



FRAME

ANDERMATT



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SWISS ALPS

Bold

Dynamic living.
Reframed.



A bold collection of one-bedroom and duplex studio apartments that redefine modern alpine living. Inspired by the efficient precision of a Swiss Knife, their innovative design is focused around a central multifunctional living structure, freeing up space for socialising, relaxing and recharging. A reframed way of life honed to the modern, adventurous individual.





Fluid

Adaptive, agile living,
designed around you.





Form

Integrating function, efficiency
and comfort for unleashed living.

LONDON
HEATHROW



STUTTGART

MUNICH

ZURICH

INNSBRUCK

110 km

ANDERMATT

187 km

MILAN

1:30

HOURS DRIVE
FROM ZURICH
INTERNATIONAL
AIRPORT

1:40

HOURS FLIGHT
FROM LONDON
HEATHROW

2:00

HOURS DRIVE
FROM MILAN
MALPENSA
AND COMO

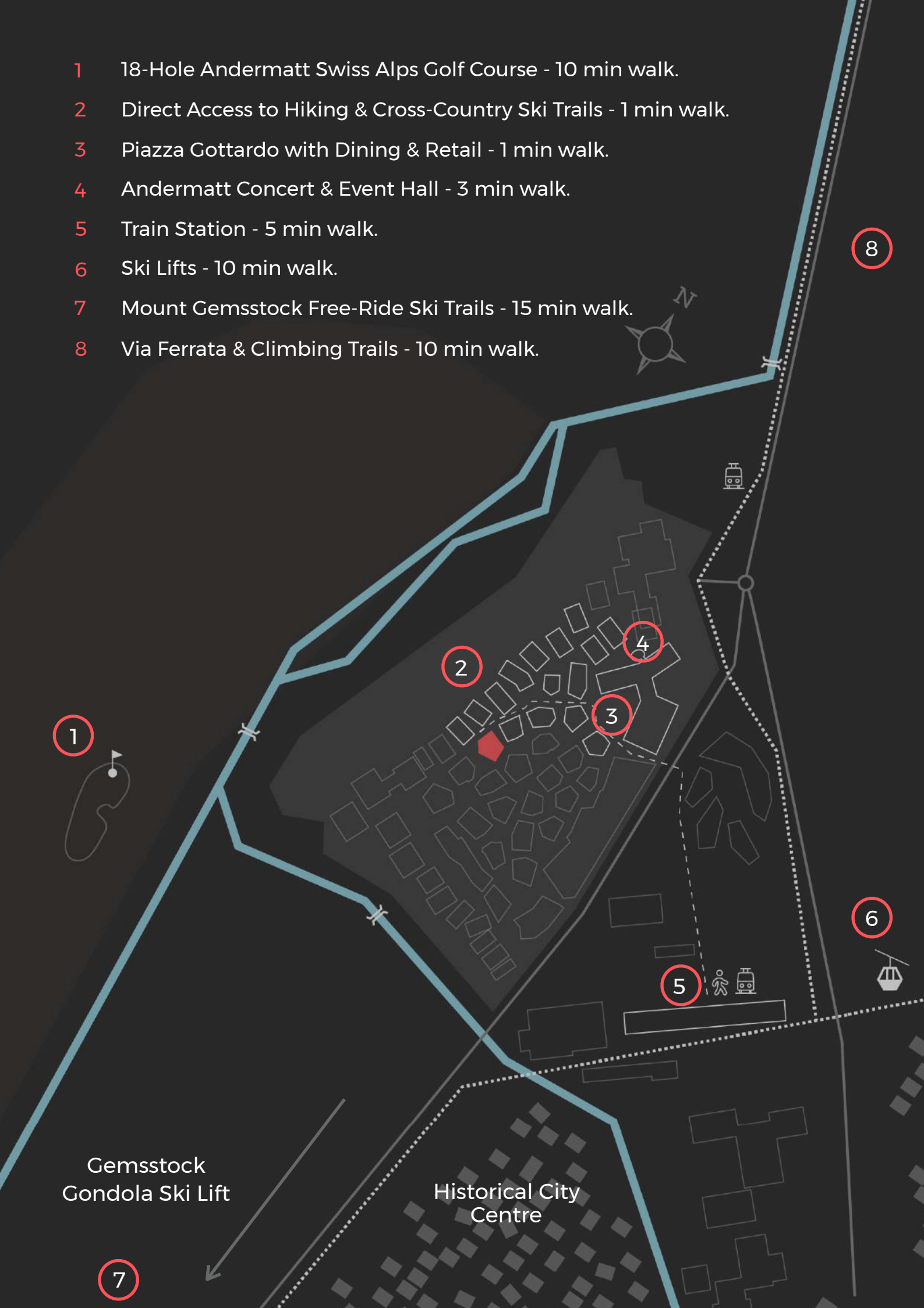
Frame belongs to the unique destination of Andermatt Swiss Alps. Within easy reach of Zurich, Milan, London, and Stuttgart, set in the heart of the Saint-Gotthard Massif mountain range, at the foot of Gemsstock, Andermatt is the ultimate destination for adventurous alpine living.



Connected

Positioned in a sought-after central location within the town of Andermatt Reuss, Frame is ideally placed for quick access to the freedom of the mountains and buzz of the town centre.

- 1 18-Hole Andermatt Swiss Alps Golf Course - 10 min walk.
- 2 Direct Access to Hiking & Cross-Country Ski Trails - 1 min walk.
- 3 Piazza Gottardo with Dining & Retail - 1 min walk.
- 4 Andermatt Concert & Event Hall - 3 min walk.
- 5 Train Station - 5 min walk.
- 6 Ski Lifts - 10 min walk.
- 7 Mount Gemsstock Free-Ride Ski Trails - 15 min walk.
- 8 Via Ferrata & Climbing Trails - 10 min walk.





Community

Discover the shops, restaurants and bars of the town centre, a hub for our vibrant community of like-minded souls.

Intelligent and striking.
Frame was designed with
an empathy for the
functional and experiential
requirements of active
modern life. Its innovative
apartment layout focuses
around a centrally-located
piece of built-in furniture
– a machine for living.
Efficiently designed and
rigorously detailed to
maximise space, utility and
natural light, across both
one-bedroom and duplex
studio apartments.



