling to the mountain peaks.

“Carpe diem” in Andermatt means enjoying high Alpine skiing in the morning and, in the afternoon, swinging your club on a green in an idyllic location ...

Thanks to excellent access via key national and international transport arteries, these natural treasures are actually close by. They are reached from Stuttgart or Munich within just four hours, from Milan within just two and from Zurich within just 90 minutes. Railways lead to Andermatt from every direction of the compass. The mountain village is within ten minutes of the international north-south autobahn. If you prefer flying, you are just one to two hours from major airports at Zurich, Basel or Milan. And in Buochs, just 45 minutes away from Andermatt, there is a private airfield.



# ANDERMATT SWISS ALPS

ANDERMATT SWISS ALPS IS DEVELOPING THE CHARMING MOUNTAIN VILLAGE OF ANDERMATT INTO A UNIQUE FIRST-CLASS YEAR-ROUND DESTINATION.

The customised real estate offering from a single source is supplemented by a wide range of family-friendly sporting and recreational opportunities. The breath-taking 18-hole par 72 golf course is nestled perfectly into the surrounding mountainous terrain. When finished, the new Andermatt-Sedrun ski destination, with over 120 kilometres of pistes, will be the largest ski region in Central Switzerland – with slopes for demanding as well as recreational skiers.

Numerous new infrastructure elements and public facilities such as an indoor pool and new restaurants complete the overall picture. Thanks to careful planning, Andermatt Swiss Alps is well integrated into tradition-rich Andermatt and displays a typical village character, enhanced by the new carfree central zone.

The attractive mix of hotels, apartment houses and chalets offers a wide range of residential choices, from one-bedroom holiday apartments to spacious apartments to exclusive penthouses. Once complete, the resort will boast six new 4- or 5-star hotels, 490 apartments in 42 buildings and about 28 chalets. The sustainable planning concept and an uncompromising focus on quality are the best prerequisites for long-term appreciation of value, promising an attractive real estate investment.





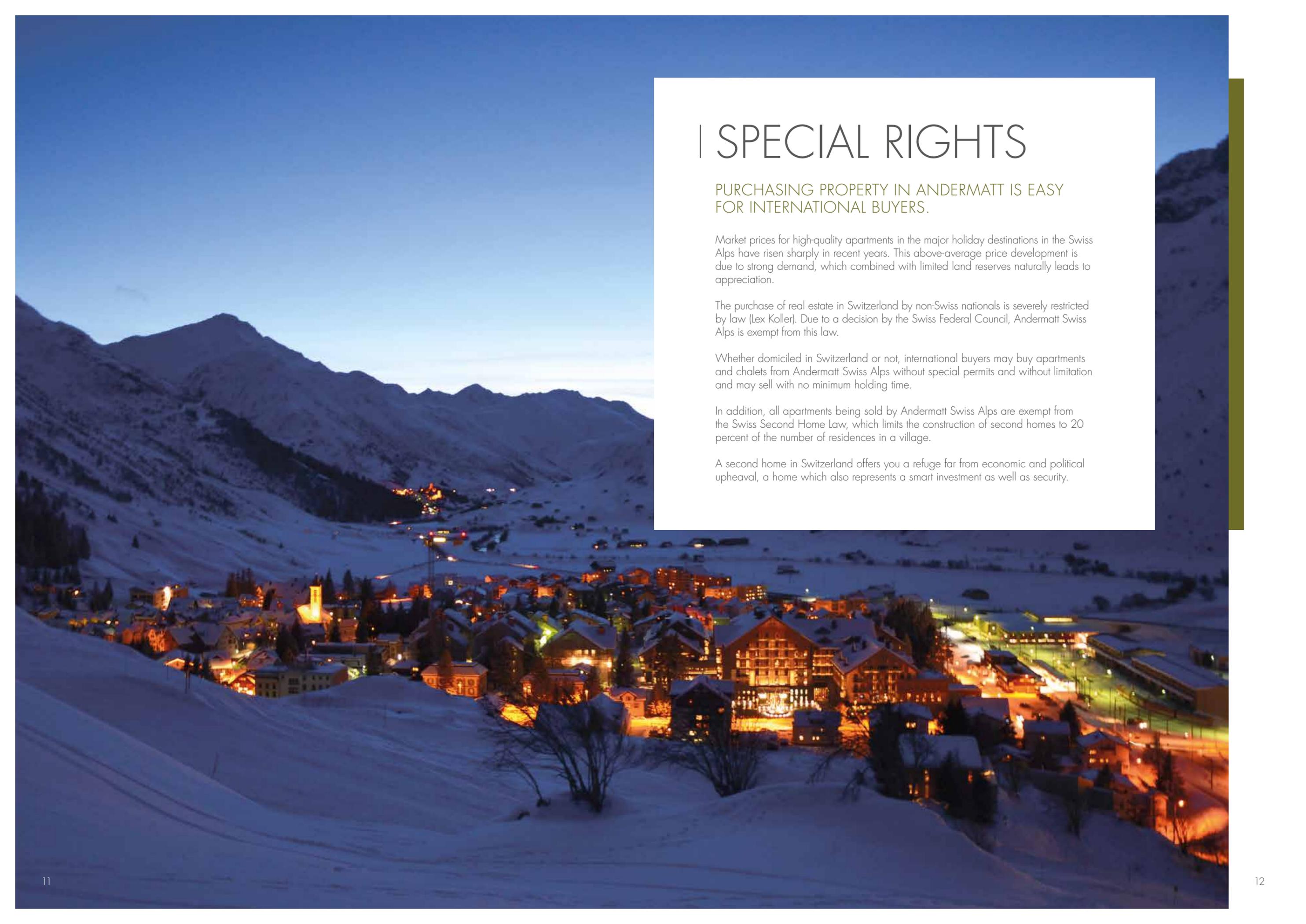
# HOUSE ALPENROSE

YOUR OASIS FAR FROM THE STRESS  
OF EVERYDAY LIFE

The Alpenrose apartment house is ideally situated in the car-free "Andermatt Swiss Alps" resort, directly overlooking the prettily arranged central piazza with its first-class restaurants and shopping facilities. With its elaborate, Alpine-style façade and public arcades, the house is integrated in harmony with the surrounding architecture of the resort. In your new Alpine residence with its high-quality furnishings, you can enjoy the warmth of a crackling hearth over a hot chocolate or simply enjoy the view of the surrounding mountain peaks. After a day in the mountains, you will, in particular, appreciate the comfort, peace and cosiness of your fully-equipped holiday apartment.

