

Apartments, chalets and hotels



Contact

Andermatt Swiss Alps AG
Gotthardstrasse 2, 6490 Andermatt
ander-matt-swissalps.ch

Information

Stefan Kern, Chief Communication Officer
D +41 41 874 88 33 M +41 78 663 29 63
s.kern@ander-matt-swissalps.ch

Andermatt Reuss

Alpine architecture for Gemse, Alpenrose, Frame & Co.

Can a traditional Swiss mountain village with classic alpine infrastructure and a long-established village centre be blended with modern apartment buildings and the expectations of an international clientele?

Those were some of the essential questions that Andermatt Swiss Alps had to answer before it could start constructing apartment buildings and hotels in Andermatt Reuss. It quickly became clear that the architecture had to combine tradition, the mountain

setting and nature with modern construction, technology and sustainability. Preference was given to the use of materials that are naturally found in the mountains, like wood and natural stone.

The visionary Samih Sawiris drew on renowned architects. In two internationally tendered architecture competitions, the expert jury chose a master plan that fits optimally in the surroundings. In addition, each of the 42 multi-family buildings is a well-thought-through architectural work that not only is perfect match for Andermatt but also meets the modern expectations of holiday guests and owners.





The outcome of these considerations can be seen in impressive fashion by the apartment buildings and by the ensemble that they form in Andermatt Reuss and around Piazza Gottardo. The apartment buildings were designed not only in Altdorf and Zurich but also in Antwerp and Yerevan. However, the architects always took note of regional characteristics and created a link to the historical townscape of Andermatt and the architectural character of the region.

The eye-catching paintings on the facade of Alpenrose portray historic legends and borrow from the classic style of facade painting typical of the canton of Uri. Gemse adopts elements of Swiss strickbau, a wooden block construction, and Steinadler takes its place in the traditional alpine chalet architecture. The architecture of Hirsch is reminiscent of the Goms stadel, a traditional building shape found in neighbouring Upper Valais, and

Fuchs features a facade and window shutters that recall stately Uri mansions from the 19th century.

The apartment buildings are located on or slightly set back from Piazza Gottardo. Piazza Gottardo is a meeting point for all owners, as well as for guests and locals. People meet here for an aperitif, to go shopping, or to dine at one of the restaurants or bars. Public facilities, like the indoor pool at the Radisson Blu Hotel Reussen and the Andermatt Concert Hall, and a large ice field in winter round complete the tourist offerings throughout the year.

The contemporary residential units in the apartment buildings are also highly in demand on the property market: Nearly all apartments in the buildings have been sold. In order to meet the high demand, Andermatt Swiss Alps is building 16 new apartment buildings and a new hotel, which are expected to be completed by 2026.



Special rights

In Switzerland, the acquisition of real estate by foreign buyers is severely restricted («Lex Koller»). However, the Swiss federal government exempted Andermatt Swiss Alps from this law. As a result, foreign buyers can purchase apartments and houses from Andermatt Swiss Alps without special permission or restrictions and sell them again without any minimum holding periods. In addition, none of the apartments of Andermatt Swiss Alps are affected by the Swiss Second Home Law, which restricts the construction of second homes to 20 percent of the number of residences in a village, since the initiative was first submitted after the master plan (district design plan) had been approved.

The chalets: Who wants their own piece of Andermatt?

It looks like a boulder that rolled down from the Bözberg long ago – the first chalet on the banks of the Reuss river. The façade and roof of this alpine villa are stone, the patio too. “It looks like the terrace of a SAC hut”, so it is said. Of course, this

is not meant as criticism. On the contrary: It was the intention of architect Martin Ragaz and the desire of the owner that this building embody alpine originality, the simplicity of a mountain hut, and the ruggedness of the Andermatt region – to build a house that could belong only here.

Here, at the southwest corner of Andermatt, between the Unteralpsee and Furkareuss rivers, you can hear only the sound of rushing water. The view is expansive: in clear weather you can see all the way to the other end of the Urseren Valley. To the west rises the mighty face of the Bözberg. This vista of the Urseren Valley cannot be obstructed with new buildings, and in many years, it will still be just the same as it is today.

The basic idea for the remaining chalets (still to be built) is thus set: Renowned architects from Switzerland and abroad offer their exclusive chalet designs to the clients. Chalets will be designed and built in joint collaboration between clients, their chosen architects and Andermatt Swiss Alps. This belt of chalets will form the outer edge of the village and at the same time allow every owner to have their own private piece of Andermatt.

The Chedi Andermatt: Landmark of Andermatt

“Magical!” That word is used frequently to describe The Chedi Andermatt. Perhaps because it succeeds in something very special: The five-star deluxe hotel, a member of the Leading Hotels of the World, plays with contrasts and never panders to the usual average, instead offering the perfect combination of extremes: it is modern as well as traditional, cosmopolitan as well as local, with both alpine simplicity and urbane luxury.

The Chedi Andermatt was designed by the Belgian architect Jean-Michel Gathy, who combined wood with natural stone and integrated Asian elements, making the hotel different, special.

The 35-metre indoor pool invites guests to take a swim. A ski butler warms guests’ ski boots in the

winter. In the rooms, guests can conveniently control lights, TV and the gas fireplace using an iPad. Many like to visit The Library to read or talk by the fireplace, while The Cigar Library offers pleasures of another sort.

The Chedi Andermatt has 123 elegant rooms and suites, an exclusive spa/wellness oasis with a modern fitness centre and two restaurants and a bar. The luxury hotel offers culinary delights in its transparent cheese humidor: Geisskäse, a goat’s milk cheese from Göschenalp, Stanser Schafmutschli, a sheep’s milk cheese, and Baschi-Chäs from Goms. On the other, The Japanese Restaurant, which has a Michelin star, serves sushi, sashimi, tempura, and teppanyaki, as well as a five- to ten-course kaiseki menu with sake.





Radisson Blu Hotel Hotels Reussen, Gotthard Residences and Penthouses: Comfort and top athletic cachet

You would be hard pressed to find a spot – or better said, a building – with as much athletic cachet: The Andermatt ski legend Bernhard Russi and the Dutch football icon Louis van Gaal are both proud owners of a Gotthard Residence. The roughly 100 modern apartments – from studios to two-bedroom apartments to penthouses – offer the privacy of your own home combined with the convenience of hotel service. This includes room service on request, as well as a rental service to help ensure that your apartment will be rented out when you are not there yourself.

You never know when you might meet one of these sports stars in the hotel lobby, in the Bärbar lounge with its open fireplace or in Restaurant Spun of the Radisson Blu Reussen. Dutchman van Gaal said in an interview that it's important for him to have both «skiing and golfing in the same place». It was

important to his wife that Andermatt is so close to Milan. Bernhard Russi is delighted with the magnificent view he enjoys of the alpine panorama and his home village.

The four-star conference hotel Radisson Blu Hotel Reussen, stands opposite the Gotthard Residences, which are directly accessible by a covered walkway. The building is reminiscent of the grand hotels of the 19th century, which were designed to protect their guests from the wind and snow of the mountains. The Radisson Blu Hotel Reussen comprises around 240 rooms and suites, a restaurant, an inviting hotel bar with open fireplace, a concert hall and an event and conference area. The fitness and wellness centre with sauna, steam bath, therapy rooms and indoor swimming pool are also open to the public.