FRAME

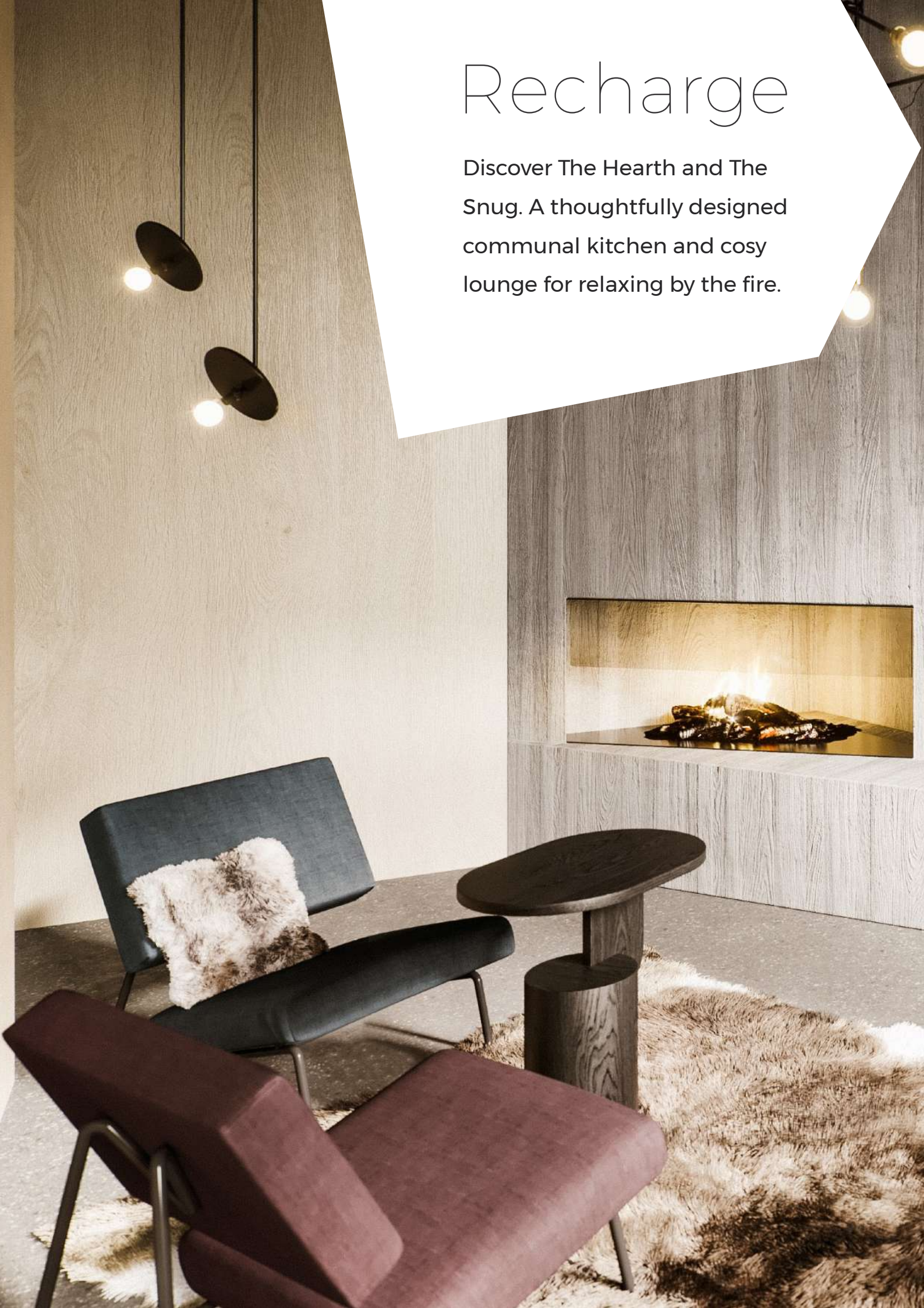
Connect

Interconnected common areas invite collaboration and conversation, expanding the boundaries of your lifestyle beyond your apartment, with access to a communal lounge, dining areas and spa.



Recharge

Discover The Hearth and The Snug. A thoughtfully designed communal kitchen and cosy lounge for relaxing by the fire.





Refresh

Unwind at the spa and wellness area - equipped with a Swedish sauna, wellness facilities and direct access to the garden courtyard.



- 1 Entrance Lobby - interconnected to common and wellness areas
- 2 Ski & Bicycle Storage - with a workshop
- 3 Spa & Wellness Area - Swedish sauna, shower and wellness facilities
- 4 Garden Floor Apartment EG-1 - with a 110 m² garden area
- 5 The Snug - private lounge with a fireplace
- 6 The Hearth - communal dining area with a kitchen
- 7 Outdoor Terrace - with a firepit exclusively for residents

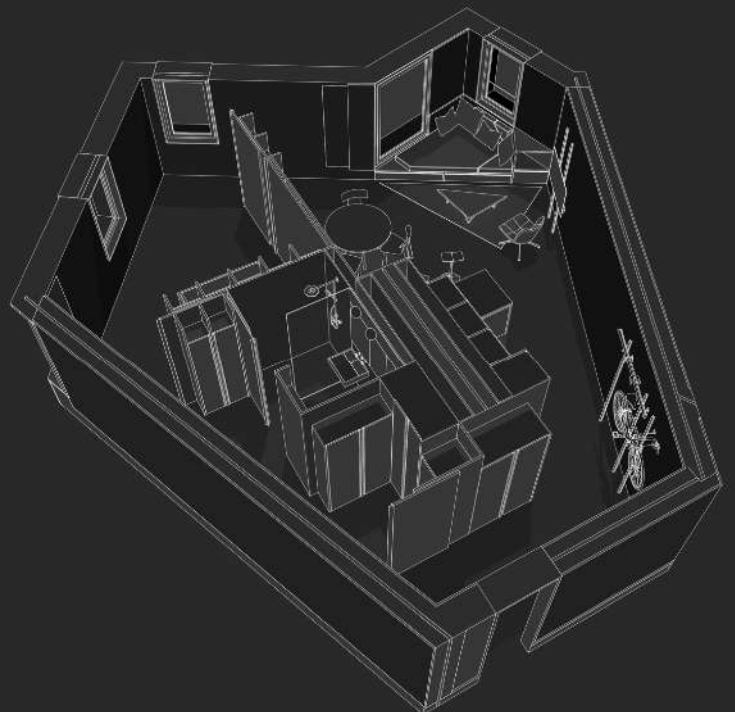
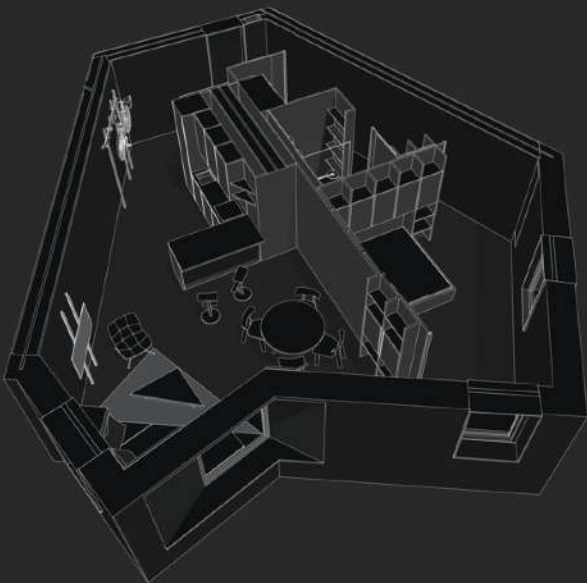


Common Areas

Located
Ground Floor

1 Bedroom Apartment

Frame's collection of one-bedroom apartments are efficiently designed with an average of 65 square metres of functional living space. The cleverly crafted central living structure integrates bedroom, living area, kitchen and bathroom into one fluid unit, freeing up space for effortless, expansive living.