The apartments are optimally structured and attractively furnished, while the interior décor is of the highest level of quality and satisfies the most discerning requirements in terms of design and materials used. On request, two flats can be combined and converted into one large unit.

Residents of Alpenrose are also entitled to use the fitness studio, spa area and swimming pool in the Radisson Blu hotel, located just around the corner! In addition, all the rooftop apartments have a private spa area with a sauna or steam bath.



# | SPECIAL RIGHTS

## PURCHASING PROPERTY IN ANDERMATT IS EASY FOR INTERNATIONAL BUYERS.

Market prices for high-quality apartments in the major holiday destinations in the Swiss Alps have risen sharply in recent years. This above-average price development is due to strong demand, which combined with limited land reserves naturally leads to appreciation.

The purchase of real estate in Switzerland by non-Swiss nationals is severely restricted by law (Lex Koller). Due to a decision by the Swiss Federal Council, Andermatt Swiss Alps is exempt from this law.

Whether domiciled in Switzerland or not, international buyers may buy apartments and chalets from Andermatt Swiss Alps without special permits and without limitation and may sell with no minimum holding time.

In addition, all apartments being sold by Andermatt Swiss Alps are exempt from the Swiss Second Home Law, which limits the construction of second homes to 20 percent of the number of residences in a village.

A second home in Switzerland offers you a refuge far from economic and political upheaval, a home which also represents a smart investment as well as security.

# EVERYTHING FROM A SINGLE SOURCE

YOU CAN EXPECT THE HIGHEST STANDARDS OF COMFORT AND SERVICE FROM ANDERMATT SWISS ALPS.

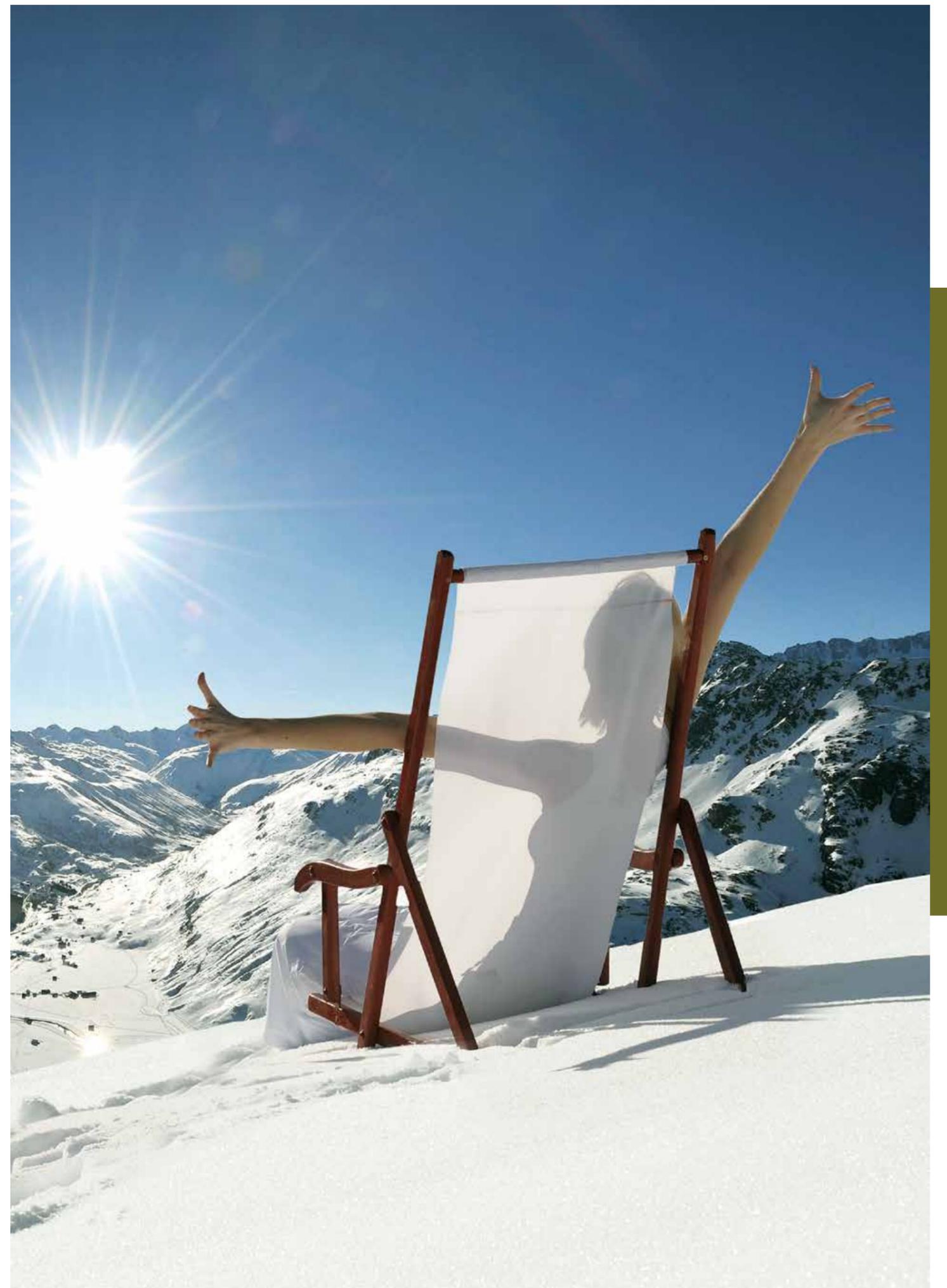
House Alpenrose is more than a luxurious apartment building in the mountains – it is a community. You and your guests will receive exceptional service which can be favourably compared with that of four or five-star hotels.

For example, the operating company provides a concierge service which can help you with travel plans and shopping.

House Alpenrose and Andermatt Swiss Alps will help with all matters concerning your apartment: on request, we can provide cleaning, make the beds, receive your guests and ensure that a fire is burning in the hearth on your arrival. We will also be happy to act as an agent to rent out your flat professionally and profitably.

Security and high-quality maintenance of your flat are guaranteed, so you won't have to worry. The house management can always be reached via the emergency number and will help you to solve any problems within 48 hours. Regular checks are also carried out in unoccupied flats.

Our aim is to ensure you have an unforgettable stay in Andermatt.





