

## Overall story

### Uela!

That's how Andermatters say *grüezi*, hello or good day. "Uela!" It's an old greeting, often heard in the Uri mountain village: traditional, authentic, unmistakable. "Uela!" sums up the charming essence of Andermatt and its people: established, with down-to-earth traditions on the one hand, and an innovative and modern holiday destination on the other. It's what defines Andermatters and holds this village together: its rustic charm, seldom exuberant, but always warm and open.

We don't know exactly how the word "Uela" found its way into the high valley by the Gotthard massif. It probably "emigrated" into this part of German-speaking Switzerland from northern Italy via Ticino and the Gotthard Pass – just as other traditions, customs and people have also become part of Andermatt. Different languages and cultures have always come together here, and people from all over the world have been drawn to the Ursern Valley for centuries. Nestled amongst peaks and passes, lakes and cliffs, the place is a hub and a node not only between different cantons and countries, but also between different cultures.

So when you are in or around Andermatt and you hear the unmistakable and hearty "Uela!" you can always reply with "Uela!" You can't go wrong with that – not even with the pronunciation. "Uela!" It's easy to say. And when you do, you are returning a friendly "Welcome!"



## Destination

### Far away and yet so close

Does the perfect location for a holiday destination exist? Somewhere that is easily accessible from anywhere, yet secluded and quiet? In the mountains, but close to a city? Reliable snowfall in winter, and pleasantly fresh mountain air in summer?

You would be right if you argued that a place like that doesn't exist. However, Andermatt comes very close to being the perfect location: It's high up, at over 1,400 metres above sea level, providing fresh summers and snow-blanketed winters. It's protected between mountains, yet situated in an open, broad valley. Andermatt is indeed "off the beaten track", and by car can be reached only via winding pass roads. Despite this, the village is located right in the heart of Switzerland, well connected for travel in all directions during summer and winter.



From Andermatt, alpine passes lead in four different directions into four cantons: Grisons, Ticino, Valais and Berne – crossing language borders. The Gotthard massif links with the broader world in another way too: Amongst its snow-capped peaks and rugged cliffs spring four major rivers of Europe: the Rhine, Rhone, Reuss and Ticino. They irrigate entire valleys and ultimately empty into the North Sea or the Mediterranean Sea.

The sun shines 1829 hours per year in Andermatt – making it one of the top ten sunniest places in Switzerland. If the rain does come, you can easily visit Ticino, go shopping in Milan, the Italian fashion and design city, try out the flight simulators at the Swiss Museum of Transport in Lucerne, watch the elephants bathe in Zurich Zoo or marvel at the impressive monastery of Disentis. In winter you could expand your local cross-country skiing programme to include Obergoms in Valais.

Andermatt is excellently connected to major national and international transport routes, even during the snowy season. From Stuttgart or Munich, the journey takes four hours, and from Milan only two hours. Zurich is only 90 minutes from Andermatt. If you would prefer to take the train, Andermatt Train station remains well connected in all directions with regular Matterhorn Gotthard Bahn (MGB) and the Glacier Express, travelling between St. Moritz and Zermatt, stopping at Andermatt. From the north-south autobahn you can reach the mountain village within ten minutes. The airports at Zurich, Basel or Milan are just one to two hours away, whilst private jets can fly to Buochs airport which is only 45 minutes away.

## **All year round**

Andermatt has been a popular destination for international visitors for centuries. Guests come in winter, summer, spring and autumn. They come with family, with friends or as couples for mountain adventures, sport, culture and relaxing breaks in the mountains.



Winter is a peak season in Andermatt – and no wonder: Winter lasts longer here than in many other locations. With snow usually falling by late autumn, the slopes on the nearly 3,000-metre-high Gemsstock open early. In the deep winter months from December to February, Andermatt is known to be particularly snow sure.

The SkiArena extends from Andermatt over the Oberalp pass to Sedrun in the canton of Grisons and further on to Disentis. It is both a family ski region and a paradise for discerning skiers. Andermatt’s cross-country skiing centre is located in the Nordic House in the valley. The 28-kilometre trail extends to Hospental and Realp. From there you can ride the train to Obergoms in 20 minutes and enjoy even more cross-country trails.

In spring, when the snow begins to melt on the valley floor, this does not signal the end for winter sports. The golf course – one of the most challenging courses in the area– attracts the first golfers in May, while up on the Gemsstock the pistes and powder runs are still in top condition. Spring not only brings the first golfers to Andermatt, as the mountain roads are a firm favourite amongst road bike “climbers”. As soon as the roads have been cleared of snow, they are free game for adrenaline seekers, known as the ‘pass hunters’.