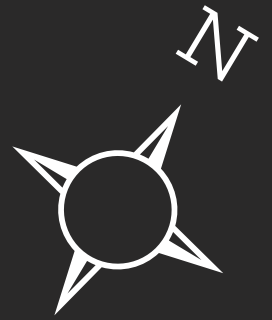
1 Bedroom Overview

APARTMENT	FLOOR	TYPE	BAY WINDOW	SIZE
EG- 1	Ground	One-Bedroom	110 m ² garden	71 m ²
I.OG-1	First	One-Bedroom	Yes	71 m ²
I.OG-2	First	One-Bedroom	Yes	72 m ²
I.OG-3	First	One-Bedroom	Yes	66 m ²
I.OG-4	First	One-Bedroom	Yes	63 m ²
I.OG-5	First	Studio		27 m ²
III.OG-1	Third	One-Bedroom	Yes	71 m ²
III.OG-2	Third	One-Bedroom	Yes	72 m ²
III.OG-3	Third	One-Bedroom	Yes	66 m ²
III.OG-4	Third	One-Bedroom	Yes	63 m ²
III.OG-5	Third	Studio		27 m ²
IV.OG-1	Fourth	One-Bedroom	Yes	71 m ²
IV.OG-2	Fourth	One-Bedroom	Yes	72 m ²
IV.OG-3	Fourth	One-Bedroom	Yes	66 m ²
IV.OG-4	Fourth	One-Bedroom	Yes	63 m ²
IV.OG-5	Fourth	Studio		27 m ²

