

# Apartments, villas and hotels



## Contact

Andermatt Swiss Alps AG  
Gotthardstrasse 2, 6490 Andermatt  
[ander-matt-swissalps.ch](mailto: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](mailto:s.kern@ander-matt-swissalps.ch)



# Andermatt Reuss

## The alpine architecture

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 AG had to answer before it could start constructing apartment buildings and hotels in Andermatt Reuss. It soon was clear that the architecture had to be the unifying element: tradition, mountain scenery and nature with modern building methods, technology and sustainability.

Preference was to be 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 a 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 in the apartment buildings and in 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.

For example, the eye-catching paintings on the façade of Alpenrose portray historic legends and borrow from the classic style of façade 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 façade and window shutters that recall stately Uri mansions from the 19th century.

The apartment buildings are located on Piazza Gottardo and Furkagasse or are set back a little. Piazza Gottardo is a meeting point for the owners, as well as for guests and locals. People meet here for drinks, to go shopping, or to dine at one of the restaurants or bars. More retail space and restaurants are being built on Furkagasse, which will turn this alley into a shopper's paradise. Public facilities, like the Andermatt Concert Hall, an athletic field and a large ice field in winter, round out the tourist offerings.

The contemporary residential units in the apartment buildings are also highly in demand on the property market: All apartments in the existing buildings have been sold. The basic infrastructure has been expanded to create space for the next set of apartment buildings. Three to four buildings are slated to be constructed per year. Also, the next hotel is under construction.





## 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 district design plan had been approved.

## The villas: Who wants their own piece of Andermatt?

It looks like a boulder that rolled down from the Bözberg long ago – the first villa 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.

Here, at the southwest corner of Andermatt, between the Unteralpreuss 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 Ursern Valley. To the west rises the mighty face of the Bözberg. This vista of the Ursern 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 villas (still to be built) is thus set: Renowned architecture firms from Switzerland and abroad offer their exclusive villa designs to the clients. Villas will be designed and built in joint collaboration between clients, their chosen architecture firm and Andermatt Swiss Alps. This belt of villas will form the outer edge of the village and at the same time allow every owner to have their own private piece of Andermatt.





# Retail and Gastronomy

## Enjoy the alpine life

A new shopping and catering zone is being built in the village quarter of Andermatt Reuss, with completion scheduled for late 2024. It will feature twelve spaces for retail shops and three for catering businesses. Andermatt Swiss Alps strives to collaborate with strong partners. For instance, starting in the winter of 2023/24, the Cotton Club, which is well known in Mallorca, Ibiza and Zakynthos, will

take over operations of The Swiss House alongside the cross-country ski trail (and the golf course in summer). In late autumn 2024, the three-star chef Andreas Caminada will open a restaurant under the Igniv brand. The groundwork is being laid for other collaborations with strong national and international brands. A chemist's shop already opened in August 2023.

# 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 con-

trol 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 hotel offers culinary delights in its transparent cheese humidor: Geisskäse, a goat’s milk cheese from Göscheneralp, Stanser Schafmutschli, a sheep’s milk cheese, and Baschi-Chäs from Goms. It is also home The Japanese Restaurant - decorated with two Michelin stars - which serves sushi, sashimi, tempura, and teppanyaki, as well as a five-to ten-course kaiseki menu with sake.







# Radisson Blu Hotel Reussen, Gotthard Residences and Gotthard Penthouses

## With hotelservice

The roughly 100 modern holiday 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.

The four-star conference hotel Radisson Blu Hotel Reussen, which features the spacious Gotthard Lofts on the 6th floor, stands opposite the Got-

thard 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, which features a sauna, a steam bath, therapy rooms and an indoor swimming pool, is also open to the public.