# WINTER MAGIC

EVERY WINTER THE HIGH-ALPINE MOUNTAIN VALLEY AROUND ANDERMATT UNFOLDS ITS SPECIAL MAGIC FOR THE WHOLE FAMILY.

With a broad range of slopes, the Andermatt-Sedrun ski destination in the heart of the Swiss Alps is exciting for beginners and top skiers alike. Ambitious skiers and freeriders will find their dream terrain on the Gemsstock, blanketed in powder at an altitude of up to 3,000 metres a.s.l. The sunny slopes and wide pistes of Nättschen-Oberalp-Sedrun are a great delight mainly for families and pleasure skiers. The Matterhorn Gotthard Bahn provides good access to the entire ski destination at all times. Andermatt Swiss Alps is merging the two popular and traditional ski areas into the new and enlarged Andermatt-Sedrun ski destination. This is the largest ski region in Central Switzerland, with over 120 kilometres of slopes and 24 lifts. All facilities and offerings are being continually enhanced.

And off the slopes, snowshoe excursions will tempt you. The Andermatt ice rink offers added fun and a stimulating change of pace, and whoever seeks even more adrenalin can go ice climbing at nearby Göschenen. With its snow-covered streets, Andermatt gives you a true winter feeling. Thanks to the east-west orientation, the winter trails and cross-country skiing trails on the valley floor enjoy plenty of sun.

“

THE WIDE-RANGING OFFERING, ASSURANCE OF SNOW AND MANY SUN TERRACES MAKE ANDERMATT ONE OF SWITZERLAND'S MOST ATTRACTIVE SKI REGIONS.

BERNHARD RUSSI, OLYMPIC MEDALLIST, WORLD CHAMPION AND AMBASSADOR OF ANDERMATT SWISS ALPS



## MOUNTAIN SUMMER

WHETHER IN SEARCH OF SPORTING ACTIVITY OR RELAXATION, YOUNG OR YOUNG AT HEART, A COUPLE OR FAMILY: IN ANDERMATT EVERYONE WILL FIND WHAT THEY LIKE 365 DAYS A YEAR.

The many hours of sunshine are another enticement to go outdoors and enjoy activities in the fresh air. In summer, the region invites you to go hiking, Nordic walking, climbing and mountain biking in the breath-taking mountain countryside. Some 500 kilometres of hiking trails offer ideal routes for all ability levels. Further attractive outdoor activities include golf, horseback riding, fishing and tennis. Or do you like even more action? Then river rafting is the thing for you.

If you prefer to enjoy the peace and quiet of nature, you will love the famous Glacier Express. This "slowest express train" in the world winds through a breathtaking mountain backdrop to St. Moritz or Zermatt, where the journey ends with a brilliant view of the ruggedly towering Matterhorn.

”

THE GOLF COURSE AT ANDERMATT IS A FIRST-CLASS CHAMPIONSHIP COURSE THAT OFFERS A GENUINE ALPINE GOLFING EXPERIENCE.”

ANDRÉ BOSSERT, SWITZERLAND'S MOST SUCCESSFUL GOLF TOURING PROFESSIONAL

# | GOLF WORLD

GOLFERS LOVE ANDERMATT.

The 18-hole par 72 championship golf course, developed in compliance with rigorous environmental standards, is located immediately adjacent to the village and is beautifully nestled into the spectacular mountain countryside. Measuring 1.3 million square metres, over 6 kilometres long, and designed to international tournament standards, it is one of the most attractive golf courses in the Alps. It was designed by the renowned architect Kurt Rossknecht, Lindau (Germany). The clubhouse with restaurant and lounge & bar presents guests with a year-round culinary offering, in summer for the golfers and in winter for the cross-country skiers, hikers and snowshoers. An additional dozen 9- and 18-hole golf courses are nearby enough for a day's outing.



# ALPINE CHARM IN EXCLUSIVE SURROUNDINGS

FROM CUISINE TO CULTURE, CONNOISSEURS WILL FIND EVERYTHING THEY WANT AT ANDERMATT.

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. 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. Gourmets will find a wide range of culinary delights in the resort and in the traditional village centre, including two excellent restaurants in the 5-star hotel "The Chedi", which also offers its own "wine library" and cigar lounge.

Connoisseurs begin their alpine journeys of discovery from Andermatt, whether on the Glacier Express, which leads through the majestic glacier and mountain world to Zermatt or St. Moritz, or – the original way – by steam train or historic postal carriage.