- 1 OG-1 Unit
- 2 OG-2 Unit
- 3 OG-3 Unit
- 4 OG-4 Unit
- 5 OG-5 Unit

Located

First Floor
Third Floor
Fourth Floor



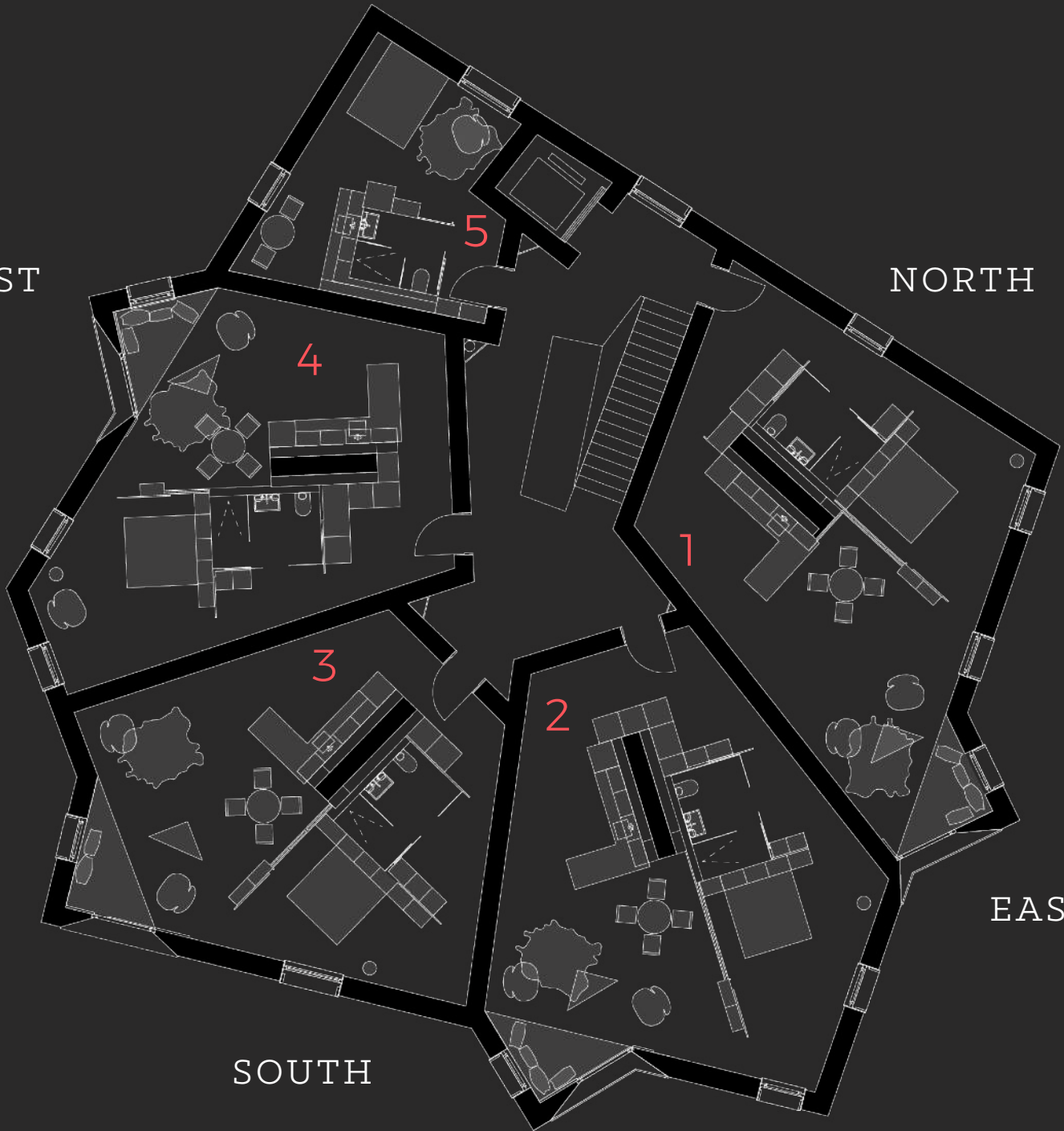
WEST

NORTH

EAST

SOUTH

1 Bedroom
Apartment

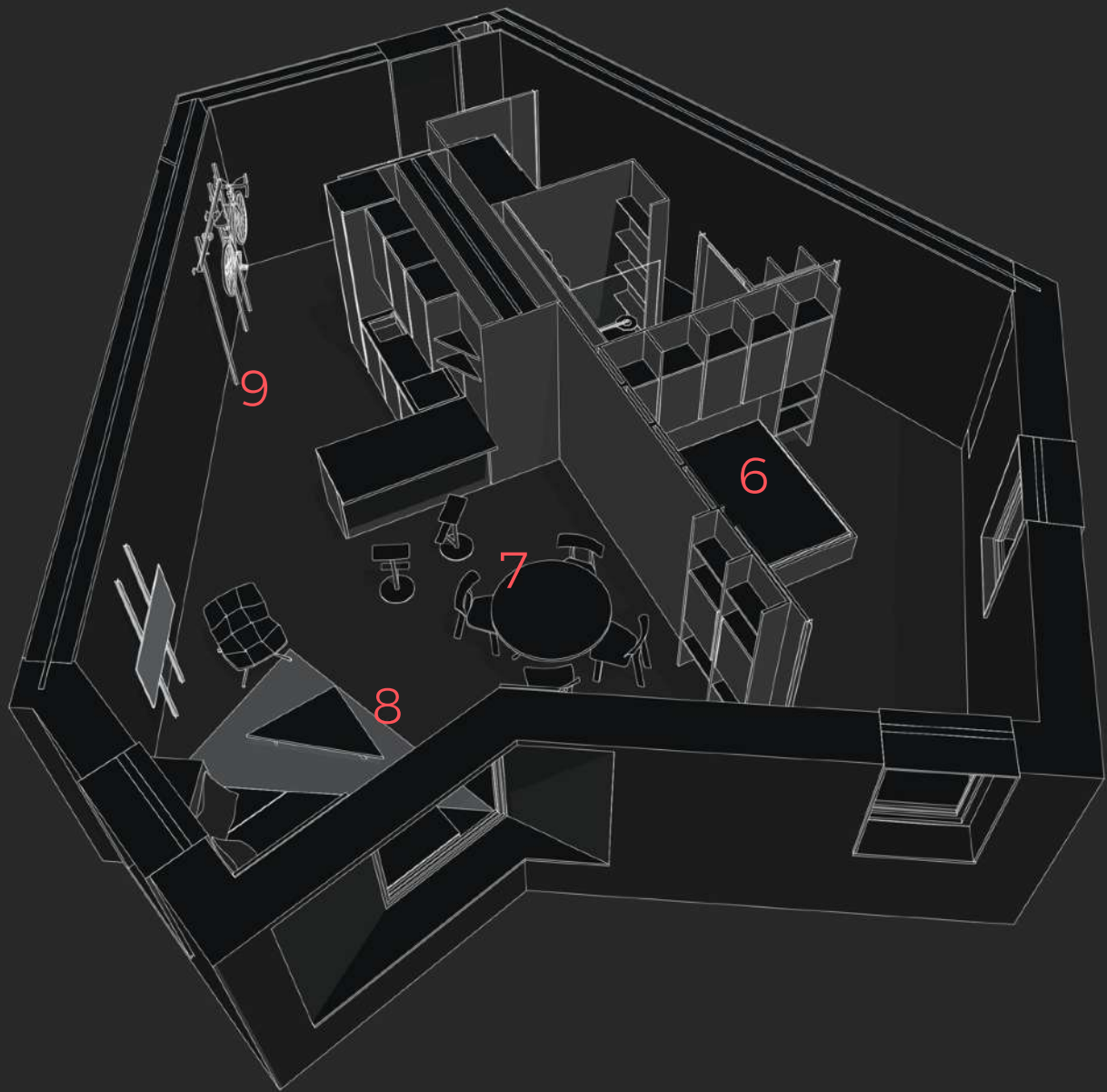


- 1 Entry Lobby - with coat and equipment storage
- 2 Kitchen Area - with bar counter
- 3 Dressing Room - with full height hanging wardrobe
- 4 Bathroom - with walk-in shower
- 5 Additional Storage - designed for large objects



1 Bedroom Apartment

- 6 Bedroom - King/Queen bed with built-in storage
- 7 Dining Area - for 4-6 people with side credenza
- 8 Living Room - with sofa bed within bay window
- 9 Vertical Mounting Storage

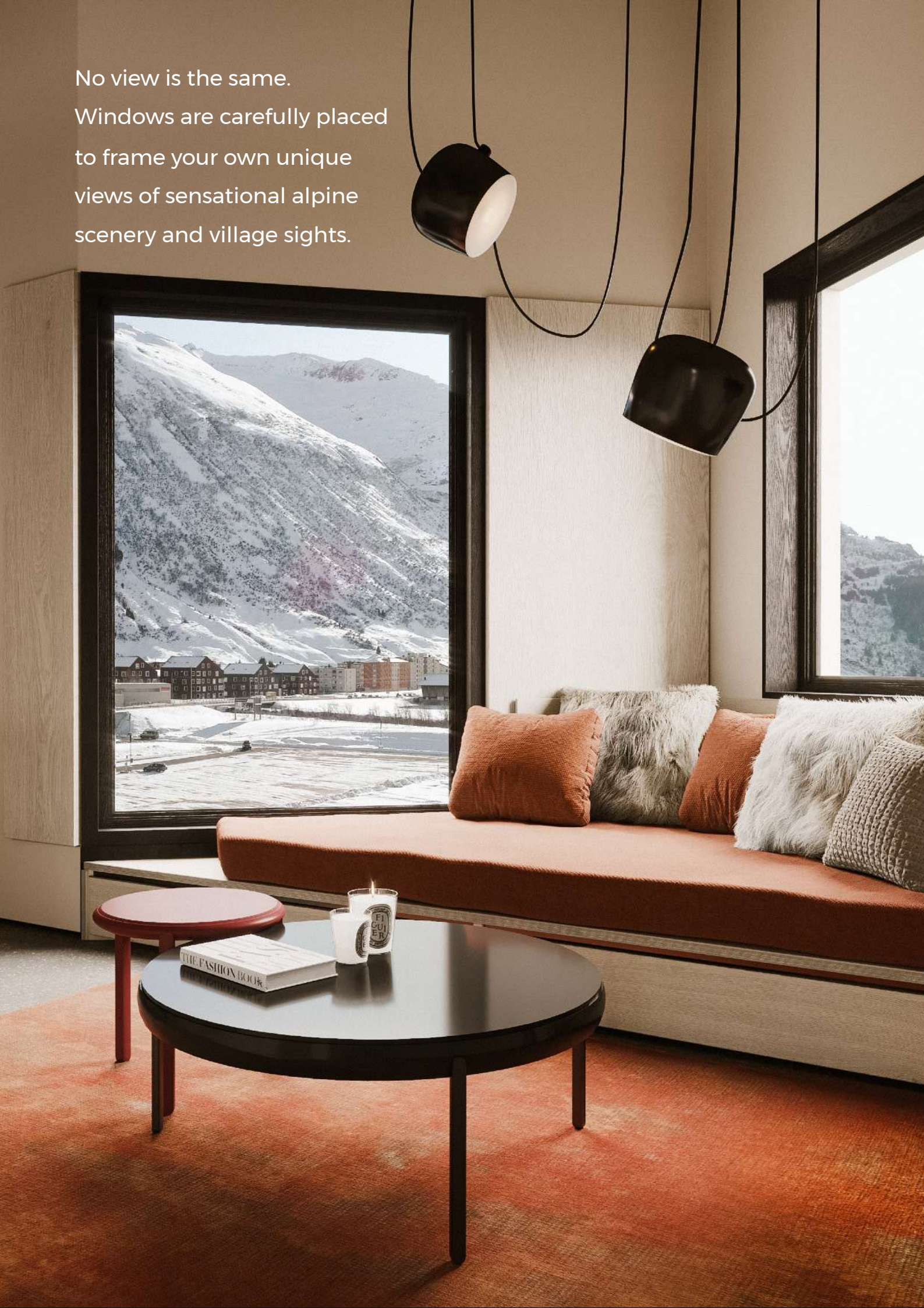


1 Bedroom Apartment

Vast bay windows have been designed at scale to maximise light and invite the outdoors in.



