



Gotthard Residences

« Enjoy the advantages of your own home without forgoing exclusive hotel service! »

The Gotthard Residences at Andermatt Swiss Alps offer this attractive concept of «hotel serviced apartments». Around 100 units are being built in the new, free-standing residence building – from practical studios to spacious family-sized apartments to luxurious penthouses. The residences are in a wing completely separate from the Radisson Blu hotel, making for a pleasant, private atmosphere. Residence owners can use all the hotel services and benefit from the extensive wellness and fitness facilities.

ANDERMATT SWISS ALPS

Remember this great uncle who bought a house in Saint-Tropez 40 years before everyone else? Become a precursor by choosing Andermatt! With snow-blanketed mountains in winter and flowering pastures in summer, Andermatt embodies the soul of Switzerland. Nestled within the idyllic Ursern Valley, Andermatt is surrounded by an untouched alpine countryside like no other Swiss mountain village - yet it enjoys excellent access to major national and international transport routes. Andermatt Swiss Alps is developing the charming, tradition-steeped mountain village of Andermatt into an attractive year-round destination. For gastronomy

lovers, 3 restaurants in the village are already included in Gault & Millau. Carefully planned and respecting local building tradition, the new resort is superbly integrated into the existing surroundings, helping the village to keep its typical character. The unique mix of hotels, apartment buildings and chalets offers a broad range of living and lifestyle opportunities – from one-bedroom holiday apartments to very spacious apartments to luxurious penthouses. The full-service concept with optional concierge service and premium services for property owners satisfies the very highest standards. Once complete, the resort will boast six new 4- and 5-star hotels, 42 apartment buildings with around 500 holiday apartments and 28 exclusive chalets.

APARTMENTS FROM 600.000 TO 6 MILLIONS CHF – AVAILABLE IN SUMMER 2018. EXPERIENCE THE GOTTHARD RESIDENCES WITH OUR INTERACTIVE 360° TOUR. WANT TO VISIT THE GOTTHARD RESIDENCES? WE OFFER 5 DISCOVERY PACKAGES (SUBJECT TO AVAILABILITY) TO THE FIRST ONES TO BOOK AT LUCAS CONINGS (LCONINGS@BESIX.COM)!





THE GOTTHARD RESIDENCES

Combining the traditional holiday apartment, hotel service and a large sport and wellness offering, the 100-some apartments, from practical one-bedroom apartments to spacious multi-bedroom apartments to luxurious penthouses, with hotel service are the ideal place for recreation and pleasure.

Some of the apartments on the ground floor have a 45m² terrace, and most of the apartments have one or more balconies. The apartments on the top floors offer fantastic views of the surrounding alpine landscape.

The Gotthard Residences are being built together with the Radisson Blu hotel. The hotel, in a separate wing, includes some 180 rooms and suites as well as a restaurant, an inviting hotel bar with open fireplace and a modern and well-equipped event-and-conference facility (450 seats). The fitness and wellness centre with sauna, vapour bath, therapy rooms and 25-metre indoor pool rounds off the excellent infrastructure.

6 reasons to choose Gotthard Residences

1. WIDE RANGE OF ACTIVITIES ALL YEAR ROUND

The Alpine Ursern Valley offers a diversified range of sport and leisure activities throughout the year.

The alpine Ursern Valley offers a great diversity of sport and leisure activities the whole year round. In summer, golf, biking, hiking and mountain clim-

bing are most popular, and in winter the snow-assured region is attractive for skiing, freeriding, snowshoe trekking, sledging and much more.

Are you perhaps more interested in musical entertainment? In addition to classical concerts, in Andermatt you will also find pop and rock concerts as well as smaller concerts by selected soloists, which are brilliant in the intimate settings of The Living Room in The Chedi Andermatt or in local bars.

Andermatt's central location also makes it an ideal base from which to discover the diversity of Switzerland. Interesting cities like Lucerne, Zurich or Milan can be reached quickly from Andermatt, and the expansive valleys of Engadine are close enough for a day trip.

Ski Arena Andermatt-Sedrun

The snow-assured region of Andermatt is prized for all types of winter sport.

The ski lifts at Andermatt are being modernized and the ski area is being merged with the neighboring ski area of Sedrun to form the SkiArena Andermatt-Sedrun.

Every winter, the high-alpine mountain valley around Andermatt radiates its special magic for the whole family.