During the summer months and into autumn, the Ursern Valley is ideal countryside for hikers, mountain climbers and bikers on roads and mountain trails. The summits of the Gotthard massif rise to more than 3,500 metres and pose some of the toughest challenges for alpinists. Mountain bikers find their flow on the many new and refurbished trails. Ambitious road bikers work their way up the many steep pass roads. The hiking trails are numerous, through the valleys and winding steeply over the mountains.

If you prefer something less physical, but just as exciting, you can drive a sports car through the Alp passes or explore the surroundings on a trip to over 40 mountain lakes in the region. Andermatters who are local experts will be happy to guide you on a historic tour of the village or take you out searching for crystals. Of course, you can also fish, swim, play tennis or enjoy paragliding in the Andermatt region.



## **From vision to destination**

When the Egyptian investor Samih Sawiris came to Andermatt for the first time, a vision was born: to preserve the nature of this wild and mystical valley while continuing to develop Andermatt as a tourist destination. It was important to him that his vision incorporated nature and the spirit of the previous development already in place.

That was several years ago. Sawiris' vision has since become reality, in the form of the new hotels, apartment buildings and chalets of Andermatt Swiss Alps, the unique golf course and the multifaceted SkiArena. The real estate properties of Holiday Village Andermatt Reuss offer guests modern and diversified accommodation options and are sought-after investment properties. The portfolio ranges from practical studios to spacious apartments and penthouses.

Streets and walks in Andermatt are short – and it should stay that way: The holiday village by the Reuss is car-free, an underground garage offers plenty of parking space. The ski lifts, shops, restaurants and public facilities are easy to reach by foot at any season and are well integrated into the village life of Andermatt. The Piazza Gottardo in the holiday village adds to this. It is a meeting spot, the heart of the holiday village and the starting point for all sorts of activities.



## Holiday Village Andermatt Reuss

### Alpine Architecture for Gemse, Steinadler, Hirsch & Co.

How does one incorporate all the elements of Ursern Valley and its surroundings? A traditional Swiss mountain village with classic Alpine infrastructure and a long-established village centre on the one hand, and modern apartment buildings and the expectations of an international clientele on the other? Is all of this achievable?

This was one of the essential questions Andermatt Swiss Alps had to ask before they could start building the Holiday Village Andermatt Reuss. It quickly became clear that the architecture of the holiday village had to combine the mountain setting and nature with modern construction, technology and sustainability. By using materials such as wood and stone that are naturally found in the mountains, it became possible to integrate modern architecture with the traditional Alpine style.



The results can be seen in the apartment houses Gemse, Steinadler, Hirsch, Biber, Fuchs, Alpenrose, Eisvogel, Edelweiss, Schneefalke and Wolf. The buildings were designed not only in Altdorf and Zurich but also in Antwerp and Yerevan. Each of the different architects carefully took note of regional characteristics to create unique designs that relate to the historical townscape of Andermatt and the architectural character of the region.

The eye-catching paintings on the apartment house Alpenrose portray historic legends and reflect the classical façade painting typical of canton Uri. The apartment house Gemse incorporates elements of Swiss log house construction, and Steinadler is a salute to traditional alpine chalet architecture. The apartment house Hirsch is reminiscent of the Goms *stadel*, a typical building type from the neighbouring Upper Valais, and Fuchs features façades and shutters that recall stately Uri mansions from the 19th century.

The apartment buildings are situated around the Piazza Gottardo. The piazza reinforces the village character and is a gathering place for the public, both guests and locals. Here you can meet friends for a drink, go shopping or to eat in one of the numerous restaurants and bars. Public facilities such as the indoor pool in the Hotel Radisson Blu Reussen, the concert hall and the large ice rink in winter complete the year-round tourist offering.

## Special rights

In Switzerland, the acquisition of real estate by foreign buyers is severely restricted ("Lex Koller"). However, the Swiss federal government ruled to exempt Andermatt Swiss Alps from this law and to allow foreign buyers to purchase apartments and houses from Andermatt Swiss Alps without special permission or restrictions and to sell them again without any minimum holding periods. In addition, all holiday apartments of Andermatt Swiss Alps are exempt from the Swiss Second Home Law, which restricts the construction of second homes to 20 percent of the number of residences in a village.

## 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 in Holiday Village Andermatt Reuss. The façade and roof of this alpine villa are stone, the patio too. "It looks like the terrace of an SAC hut", one says. 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 the raw nature of the surrounding mountains, the simplicity of an alpine lodge and the ruggedness of the Andermatt region – to build a house that could belong only here.