No view is the same.
Windows are carefully placed
to frame your own unique
views of sensational alpine
scenery and village sights.



Designed to perform, the central living arrangement seamlessly combines built-in furniture and flexible storage systems. Recessed sliding doors define living areas and levels of privacy.



Clean lines and contemporary
fittings emphasise curated
living, enhanced with
sumptuous design pieces.



Natural woods and richly veined marbles combine within the custom designed kitchen, integrating quality appliances from the leading Swiss brand V-ZUG.

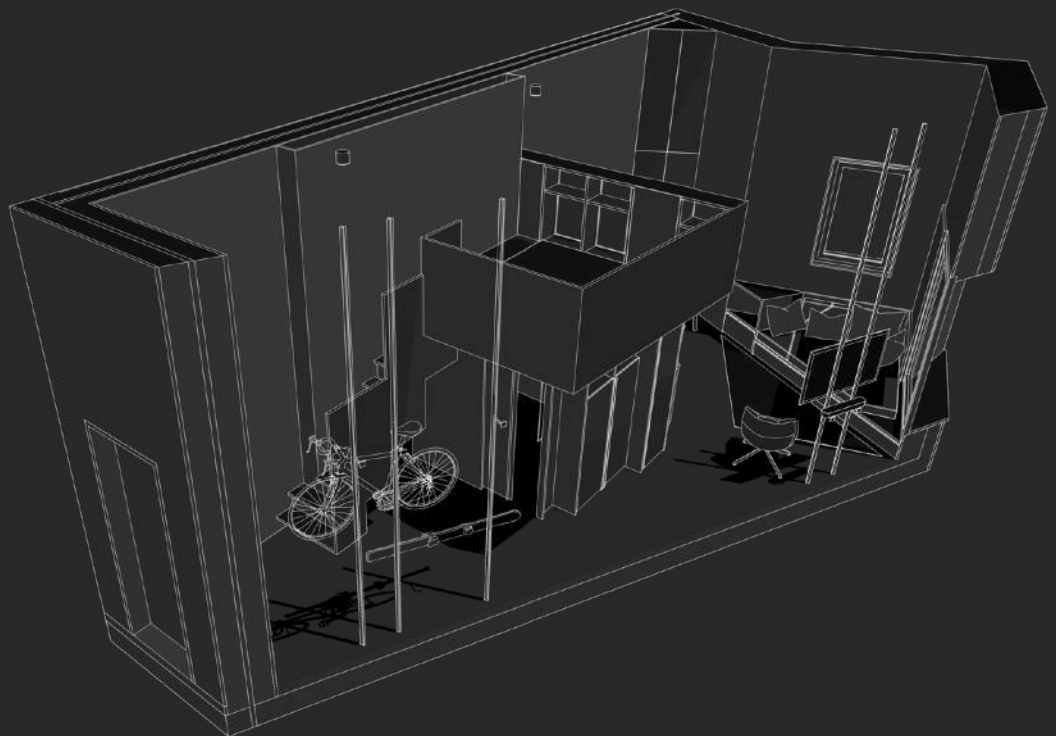


Spacious bathrooms with adjacent dressing rooms are equipped with purposeful storage and fixtures from renowned Swiss brand Laufen.



Duplex Studio

Duplex studios on the second and penthouse floors reinvent the rules of loft living. High timber ceilings of up to 5 metres and 2.4 metre bay windows create a larger than life living experience. The intelligent design of the custom-built centralised furniture unit enhances all aspects of living without compromising on your space or comfort.



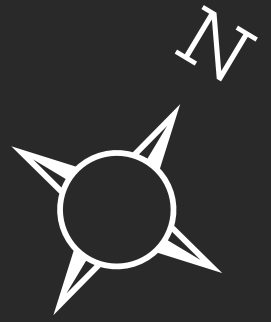


Duplex Studio Overview

APARTMENT	FLOOR	TYPE	BAY WINDOW	SIZE
II.OG-1	Second	Duplex Studio		39 m ²
II.OG-2	Second	Duplex Studio	Yes	44 m ²
II.OG-3	Second	Duplex Studio		42 m ²
II.OG-4	Second	Duplex Studio	Yes	41 m ²
II.OG-5	Second	Duplex Studio		36 m ²
II.OG-6	Second	Duplex Studio	Yes	41 m ²
II.OG-7	Second	Duplex Studio		41 m ²
II.OG-8	Second	Duplex Studio	Yes	34 m ²
II.OG-9	Second	Duplex Studio		34 m ²
V.OG-1	Penthouse	Duplex Studio		39 m ²
V.OG-2	Penthouse	Duplex Studio	Yes	44 m ²
V.OG-3	Penthouse	Duplex Studio		42 m ²
V.OG-4	Penthouse	Duplex Studio	Yes	41 m ²
V.OG-5	Penthouse	Duplex Studio		36 m ²
V.OG-6	Penthouse	Duplex Studio	Yes	41 m ²
V.OG-7	Penthouse	Duplex Studio		41 m ²
V.OG-8	Penthouse	Duplex Studio	Yes	34 m ²
V.OG-9	Penthouse	Duplex Studio		34 m ²

- 1 **OG-1 Unit**
- 2 **OG-2 Unit**
- 3 **OG-3 Unit**
- 4 **OG-4 Unit**
- 5 **OG-5 Unit**
- 6 **OG-6 Unit**
- 7 **OG-7 Unit**
- 8 **OG-8 Unit**
- 9 **OG-9 Unit**