# YOUR DREAM OF LIVING IN MODERN CHALET CHIC

## CHOOSE FROM 20 APARTMENTS OF VARIOUS SIZES

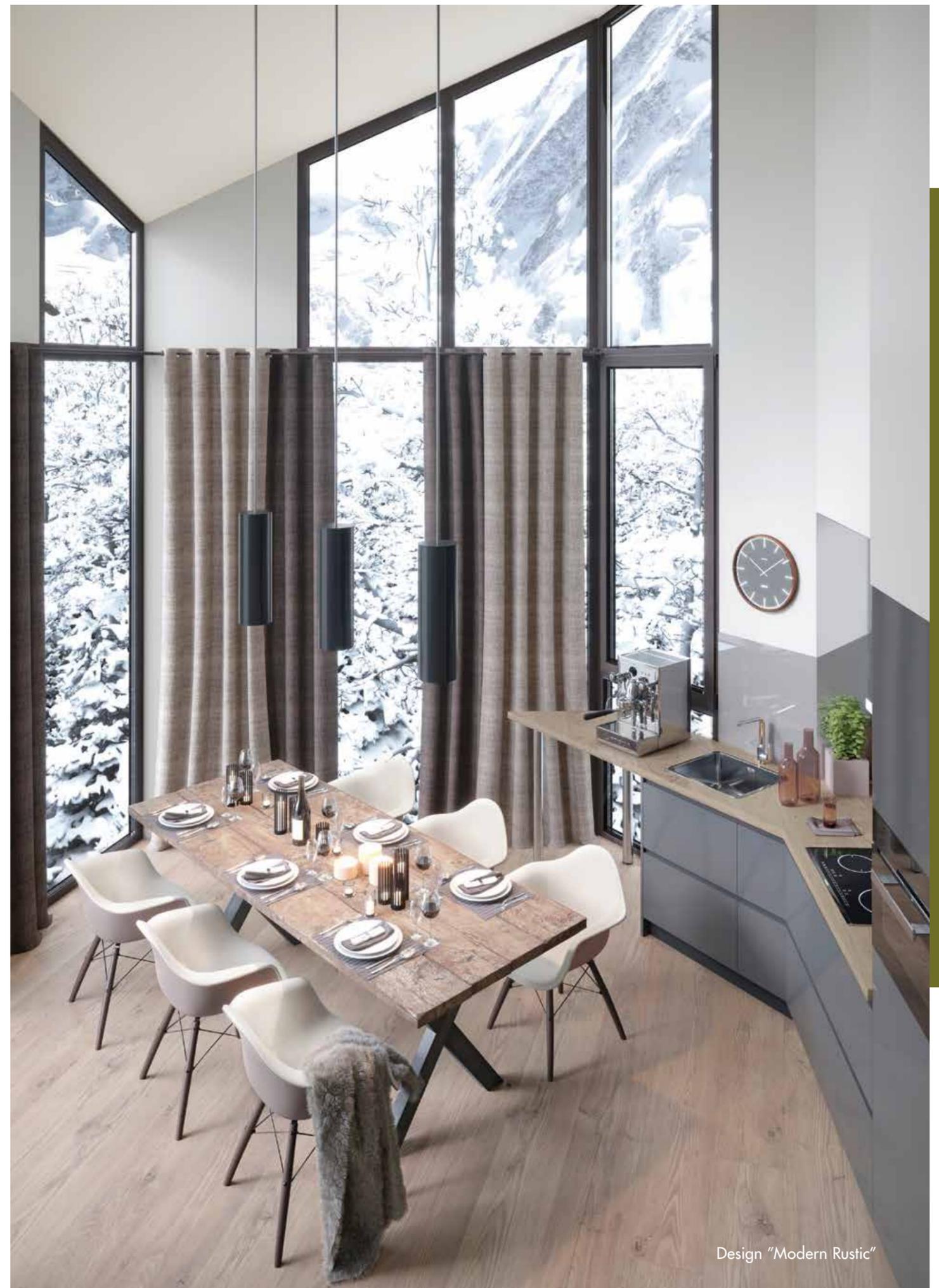
House Alpenrose provides stylishly furnished apartments which combine traditional elements with modern design for your comfort. Across 5 storeys and ranging from 50 to 146 m<sup>2</sup>, the apartments provide the right amount of space whatever your needs.

One particularly exclusive highlight of House Alpenrose are the five maisonette apartments, which not only provide ample space for you, your family and friends over two storeys, but also have their own sauna or steam bath for your relaxation. All apartments in House Alpenrose are constructed from high-quality material and are fully furnished and equipped with TV and audio systems. You can choose between the two furnishing lines "Modern Rustic" and "Modern Light", exclusively developed for our house, which emphasise comfort, durability and optimum quality.

The experts at Ganter will also let you design your new holiday residence completely on your own, without putting any limits on your visions and ideas – everything is tailored to your needs, leaving you plenty of room to dream.

Whichever style you decide on, virtually all apartments have a light, full-storey glass bay window which allows light to flood into the rooms and gives you a first-class view of the landscape. All units are equipped with high-quality ensuite bathrooms. For your further comfort, a KNX system enables you to conveniently adjust the lighting and heating, with the option of doing so from the ski slope by Smartphone.

And when you come home after a day on the slopes, you can store your skiing equipment securely in your own, separately lockable cupboard in the basement of the house.



EXCLUSIVE FURNISHING LINE

# MODERN RUSTIC

The modern chalet style "Modern Rustic" clearly evokes the alpine mountain world. High-quality fabrics, warm wood and metal cleverly harmonize with anthracite and natural stone. "Modern Rustic" combines modern design with traditional elements and provides skilfully designed comfort.



Design "Modern Rustic"

EXCLUSIVE FURNISHING LINE

# MODERN LIGHT

Lighter-coloured woods and selected accessories provide lightness in this furnishing line. "Modern Light" plays with regional materials, but ensures a modern mountain atmosphere with fresh white, grey and berry tones.



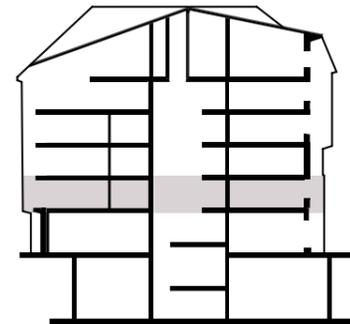
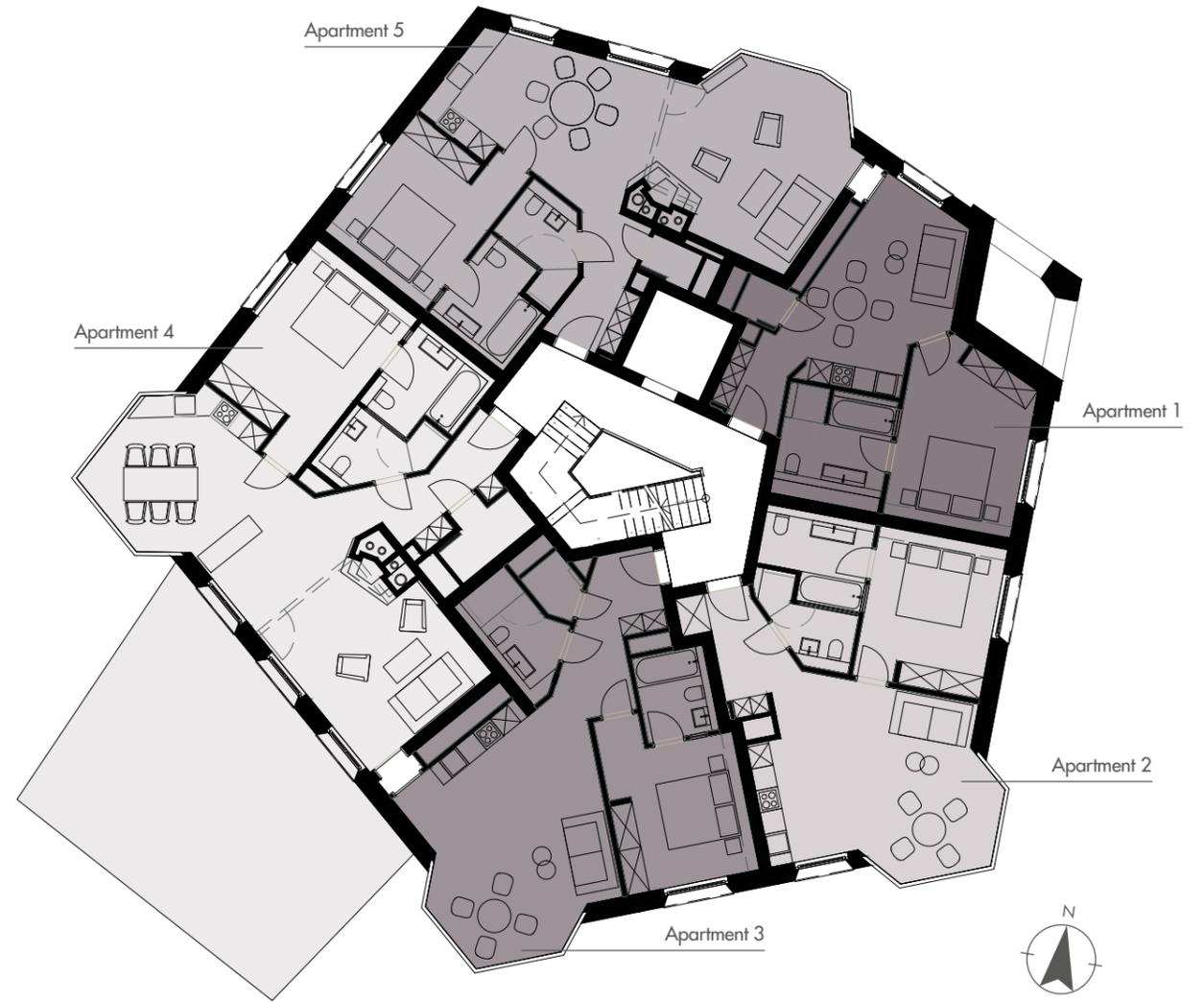


