

Own a piece of Andermatt

Andermatt's community of owners is continually growing with over 560 properties worth a total of more than CHF 805m purchased to date*. Besides the stunning location, there are a number of other reasons that make Andermatt a great place to own a property.

No restrictions on purchasing second homes

All apartments for sale by Andermatt Swiss Alps are not affected by the Second Home Law, or Lex Weber Law, a Swiss law that limits construction permits for new second homes. Andermatt is the only Alpine destination that can offer a large range of **high-quality new and purpose-built residences**, elevated for a global sensibility in the Swiss tradition of quality craftsmanship.

A carefully managed and maintained destination

All Andermatt Swiss Alps private properties, along with the common parts of the town, such as car parks and wider infrastructure, are managed by our **in-house Customer Services team**, meaning that homes and investments are well cared for at all times. This gives owners **peace of mind** while they are away for longer periods of time.

A fully managed rental programme

Andermatt Swiss Alps offers a **rental programme** on all properties in Andermatt Reuss, enabling owners to generate rental income when their property is not in private use. The company looks after the **management** of the unit, taking care of the entire reservation process, including on-site guest assistance. Each unit is equipped with the standard furniture package and Andermatt Swiss Alps determines the rental prices based on factors such as location, season and competition.



Exclusive owner benefits

Owners enjoy **discounts** on season passes for the Andermatt+Sedrun+Disentis ski region, on private lessons at the Andermatt Snow Sports School and on entrance fees at Golf Club Andermatt-Realp, as well as **reductions** at a number of select retailers, restaurants and service providers, including The Chedi Andermatt and Andermatt Concert Hall. Andermatt Swiss Alps also runs a number of events each year that are exclusively for its real estate owners.



A rare opportunity for international buyers

Andermatt has grown into a truly global destination with owners from 38 different countries and more than 43 nationalities. Below are some of the reasons Andermatt is so attractive to international buyers.

An international sales team

Andermatt Swiss Alps is a truly international business with a multicultural and multilingual sales team that is experienced in helping international buyers through each step of the purchasing process. Whether it's setting up a virtual viewing or arranging sales contracts in a client's preferred language, our sales team based in Andermatt and internationally is on hand to help.

No restrictions on international buyers

Andermatt Swiss Alps is the only Alpine destination in Switzerland to have a full exemption from Lex Koller regulations, enabling **non-Swiss** residents to purchase real estate **unrestricted** and turn this unique village into a home. As a result, Andermatt attracts a global community, all drawn by the benefits of investing in property with a strong rental yield and anticipated growth in capital value.



Low tax and favourable inheritance laws

The canton of Uri's top income tax rate is the second lowest in Switzerland and nearly one-half of the tax rates in the **UK, Germany, France and Italy**, making Andermatt a leader in low tax rates. Add to this an absence of estate taxes or gift taxes in Uri, and one gets an image of why the canton's inheritance laws are among the most favourable worldwide.

Swiss residency

When relocating their main domicile to the canton of Uri, foreign nationals can gain Swiss residency under the lump-sum taxation scheme. It's an advantageous taxation regime for wealthy and financially sound individuals. In addition to the fiscal benefits, new residents to Uri gain access to Switzerland's world-class education and healthcare system.

Easy access to swiss mortgages

Applying for a mortgage with Switzerland's leading banks – such as UBS or Credit Suisse – is **quick and easy**. Andermatt Swiss Alps' sales team has extensive experience supporting international clients with the mortgage application process.

Low cost of purchasing

The cost of purchasing real estate in Switzerland is lower than in most of Europe and in Uri. Purchasing costs are at only 0.3%, making the canton **one of the most favourable in Switzerland**.