Here, at the southwest corner of the holiday village, between the Unteralpreuss and Furkareuss, you can hear only the sound of 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 flank 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 chalets (still to be built) is thus given: Renowned architects from Switzerland and abroad offer their exclusive chalet designs to the clients. Your chalet will be designed and built in joint collaboration between you, your chosen architect and Andermatt Swiss Alps. This belt of chalets will form the outer edge of the holiday village and at the same time allow every owner to have their own private piece of Andermatt.

### **The Chedi Andermatt: Landmark of Andermatt**

"Magical." This word is often heard in descriptions of The Chedi in Andermatt. Perhaps because it succeeds in something very special: The 5-star deluxe hotel is one of the leading hotels in the world and is rich in contrast, never pandering to the usual average, but offering perfect harmony between extremes. Between modernity and tradition, internationality and locality, alpine simplicity and urban sophistication.

The Belgian star architect Jean-Michel Gathy designed The Chedi Andermatt, combining wood and stone and blending Asian flair. The hotel is different and indeed, special.



The 35-metre pool, invites guests to swim while enjoying the Alpine views. The ski butler warms your ski boots in the winter. In the rooms, guests can conveniently control lights, TV and the gas-fireplace by an iPad. Many like to visit The Library to read or talk by the fireplace, whilst the The Cigar Library offers pleasures of another sort.

The Chedi Andermatt combines 123 elegant rooms and suites, an exclusive spa/wellness oasis with a modern fitness centre and two restaurants and a bar. On the one hand, the luxury hotel offers culinary delights in its transparent cheese humidor: goat cheese from *Göscheneralp*, *Stanser Schafmutschli*, or *Baschi-Chäs* from Goms. The Japanese Restaurant, decorated with a Michelin star, serves sushi, sashimi, tempura and teppanyaki – or a five- to ten-course kaiseki meal with sake.

### **Radisson Blu Reussen and Gotthard Residences: Comfort and top athletic competence**

You would be hard pressed to find a house with as much athletic competence. The Andermatt ski legend Bernhard Russi and the Dutch football icon Louis van Gaal are both proud owners of their own Gotthard Residence. The 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 rental service, which ensures an optimal occupancy rate of your apartment when you are not there yourself.

You never know when you might meet one of these sports stars in the hotel lobby, by the bar with its open fireplace or in one of the restaurants 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." His wife loves the fact that Andermatt is so close to Milan. Bernhard Russi, ambassador of Andermatt Swiss Alps, is delighted with the magnificent view he enjoys of the alpine panorama and his home village.

The 4-star conference hotel Radisson Blu Reussen stands vis-à-vis the Gotthard Residences, directly accessible without stepping outdoors. 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 Reussen comprises of around 180 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.



## We take responsibility

The people of the Ursern Valley, the environment and the regional economy are all prime concerns of the investor Samih Sawiris and Andermatt Swiss Alps AG. That's why we consciously take responsibility in a number of areas:

**Dialogue with local players:** Since the beginning, Andermatt Swiss Alps has been working together with the residents of Andermatt and the Ursern Valley. This includes stakeholders such as environmental organisations, historic preservation agencies, tourism organisations and public authorities. In 2007 the people of the Ursern Valley voted with a 96 percent majority in favour of development of the holiday village. In 2012 the voters of the Grisons municipality of Tujetsch gave their approval to sell Sportbahnen Sedrun to Andermatt-Surselva Sport. Since the beginning, a dialogue with the local population is maintained through regular events.

**Cooperation with local businesses:** Local and regional companies are considered whenever possible when awarding contracts, both for construction and operation. Andermatt Swiss Alps creates new jobs in the region and enables value creation.

**Careful management of natural resources:** The apartment buildings and hotels are built to the MINERGIE® standard, a recognized Swiss quality label for sustainable and ecologically designed buildings with reduced energy requirements. Electricity and heat are generated by renewable sources, ensuring a CO<sub>2</sub>-neutral energy supply for all the properties. The Reuss River was re-naturalised in the course of the construction activities, and the centre of the holiday village is car-free. Environmental organisations were involved in the planning and construction of the golf course and the ski resort.

**No "cold beds":** One of the prime targets of Andermatt Swiss Alps is to avoid "cold beds", or seasonal vacancies of the holiday apartments. Owners are motivated with financial incentives and a well-conceived rental concept to rent out their apartments when not in use – and thereby generate income.