Design "Modern Light"



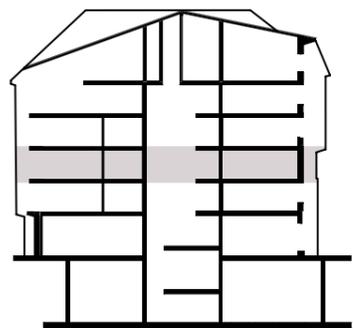
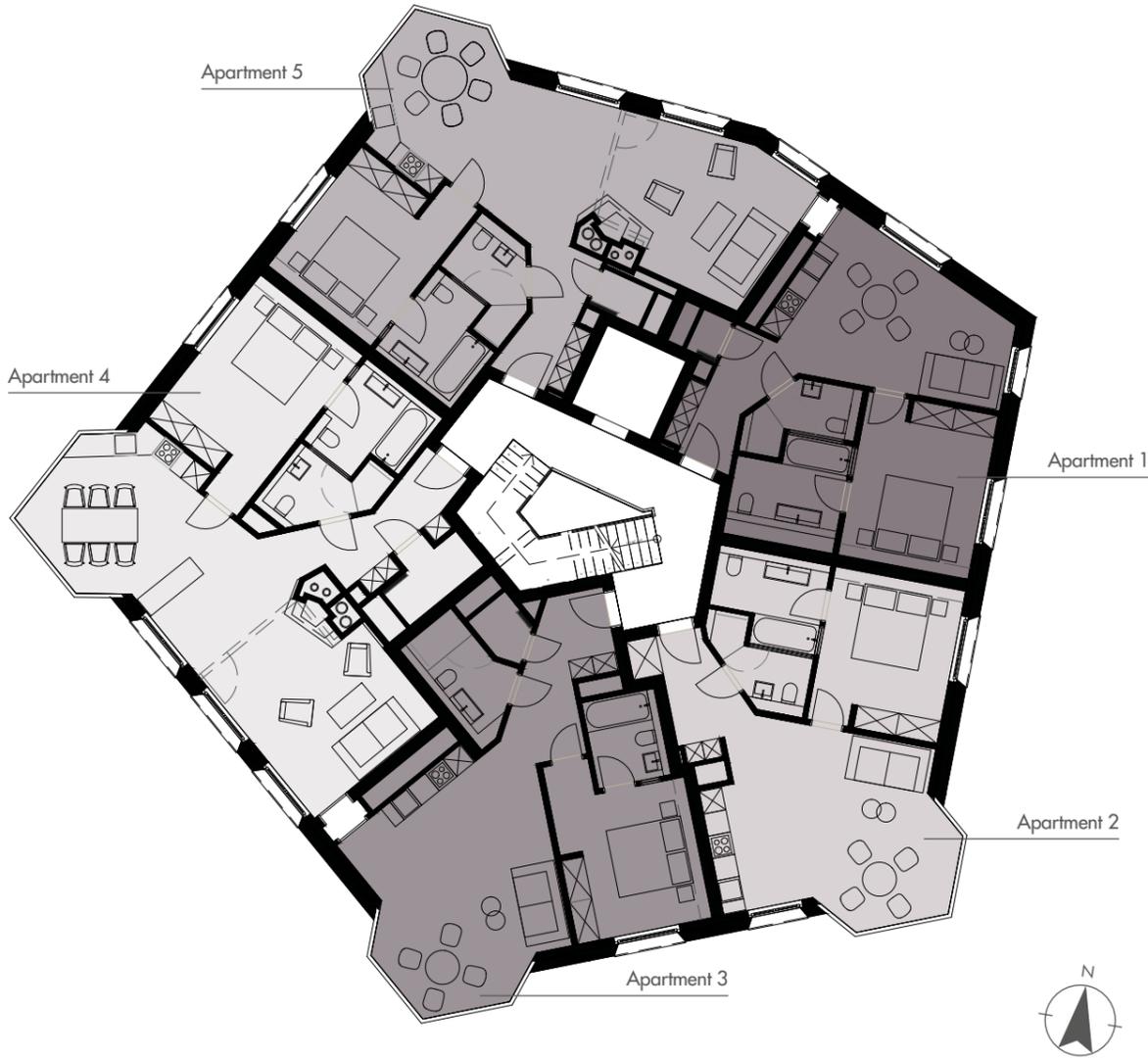
Design "Modern Rustic"