Located
Second Floor
Penthouse Floor



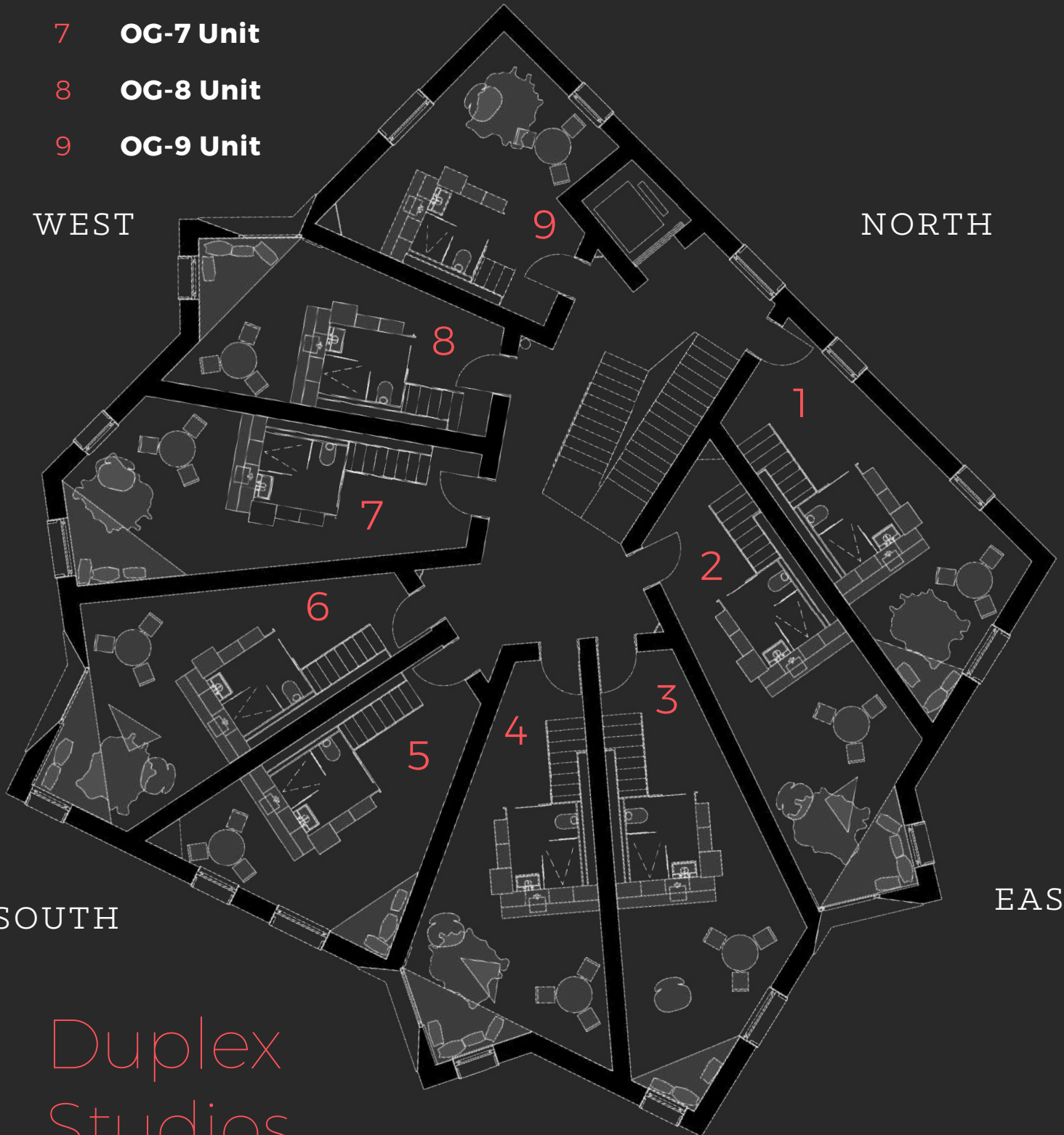
WEST

NORTH

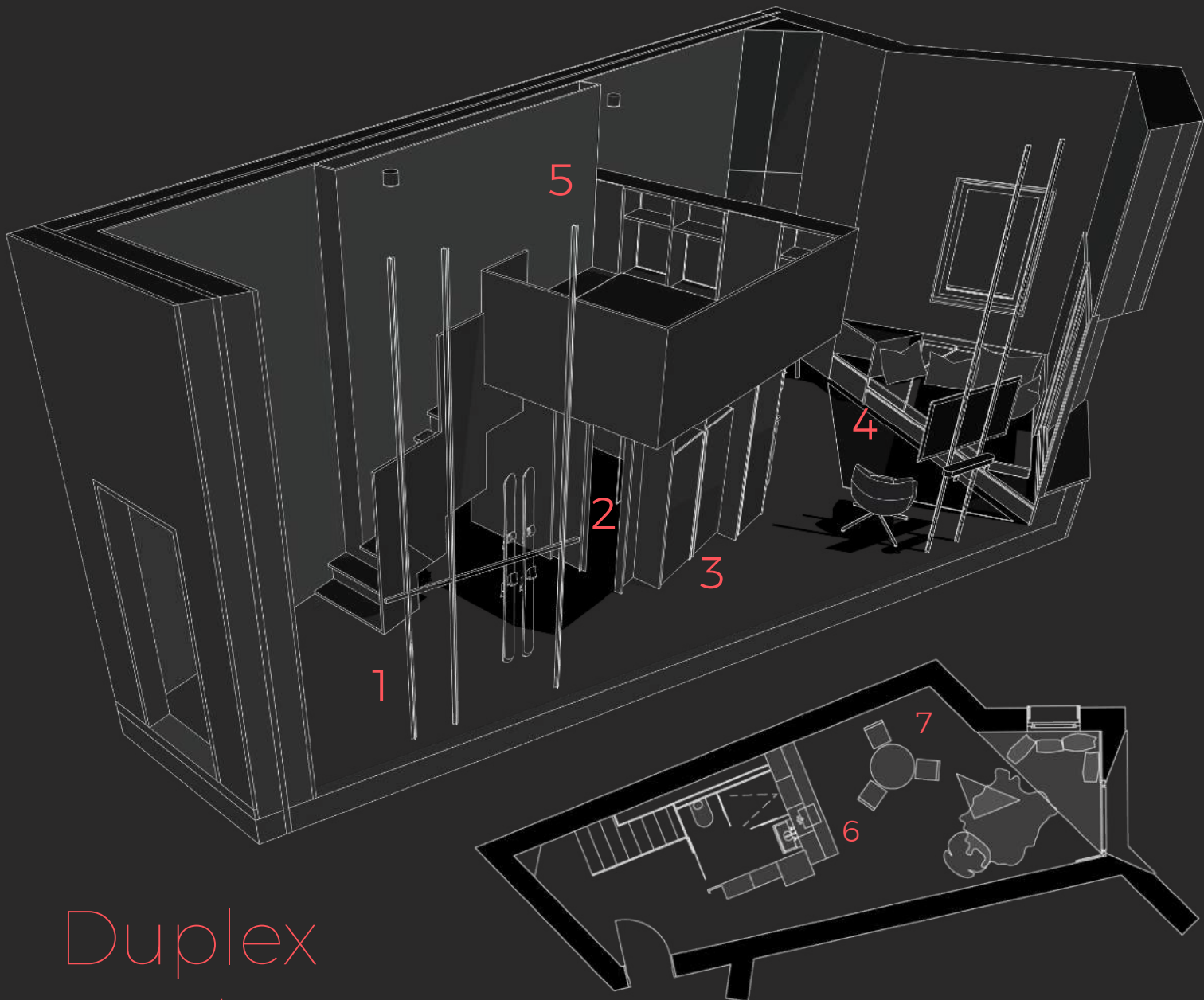
SOUTH

EAST

Duplex
Studios



- 1 Entry Hall - with vertical mounting storage
- 2 Bathroom - with walk-in shower
- 3 Additional Storage - designed for large objects
- 4 Living Area - with sofa bed within bay window
- 5 Sleeping Loft - Queen size bed with built-in storage
- 6 Kitchen - with double height storage
- 7 Dining - for 3-4 people with side storage