With its snow-covered streets, the village gives you a true winter feeling and entices you out for a walk.

APARTMENTS FROM 600.000 TO 6 MILLIONS CHF – AVAILABLE IN SUMMER 2018. EXPERIENCE THE GOTTHARD RESIDENCES WITH OUR INTERACTIVE 360° TOUR. WANT TO VISIT THE GOTTHARD RESIDENCES? WE OFFER 5 DISCOVERY PACKAGES (SUBJECT TO AVAILABILITY) TO THE FIRST ONES TO BOOK AT LUCAS CONINGS (LCONINGS@BESIX.COM)!



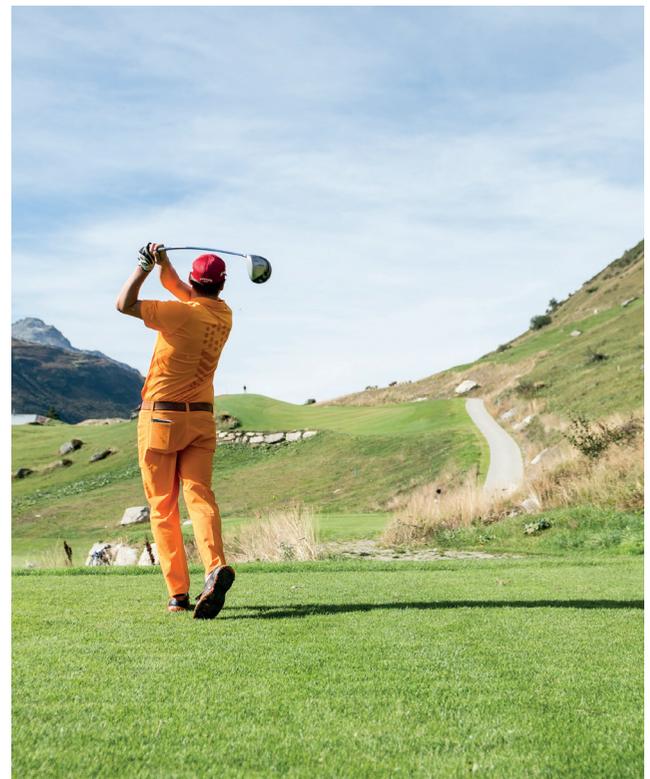
Thanks to the east-west orientation, the winter walking trails and cross country ski trails on the valley floor enjoy abundant sunshine. The new SkiArena Andermatt-Sedrun is a genuine paradise for skiers. Completed in the winter season 2018/19, the largest ski region in central Switzerland will have over 120 kilometres of slopes and 24 lifts – with pistes for both ambitious and recreational skiers. Besides skiing and snowboarding, the snowsure valley and mountains of Andermatt are also perfect for freeriding, cross-country skiing, ice climbing, biathlon, ice skating, snowshoe hiking and sledging.

In the summer, the region is appealing for hiking, Nordic walking, climbing and mountain biking in this breath-taking setting. Around 500 kilometres of hiking trails and 250 kilometres of bicycle and mountain bike paths offer exactly the right routes for

every skill level. Other attractive sport activities include horseback riding, fishing and tennis. And the nearby 40 mountain lakes are perfect for picnics or a refreshing swim. Are you looking for even more action? Then river rafting is just the thing for you.

ANDERMATT GOLF COURSE

A highlight on the list of summer activities is the new already-awarded 18-hole, par 72 championship golf course, designed to strict ecological standards. It's located immediately adjacent to the village and is beautifully nestled into the spectacular mountain countryside. Measuring 1.3 million square metres, over 6 km 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 architects Kurt Rossknecht of Lindau, Germany.



APARTMENTS FROM 600.000 TO 6 MILLIONS CHF – AVAILABLE IN SUMMER 2018. EXPERIENCE THE GOTTHARD RESIDENCES WITH OUR INTERACTIVE 360° TOUR. WANT TO VISIT THE GOTTHARD RESIDENCES? WE OFFER 5 DISCOVERY PACKAGES (SUBJECT TO AVAILABILITY) TO THE FIRST ONES TO BOOK AT LUCAS CONINGS (LCONINGS@BESIX.COM)!



2. HIGH-QUALITY SERVICES

As the owner of a Gotthard Residence you will benefit from a range of advantages and services.

Our concierge service is at your disposal 24 hours a day, whether for maintenance of your residence or helping you plan a suitable leisure programme.