# | 1ST FLOOR



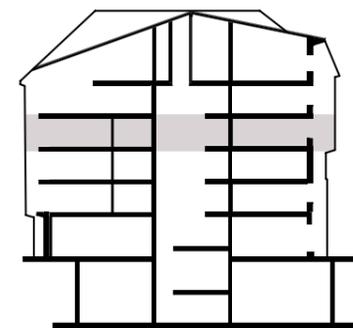
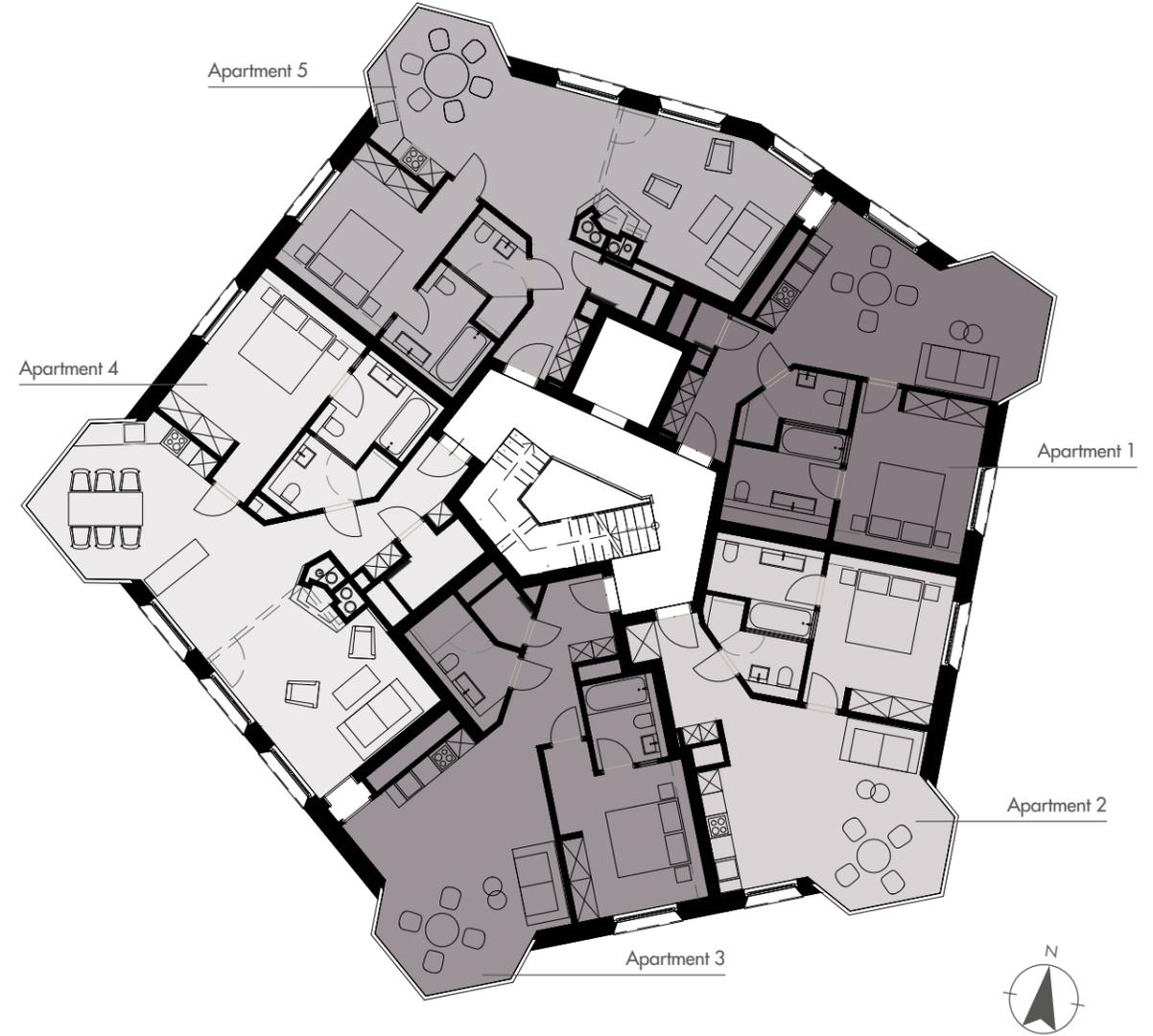
<b>1. OG, Apartment 1</b>	<b>1. OG, Apartment 3</b>	<b>1. OG, Apartment 5</b>
2.5 rooms 1 bedroom 50 m <sup>2</sup>	2.5 rooms 1 bedroom 68 m <sup>2</sup>	3.5 (2.5) rooms 2 (1) bedrooms 81 m <sup>2</sup>
<b>1. OG, Apartment 2</b>	<b>1. OG, Apartment 4</b>	
2.5 rooms 1 bedroom 63 m <sup>2</sup>	3.5 (2.5) rooms 2 (1) bedrooms 116 m <sup>2</sup> (incl. terrace)	