**Less noise:** Noise should not disturb a mountain village like Andermatt. That's why the holiday village is car-free. During visits, cars remain parked in the underground garage, which provides direct access to all the apartments and hotels. One hardly ever needs a car in Andermatt anyway: Motorised traffic is greatly restricted in the village centre of Andermatt and everything is well connected, so guests can easily reach any destination by foot.

**Top-notch service:** Another advantage: We take care of your apartment when you are absent. If you want to rent it out, we will do that for you and take care of the cleaning too. You will always find your apartment just as you wish. All rental-related services are provided by a single source, Andermatt Swiss Alps.

## History of Andermatt and the region

### From Walser colony to international destination

People come to Andermatt and are fascinated by the rugged beauty of the mountains of the Ursern Valley. Many return again and again, others stay forever. "It's the loveliest and most interesting of all the regions I know," wrote Johann Wolfgang Goethe about Andermatt and the Ursern Valley 250 years ago.

Many hundreds of years before that, Lombard shepherds came to Andermatt, Walser colonies were established, and Grisons monks settled here. In more recent times, a Russian general named Suvorov came with his army, the British Monarch, Queen Victoria visited, and James Bond actor Sean Connery spent time in Andermatt during filming.

The first people settled here probably by the year 1000, but certainly at least by the 13th century. The freedom-loving Walser, accustomed to high altitudes, began to colonise the high valley and make it arable, clearing the slopes and cultivating the Alps. The mountain dwellers knew how to deal with the avalanches, floods and foehn storms in the rugged high valley. Their skills as trail blazers opened access to the Schöllenen Gorge and the Gotthard Pass to the "lowlanders" – overcoming the barrier between north and south.



This brought people, commerce and money to the valley – as well as war in 1799. On September 25, Napoleon's soldiers fought against Russian troops led by General Suvorov in the Schöllenen Gorge. The Gotthard Pass became navigable for horse-drawn carriages in 1830, after which Andermatt became a commercial, holiday and spa resort, and soon illustrious guests such as the queen graced the Grand Hotel Bellevue.

When the Gotthard railroad tunnel opened in 1882, traffic over the pass contracted abruptly, and in 1885 the Swiss Army stepped in to breach the gap and began developing Andermatt into one of the country's most important military bases. One of the first ski lifts in Switzerland opened at Nätschen-Gütsch in 1937, and Andermatt soon gained international recognition. In 1964, Sean Connery raced over the Furka Pass as James Bond in the legendary chase scene in "Goldfinger".



Many legends and myths shroud Andermatt and the Gotthard region. Even today, every child in Switzerland knows the legend of the Devil's Bridge, according to which the devil helped the unsuccessful people of Uri to build a bridge across the Schöllenen Gorge. The devil's condition: The first being to cross the bridge would belong to him. The resourceful people of Uri chased a goat across the bridge, whereupon the devil became so angry that he blasted a boulder down to the valley floor near Göschenen. It still lies there today.



Andermatters don't allow themselves to be beaten down by wind or weather, by the devil or even by the authorities. This is shown by the story of a proposed reservoir that would have flooded the entire Ursern Valley. In 1946 the people of Andermatt voted against the project, and a furious mob drove the dam engineer out of town with name and shame in a gauntlet run.

Today, Andermatt Swiss Alps is adding further historic milestones in the region. At the beginning of 2000, rumour had it that a "sheikh" had bought the valley. The "sheikh" turned out to be the Egyptian investor Samih Sawiris, who is as fascinated by the valley as Goethe once was. Sawiris was determined to introduce more people to the rugged natural beauty of the mountains of the Ursern Valley. In 2013, the 5-star deluxe hotel The Chedi Andermatt opened its doors, and today Holiday Village Andermatt Reuss, with apartment buildings, hotels and chalets, continues to grow.

## Golf course

### Andermatt Swiss Alps Golf Course – Play with the wind

The Reuss River flows wildly along the edge of the golf course at Andermatt. The mighty nature of the Ursern Valley largely shaped the 18-hole, par 72 championship course and makes it unique: Here you have to live with the wind that blows on many afternoons – and also play golf. The reward for this challenge is the scenery of rough granite mountainsides and meadows of colourful alpine flowers. Renowned golf course architect Kurt Rossknecht, who designed the 6,340-metre-long course, took special care to embed the course harmoniously into the alpine landscape. Andermatt Swiss Alps Golf Course boasts a diversity of 52 different water features, 44 butterfly species and 24 species of birds.