The sport and wellness area is located in the same building as the residences. Hotel facilities like the bar, restaurants and event rooms can be reached with dry shoes via the enclosed walkway. The apartment becomes one's own alpine retreat with individual service. Rooms in the event- and conference centre of the hotel can even be booked for private parties. The link between the apartments and the hotel offers all these advantages and many more.

Optional rental programme : If you buy an apartment as a second home, you may choose to have it rented out to holiday guests during your absence and thereby generate income. In this case, Andermatt Swiss Alps AG handles the entire marketing of the apartment and all services associated with the rental to holiday guests. These include guest services, apartment furnishings, maintenance of the apartment and the grounds, bookkeeping and much more. We will be glad to send you complete documentation upon request.

Up to 60 % of the purchase price of a Gotthard Residence can be financed at attractive conditions through one of our partner banks. Thus the real estate properties of Andermatt Swiss Alps AG represent a safe and long-lasting investment. We guarantee you an extremely attractive annual return of 3 % during the first three years after purchase.



Furniture packages : Do you want to move in with zero stress? We have selected the belgian designer studio MBO Architecture whom will supervise the complete furniture packages for your apartment – from dining table to sofa, from bed linen to tableware – everything is included.

They will work together with experienced premium partners from the region and provide a high standard of quality and service. You want to choose your own designer for your apartment? You're more than welcome!



APARTMENTS FROM 600.000 TO 6 MILLIONS CHF – AVAILABLE IN SUMMER 2018. EXPERIENCE THE GOTTHARD RESIDENCES WITH OUR INTERACTIVE 360° TOUR. WANT TO VISIT THE GOTTHARD RESIDENCES? WE OFFER 5 DISCOVERY PACKAGES (SUBJECT TO AVAILABILITY) TO THE FIRST ONES TO BOOK AT LUCAS CONINGS (LCONINGS@BESIX.COM)!



3. ATTRACTIVE TAX BENEFITS

With a domicile in Andermatt you benefit from Uri's favourable tax conditions and attractive individual solutions.

Switzerland is traditionally known for its favourable tax conditions with high legal security, political stability and low tax rates. Within Switzerland, the Canton of Uri holds a top rank with respect to low tax rates.

The maximum income tax rate in Uri is Switzerland's second lowest, nearly just half as high as in Italy, Germany, France or Great Britain. What's more, the Canton of Uri has no inheritance or gift taxes. We will gladly put buyers of Andermatt Swiss Alps AG properties in touch with the cantonal authorities to discuss attractive individual solutions for taxation and establishing residency.

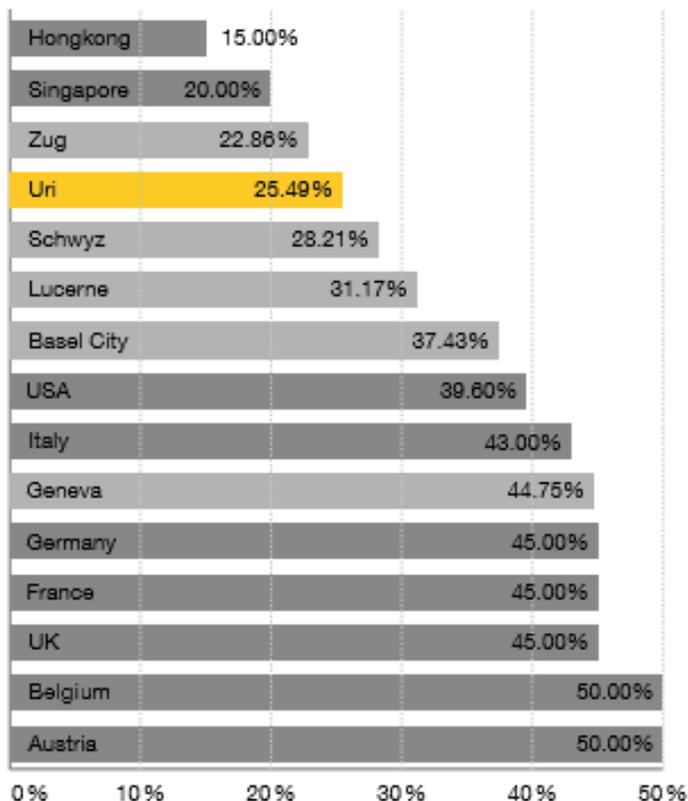
4. SUSTAINABLE : QUALITY AND SUSTAINABILITY ARE REFLECTED IN EVERY DETAIL OF THE RESORT.