# | 2ND FLOOR



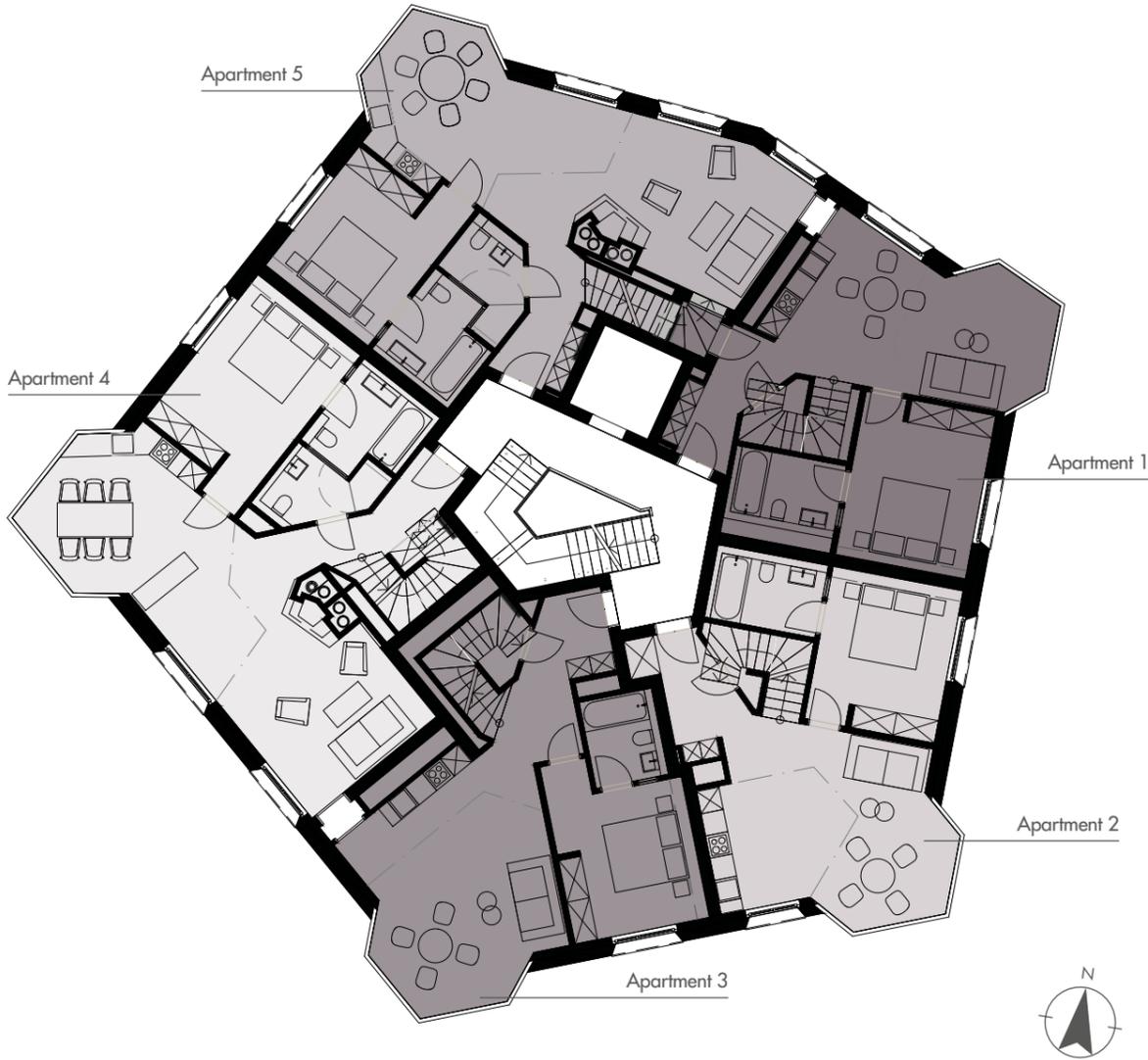
<b>2. OG, Apartment 1</b>	<b>2. OG, Apartment 3</b>	<b>2. OG, Apartment 5</b>
2.5 rooms 1 bedroom 57 m <sup>2</sup>	2.5 rooms 1 bedroom 68 m <sup>2</sup>	3.5 (2.5) rooms 2 (1) bedrooms 82 m <sup>2</sup>
<b>2. OG, Apartment 2</b>	<b>2. OG, Apartment 4</b>	
2.5 rooms 1 bedroom 63 m <sup>2</sup>	3.5 (2.5) rooms 2 (1) bedrooms 91 m <sup>2</sup>	

# | 3RD FLOOR

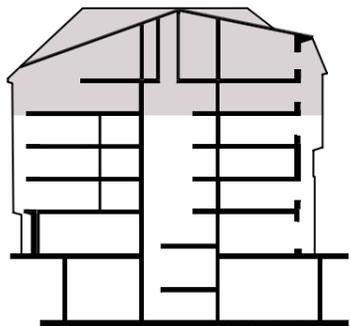


<b>3. OG, Apartment 1</b>	<b>3. OG, Apartment 3</b>	<b>3. OG, Apartment 5</b>
2.5 rooms 1 bedroom 63 m <sup>2</sup>	2.5 rooms 1 bedroom 68 m <sup>2</sup>	3.5 (2.5) rooms 2 (1) bedrooms 82 m <sup>2</sup>
<b>3. OG, Apartment 2</b>	<b>3. OG, Apartment 4</b>	
2.5 rooms 1 bedroom 63 m <sup>2</sup>	3.5 (2.5) rooms 2 (1) bedrooms 91 m <sup>2</sup>	

# | 4TH FLOOR



# | TOP FLOOR



**4. OG+DG, Apartment 1**

3.5 rooms  
2 bedrooms  
104 m<sup>2</sup>

**4. OG+DG, Apartment 3**

3.5 rooms  
2 bedrooms  
103 m<sup>2</sup>

**4. OG+DG, Apartment 5**

4.5 rooms  
3 bedrooms  
139 m<sup>2</sup>

**4. OG+DG, Apartment 2**

3.5 rooms  
2 bedrooms  
105 m<sup>2</sup>

**4. OG+DG, Apartment 4**

4.5 rooms  
3 bedrooms  
146 m<sup>2</sup>

# PERFECTION AND PASSION – THE GANTER GROUP

SUCCESSFUL IN CONSTRUCTION AND INTERIOR FIT OUT FOR 20 YEARS

Founded in 1995, our roots are in high-quality interior fit out for notable customers from the retail area. Successful brands such as Louis Vuitton, Burberry, Prada, Dior, Apple and Mercedes Benz continue to place their trust in us. For our private customers, we draw on this wealth of experience and expertise as well as a fine sense of design, materials and quality, to make dreams of sophisticated living come true worldwide.

In our living spaces, everything comes together: individual needs, aesthetic standards, cultivated social gatherings, common functionality and environmental responsibility. Ganter takes all of this into account when building, renovating and remodelling sophisticated living spaces. We help you make a home that reflects who you really are – with creativity, care and efficiency.