Playing on Andermatt Swiss Alps Golf Course offers challenge, variety and adventure for every golfer: Twelve holes are on the plateau and are mostly level; the other six run over hills and valleys. Elevated tee boxes make for a spectacular game. Gold tees are available for tournament players, making the holes particularly long and demanding.



And as for the wind: It can be – as on Scottish courses – both your friend and foe. If you prefer playing without the challenge of wind, play in the early morning or in the evening.

The golf course is also unique due to the people who care for it with great dedication and attention to detail. They ensure that all of the Taylor Made rental equipment is replaced every year. They insisted on keeping the trolleys ultra-light, ordering the golf carts in Danish design, and equipping them with GPS and a minibar. In addition, they decided not to isolate the course from hikers and walkers: The restaurant was deliberately named The Swiss House to declare that everyone is welcome here.

The experts of the World Golf Awards named Andermatt the Best Golf Course in Switzerland in 2016 and 2017. Golfers from near and far travel to play at Andermatt Swiss Alps Golf Course. The only hole-in-one so far was hit by a golfer from Uri.

## SkiArena Andermatt-Sedrun

### The Andermatt winter: Go with the pros

Winter in the Andermatt-Sedrun area is formidable: From December to April, it reigns supreme in the Oberalp Pass and Gotthard Pass region. Snow-blanketed slopes and forests turn the Ursern Valley and Surselva into a mystical landscape. During this season, everything is geared towards winter sports enthusiasts. Skiers, snowboarders, ski tourers, snowshoe trekkers, freeriders or cross-country skiers can all find their favourite terrain, whether on the valley floor, on the steep slopes or high up at the alpine peaks.

With over 120 km of pistes and 22 ski lifts, SkiArena Andermatt-Sedrun is the largest ski region in Central Switzerland. Ranging from the nearly 3,000-metre-high Gemsstock and the Schneehüenerstock (2,600 metres a.s.l.) it extends over the Oberalppass to Sedrun and Disentis, in the canton of Grisons. The winter hiking trails and cross-country ski trails on the valley floor enjoy plenty of sun, thanks to the east-west orientation of the slopes. Potential activities such as snowshoe hikes, toboggan rides, the ice rinks in Andermatt, Sedrun and Disentis, or ice climbing in Göschenen all offer good alternatives for those less interested in skiing. And thanks to the merger with Disentis, there are even a total of 33 lifts and 180 kilometres of pistes available.



## In search of the perfect line

Demanding snow sport fans love the Gemsstock for its steep, long pistes and many powder runs. It's an insider tip for freeriders. Talented professional skiers also appreciate this offering and make good use of it: Aline Danioth, local downhill rising talent, finds the Gemsstock provides ideal terrain to train. Similarly, Swedish freeride world champion Kristoffer Turdell likes to carve his lines into the untouched southern slopes of the Gemsstock. Here is where one finds the fanatics, the cracks, ski-loving families and always lots of locals.

For more casual skiers and snowboarders, as well as families the Näschen-Oberalp-Sedrun area is ideal: blessed with broad pistes and sunny slopes. But that doesn't mean demanding riders and freeriders won't find their ideal terrain here too, for example on the slopes of the Schnehüenerstock. Olympic gold medallist Bernhard Russi says the run from Schnehüenerstock station on the Oberalppass is one of his favourites.

Thanks to the Matterhorn Gotthard Bahn, you'll always have good access to each part of the ski region, and, after a long day of skiing on the "Grisons side" in Sedrun-Disentis, it's easy to return by train to Andermatt. In the summer, the Gütsch-Express transports hikers and mountain bikers right into their preferred areas.

## Food means pleasure, not simply eating

The eight mountain restaurants of the SkiArena offer culinary enjoyment under the motto "Mountain Food". Restaurateur Marco Però and his team place great importance on local and regional products. The cheese, fruits, sausages and herbs from the Andermatt region help make the cuisine authentic and special. With great attention to detail, specialties from Uri and Grisons are served both in a traditional style, whilst also being freshly reinterpreted.

The beauty of the region is also reflected in the quality of the food. Whether it's a child-friendly menu, traditional fondue or a refined pasta dish – in the restaurants of the SkiArena every guest will find what they seek.



The spring water from the Gotthard massif is of especially high quality, and as such all restaurants offer still and sparkling mountain water for free. To ensure an environmental friendliness, PET bottles are not used in the SkiArena.

The culinary offerings on and around the slopes invite you to indulge. Anyone travelling alone will not only eat well but can still enjoy engaging conversation: You can easily meet new friends at the shared tables.



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