Most of the base materials used in the construction are being sourced from the region, and all the buildings are being built to MINERGIE® standards, a recognised.

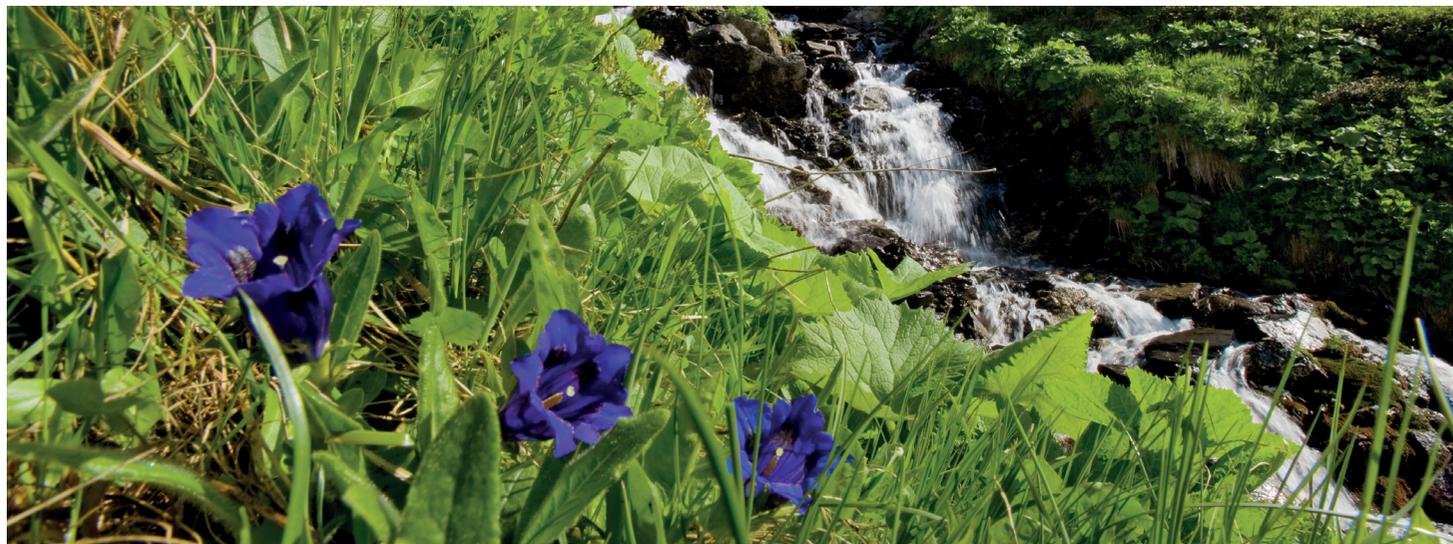
Swiss quality label for sustainable and ecologically designed buildings with low energy consumption. This sustainable development concept and the uncompromising focus on quality and design are the best basis for longterm appreciation, making for an attractive real estate investment. Andermatt Swiss Alps AG is backed by Orascom Development Holding AG as a strong partner with extensive experience in the development of integrated holiday destinations.

The entire Holiday Village Andermatt Reuss is car-free. Private vehicles can be parked in the underground garage, and they remain close by throughout one's stay because all the apartments and hotels offer direct access.

GLOBAL COMPARISON: INCOME TAX RATES WITH REGULAR TAXATION



Max. income tax rates (single, no children, no religious denomination).
Source: prepared by author based on KPMG Switzerland/KPMG International, 2016



APARTMENTS FROM 600.000 TO 6 MILLIONS CHF – AVAILABLE IN SUMMER 2018. EXPERIENCE THE GOTTHARD RESIDENCES WITH OUR INTERACTIVE 360° TOUR. WANT TO VISIT THE GOTTHARD RESIDENCES? WE OFFER 5 DISCOVERY PACKAGES (SUBJECT TO AVAILABILITY) TO THE FIRST ONES TO BOOK AT LUCAS CONINGS (LCONINGS@BESIX.COM)!



The façade of the Gotthard Residences building rests on base course of stone, and that of the hotel building on a base of stacked concrete elements. The façades feature various types of timber cladding and are fittingly crowned with great overhanging roofs. The interiors are finished to the highest standards in terms of materials and design.