Mercedes-Benz

DE BEERS  
JEWELLERY

Dior BURBERRY

MONT  
BLANC



PRADA



TOM FORD



# | SUSTAINABILITY

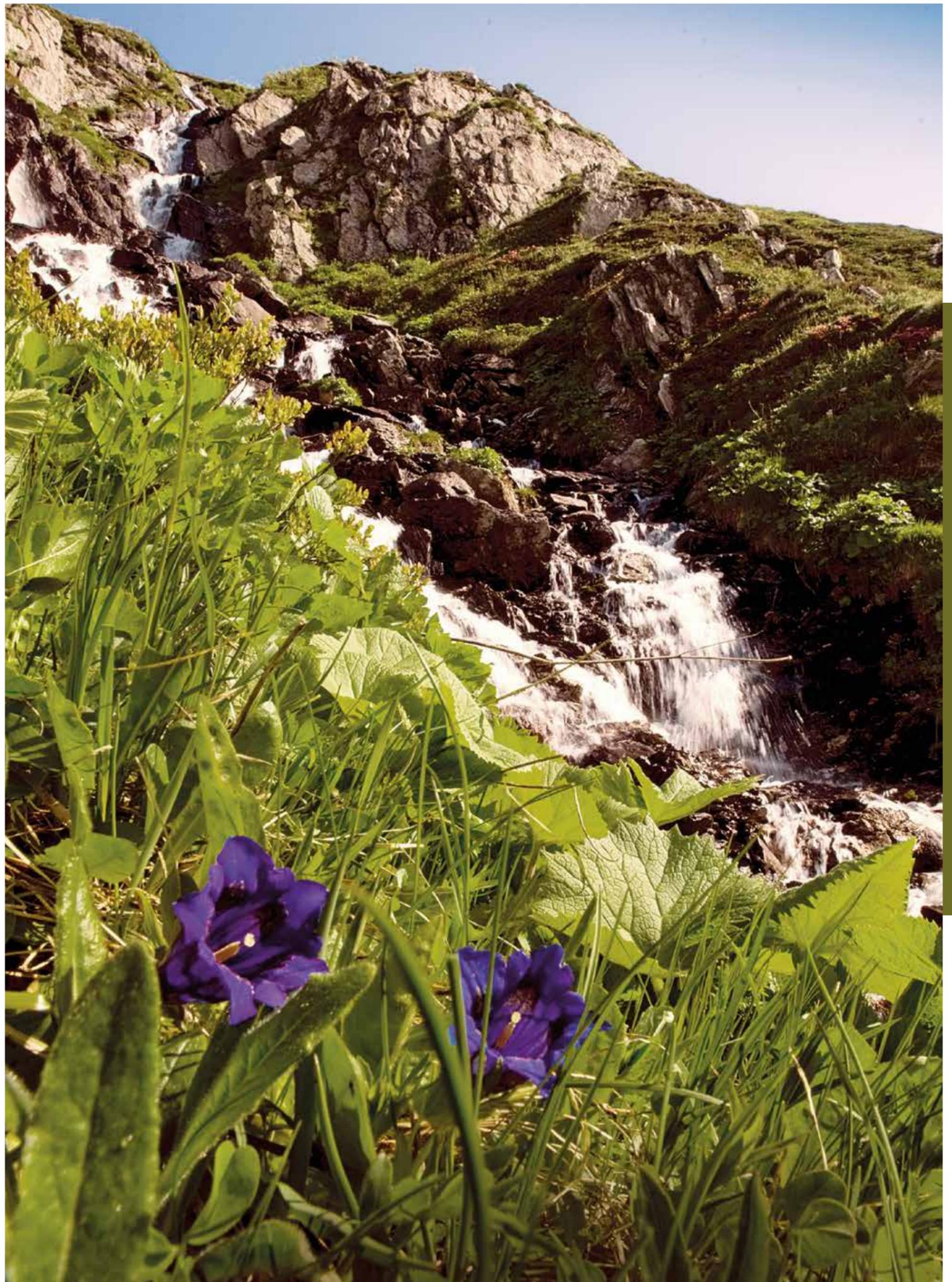
SUSTAINABILITY HAS PLAYED A CENTRAL ROLE IN THE DEVELOPMENT OF ANDERMATT SWISS ALPS FROM THE VERY BEGINNING.

A solid basis for this is the overall planning process conducted through intensive collaboration with residents, government authorities and environmental, historic preservation and tourism organisations. The population of Andermatt voted with a 96 percent majority in favour of the realisation of Andermatt Swiss Alps. Dialogue with stakeholder groups is maintained through regular events.

The expansion of the resort and the collaboration with local and regional businesses generates new jobs and promotes sustainable and local value creation. As much business as possible is given to companies in the region – during both the construction and operational phases – thereby supporting economic sustainability.

Careful management of resources runs through the Andermatt Swiss Alps project like a golden thread. All apartments and hotels meet the MINERGIE® standard, a recognised Swiss quality label for sustainable and ecologically designed buildings with greatly reduced energy consumption. Electricity and heat are produced exclusively from renewable sources, making for CO<sub>2</sub>-neutral energy supply to all the real estate properties. Also the re-naturalisation of the Reuss, the car-free centre of the resort and the inclusion of environmental organisations in the planning and construction of the golf course and the ski destination are in line with the concept of environmental sustainability.

It is the intention of Andermatt Swiss Alps to avoid empty beds. Attractive incentives encourage owners to rent out their apartments during their absence.



# SAGA IMMOBILIEN CONSTRUCTION COMPANY

THE NAME SAGA IS COMPOSED OF "SA" FOR SAWIRIS AND "GA" FOR GANTER, THE TWO PEOPLE BEHIND THIS PARTNERSHIP – BASED ON FRIENDSHIP – OF SAMIH SAWIRIS AND MICHAEL GANTER COMBINES THE LONG-STANDING CONSTRUCTION EXPERIENCE OF THE GANTER GROUP AND THE POTENTIAL OF THE ANDERMATT SWISS PROJECT – A PERFECT SYMBIOSIS FOR A SUCCESSFUL PROJECT.

## ANDERMATT SWISS ALPS THE GANTER GROUP

The innovative and sustainable project Andermatt Swiss Alps will turn the traditional Swiss mountain village into an attractive all-year-round destination. In its final form, it comprises six 4-5 star hotels, around 500 holiday apartments in 42 buildings, 25 exclusive chalets, congress facilities, a swimming pool and an 18-hole golf course. In addition, the skiing regions Andermatt and Sedrun will be combined to create the attractive Andermatt-Sedrun ski arena. Andermatt Swiss Alps embodies a construction philosophy with conscious use of sustainable materials in line with the MINERGIE® standard.

Andermatt Swiss Alps can rely on Orascom Development Holding AG as a strong partner with extensive experience in the development of integrated holiday destinations. Orascom Development is a leading global developer and long-term operator of integrated holiday destinations.

The Ganter Group is a globally operating construction and real estate service provider, and is one of the leading companies in the industry. As experts in the Retail, Commercial and Residential sectors, we realise high-quality retail and brand environments, modern working space, public buildings and luxurious residential properties. Our range of services covers all tasks, from project development to construction and interior fittings to operation.

Founded in 1995 with consistent and steady growth until today, we now employ around 400 employees worldwide. In addition to our headquarters in Waldkirch in the Black Forest, we have additional locations in Germany as well as subsidiaries in Switzerland, Italy, France, UK, China, Hong Kong and the USA.