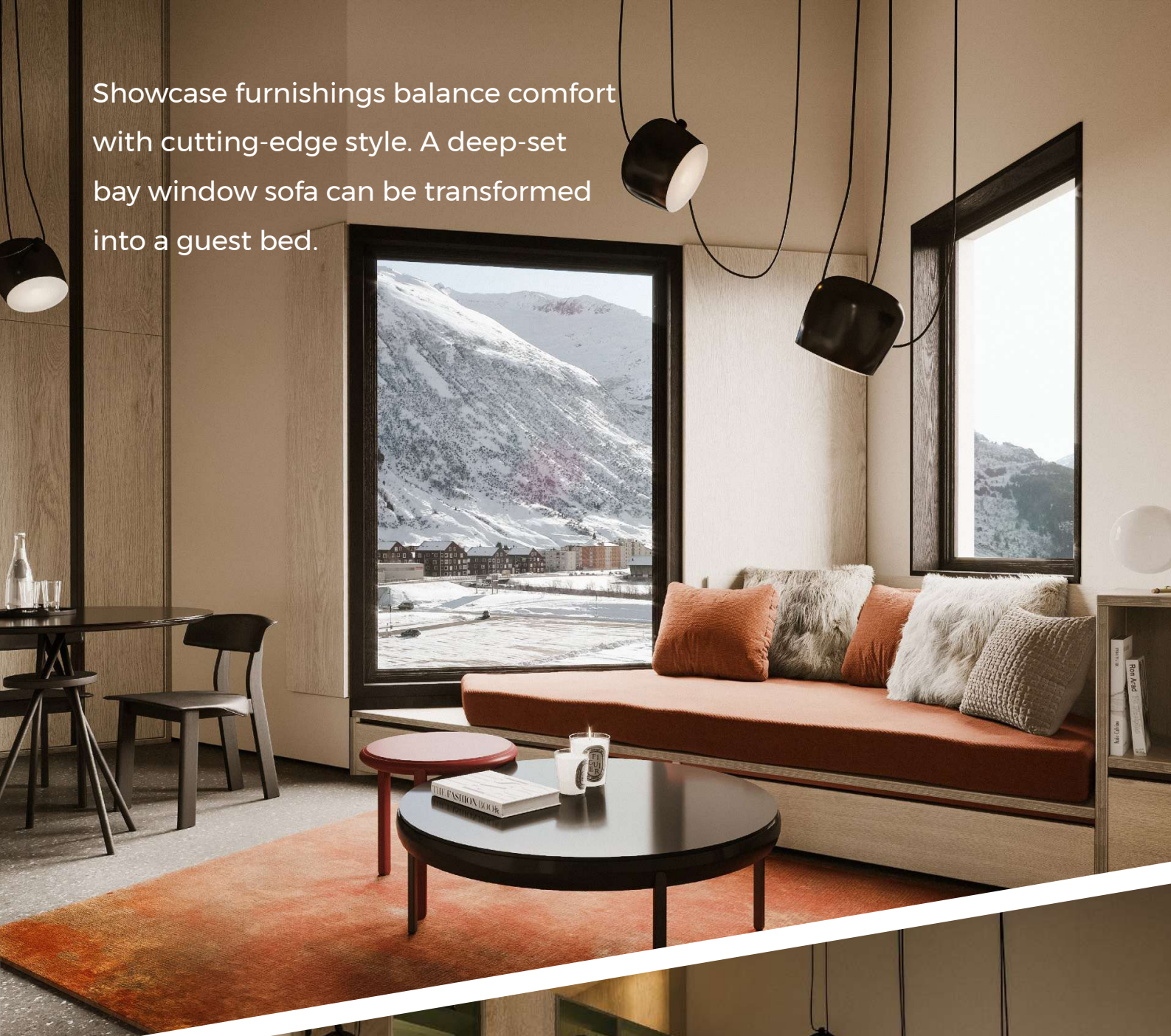


Duplex
Studio

With a striking ceiling height of up to 5 metres and expansive views, duplex studio living spaces abound with light, at one with their alpine surroundings.



Showcase furnishings balance comfort with cutting-edge style. A deep-set bay window sofa can be transformed into a guest bed.




A vertical storage system can be adjusted to mount an entertainment system or hang equipment, while sculptural pendant lights can be arranged to your requirements.



Light and airy, loft bedrooms take full of advantage of their generous size and boast skillfully arranged windows for tranquil morning views that maintain your privacy.