The expansion of the resort and the collaboration with local and regional businesses has created new jobs and established sustainable and local value creation. The architecture and the design of the hotels and the Gotthard Residences come from the hands of the local architectural office of Germann & Achermann in Altdorf (Uri).

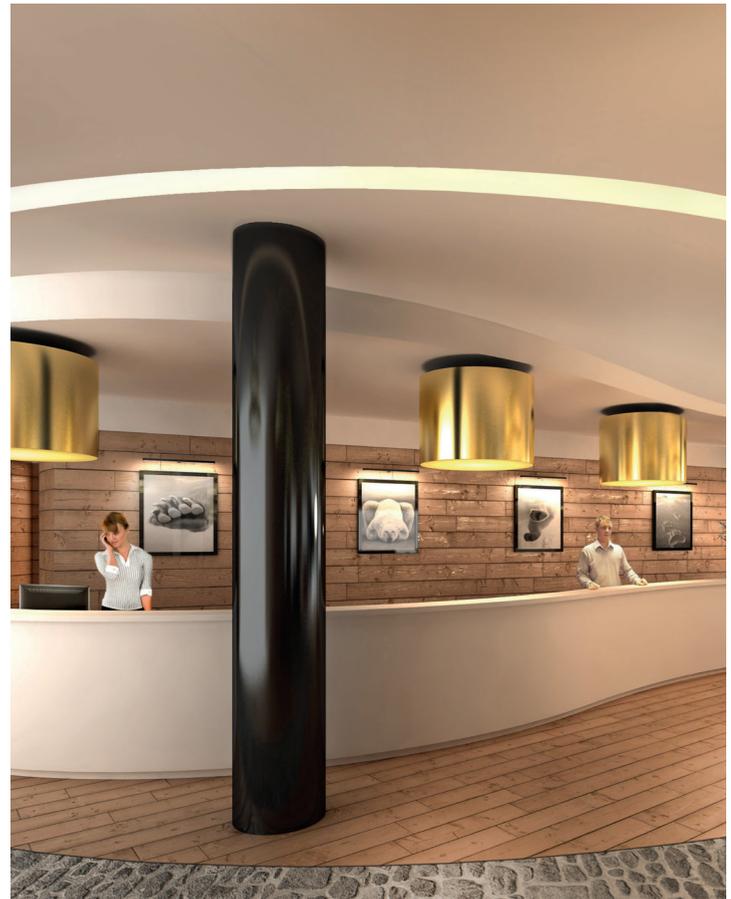
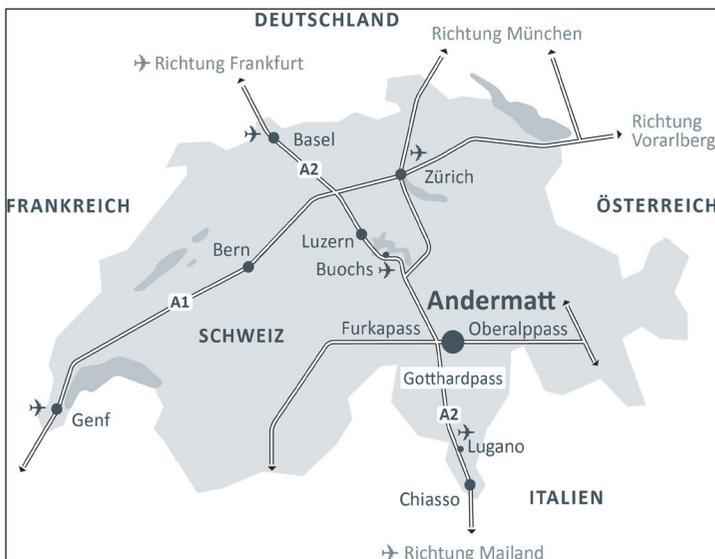
5. ACCESSIBLE

Brussels in the morning, Andermatt in the afternoon! Andermatt boasts excellent accessibility from all directions. The village enjoys a privileged geographic location in the heart of Switzerland and in the middle of the Alps.

By car : Andermatt enjoys excellent access to national and international transport routes. The village is just 10 minutes by car from the north-south Autobahn A2. Andermatt is a mere hour's drive from Lucerne, one and a half hour from Zurich, two from Milan and four from Munich of Stuttgart.

Andermatt is also an ideal base from which to discover the diversity of Switzerland. Via the several nearby Alp passes, one can quickly reach the cantons Ticino, Grisons and Wallis as well as the Bernese highlands and Central Switzerland.

By train : Andermatt is situated on the north-south mainline, so it is easy to reach by train from Lucerne, Zurich, Lugano and Milan. The village is also situated between the attractive Furka and Oberalp railway passes – midway between St. Moritz and Zermatt on the world-famous Glacier



Express route through the Alps. Andermatt train station is adjacent to The Chedi Andermatt. The world-famous Glacier Express to St. Moritz or Zermatt stops here many times per day. From Zurich the train ride to Andermatt takes two hours, from Milan 3½.

By air : A number of airports are near Andermatt, from which you can be on the ski slopes or on the green the same afternoon: Zurich, Basel, Milan or the airfield for private aircraft at Buochs. From Buochs airfield the drive to Andermatt takes 45 minutes. Every day, flights to Zurich depart from Brussels.

6. EXEMPT FROM LEGAL RESTRICTIONS

A further plus point is that the apartments and houses are exempt from legal restrictions on buying and selling real estate ("Lex Koller").

The purchase of real estate by persons not domiciled in Switzerland is strictly limited and is subject to special approval (Lex Koller). This is intended to restrict the sale of residential properties to international investors.

On 21 December 2007 the Swiss government granted Andermatt Swiss Alps AG a blanket exemption from the Lex Koller approval requirement. Thus, any

APARTMENTS FROM 600.000 TO 6 MILLIONS CHF – AVAILABLE IN SUMMER 2018. EXPERIENCE THE GOTTHARD RESIDENCES WITH OUR INTERACTIVE 360° TOUR. WANT TO VISIT THE GOTTHARD RESIDENCES? WE OFFER 5 DISCOVERY PACKAGES (SUBJECT TO AVAILABILITY) TO THE FIRST ONES TO BOOK AT LUCAS CONINGS (LCONINGS@BESIX.COM)!



international investor can buy and sell apartments and buildings from Andermatt Swiss Alps AG without special approval and without restriction. This exemption will remain in force at least through 2030.

In addition, all holiday apartments of Andermatt Swiss Alps AG are exempt from the Swiss Second Home Law, which limits the construction of second homes to a given percentage of the total number of homes in a community.

LOUIS VAN GAAL AS YOUR NEIGHBOUR ?

Louis van Gaal, former Dutch national trainer and head trainer at Ajax Amsterdam, FC Barcelona, FC Bayern Munich, and Manchester United, has chosen Andermatt. The location in the heart of Europe, the many-splendored mountain landscape, and the one-of-a-kind real estate offering were decisive factors in his decision to purchase an apartment in the Gotthard Residences.



INTERESTED IN OWNING A GOTTHARD RESIDENCE ?

Our tailor made discovery trip package allows you and a travel companion the opportunity to experience the many benefits of property ownership in Andermatt. Accommodated in a carefully furnished, luxury apartment, you will get to know this beautiful region of Switzerland and have plenty of time to assess the various apartments and chalets available for sale in our prestigious holiday village.

Limited discovery package offer: CHF 550 By booking a discovery trip through Andermatt Swiss Alps you will be entitled to the following offer:

- Accommodation for 2 nights for 2 people in a fully furnished, luxury apartment in the Holiday Village AndermattReuss
 - A traditional Swiss breakfast at the 5-star Deluxe Hotel The Chedi Andermatt
- An introduction to Andermatt Swiss Alps, including a visit to our show home and tour of the Holiday Village facilities
 - A Swiss welcome hamper with food & beverages as well as bottle of wine
 - Underground parking and Wifi

Should you decide to become an owner at Andermatt Swiss Alps, the full cost of your discovery package will be refunded.

CONTACT US
BESIX BRUSSELS
02 402 62 11
COMMUNICATION@BESIX.COM

APARTMENTS FROM 600.000 TO 6 MILLIONS CHF – AVAILABLE IN SUMMER 2018. EXPERIENCE THE GOTTHARD RESIDENCES WITH OUR INTERACTIVE 360° TOUR. WANT TO VISIT THE GOTTHARD RESIDENCES? WE OFFER 5 DISCOVERY PACKAGES (SUBJECT TO AVAILABILITY) TO THE FIRST ONES TO BOOK AT LUCAS CONINGS (LCONINGS@BESIX.COM)!