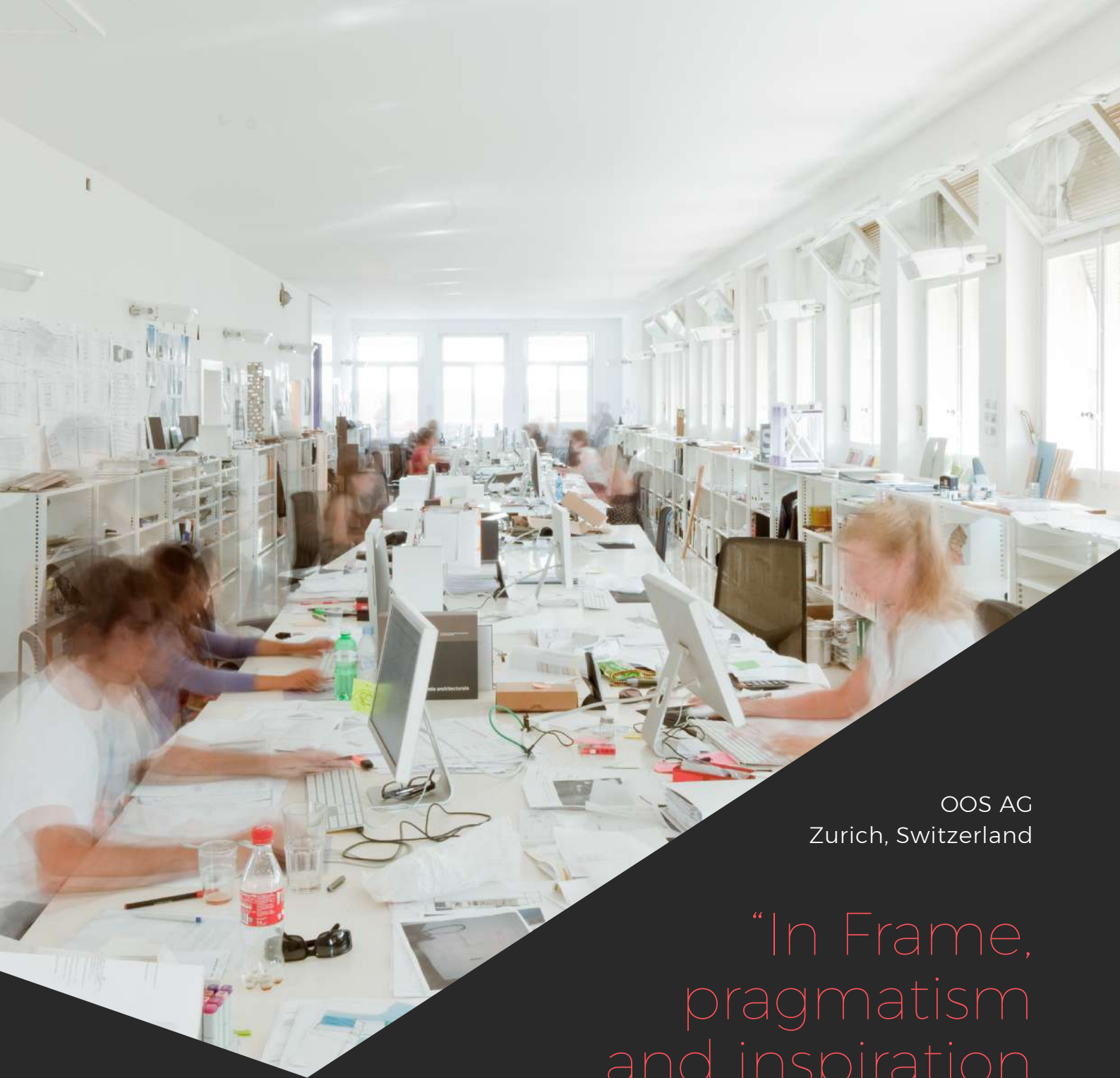




Integrated into the central living unit,
the bathroom is equipped with a
spacious shower, ample storage and
exceptional Laufen fittings.

An exclusive investment with superb utility

Swiss craftsmanship, premium materials and an innovative design philosophy combine to form one of the most exciting residences within the portfolio, set within a year-round destination that offers a rewarding incentive for living and investment. A focus on sustainability, state-of-the-art infrastructure and a central location are just a few of the many benefits for buyers who are looking for a home in Andermatt, surrounded by pristine nature, fresh air and year-round sporting activities.



OOS AG
Zurich, Switzerland

“In Frame,
pragmatism
and inspiration
overlap to
achieve rare
alchemy”

The architects for Frame, OOS, are driven by curiosity and creativity. Going beyond the obvious, they are renowned for innovation in modern living and building spaces to enable people to live positive, productive and sustainable lives.

Melissa Johnston
Chief Design Officer
Orascom Development Holding

ORASCOM DEVELOPMENT

30 Years of building towns

"The first time I visited Andermatt, I encountered something special: the unadulterated natural beauty of a Swiss mountain village in the heart of the Alps. I was captivated, not only by the village of Andermatt, but by the whole valley. The expansive high mountain Ursern Valley, with its wild and romantic natural landscape, inspired my vision of Andermatt Swiss Alps.

Even then, it was clear to me that the soul of this region lies in its untouched nature. I see sustainability as the cornerstone upon which the development is based. I warmly invite you to discover the charm of the Swiss Alps. Step into a world that is closer than you think."

Begin your new life at Frame in Andermatt Swiss Alps.



SAMIH O. SAWIRIS
CHAIRMAN

SWITZERLAND

ANDERMATT

UNITED KINGDOM

ECO BOS

MONTENEGRO

LUŠTICA BAY

MOROCCO

CHBIKA

EGYPT

EL GOUNA

O WEST

MAKADI HEIGHTS

TABA HEIGHTS

BYOUM

U.A.E

THE COVE

OMAN

HAWANA SALALAH

JEBEL SOD ISLAND

AS SODAH ISLAND



Buyers information

PAYMENT SCHEDULE

- CHF 5,000 is due upon signing the reservation agreement in accordance with the agreed upon payment terms defined therein.
- 25% of the purchase price is due upon notarisation of the purchase contract, taking into account the reservation payment made.
- 25% of the purchase price is due upon completion of the shell and core of the development.
- 50% is due concurrent with the transfer of title.

INCLUDED IN THE OVERALL PRICE

Land portion, land development, construction costs as outlined in the specifications, additional building costs such as permits, connection fees, etc.

PURCHASING FEES

The buyer and seller evenly split the notary and land registry fees (approx. 0.5% of the purchase price).

FINANCING

Mortgage financing is generally available through a wide range of Swiss banks, which offer a bespoke mortgage product specifically for Frame apartments. Upon request, we are happy to facilitate such introductions.

RENTAL MANAGEMENT

Owners in Frame will have access to the Andermatt Swiss Alps AG rental management program, which offers a fully flexible rental program designed to maximise income through short-term rentals.

OWNER BENEFITS

Owners in Frame benefit from a wide range of discounts and memberships across the Andermatt Swiss Alps Group, including (but not limited to) subsidies in the SkiArena, sports facilities and food & beverage outlets.

LEX KOLLER/ SECOND HOMES ACT

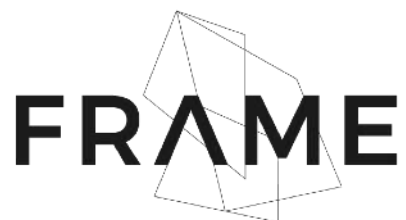
As the result of a resolution passed by the Swiss government on 21 December 2007, apartments and homes in Andermatt Reuss have been granted exemption from the Lex Koller requirement for special authorisation. This means that all international investors can buy and resell apartments and homes in Andermatt Reuss without special authorisation and without restrictions. The exemption is guaranteed until at least the end of 2030. Moreover, apartments from Andermatt Swiss Alps AG are exempt from the provisions of the Second Homes Act (which limits the construction of second homes to 20% of the total number of homes in a given municipality), because this law was only passed after approval of the master plan (neighbourhood development plan) had been granted.

UPGRADES

We suggest a standard interior fit-out for all of the apartments, which have been carefully designed. However, as the buyer, you have the option to choose from a range of possible upgrades based on your needs and personal preferences. Please note that the feasibility of upgrades (and any additional options) depends on the stage of the construction process and can only be implemented provided that they are requested in good time.

PROVISOS

The information contained in this brochure is based on the current planning status, the corresponding calculations, and the currently valid and applicable provisions of Swiss land register law. We reserve the right to make minor changes and the right to prior sale. The photorealistic depictions of the building are intended to provide potential buyers with an impression of the planned structure. They are not binding in terms of materials used, colours, fittings, structural design, surrounding areas or landscaping. The seller expressly reserves the right to make any changes (the exterior material and colour concept must be inspected and approved by the local authorities).



DEVELOPERS

Andermatt Swiss Alps AG

Gotthardstrasse 2

6490 Andermatt

Switzerland

T: +41 41 888 77 99

realestate@andermatt-swissalps.ch

www.andermatt-frame.ch

