

APARTMENTS  
**LAUDINELLA**  
*St. Moritz*

# Bainvegni

Via Tegiatscha 17, St. Moritz

APARTMENTS  
**LAUDINELLA**  
*St. Moritz*

“I will paint your mountains,  
Engadin, so the whole world  
will speak of your beauty.”

*Giovanni Segantini*



*Bainvegni:  
meaning "welcome"  
in Rhaeto-Romanic*

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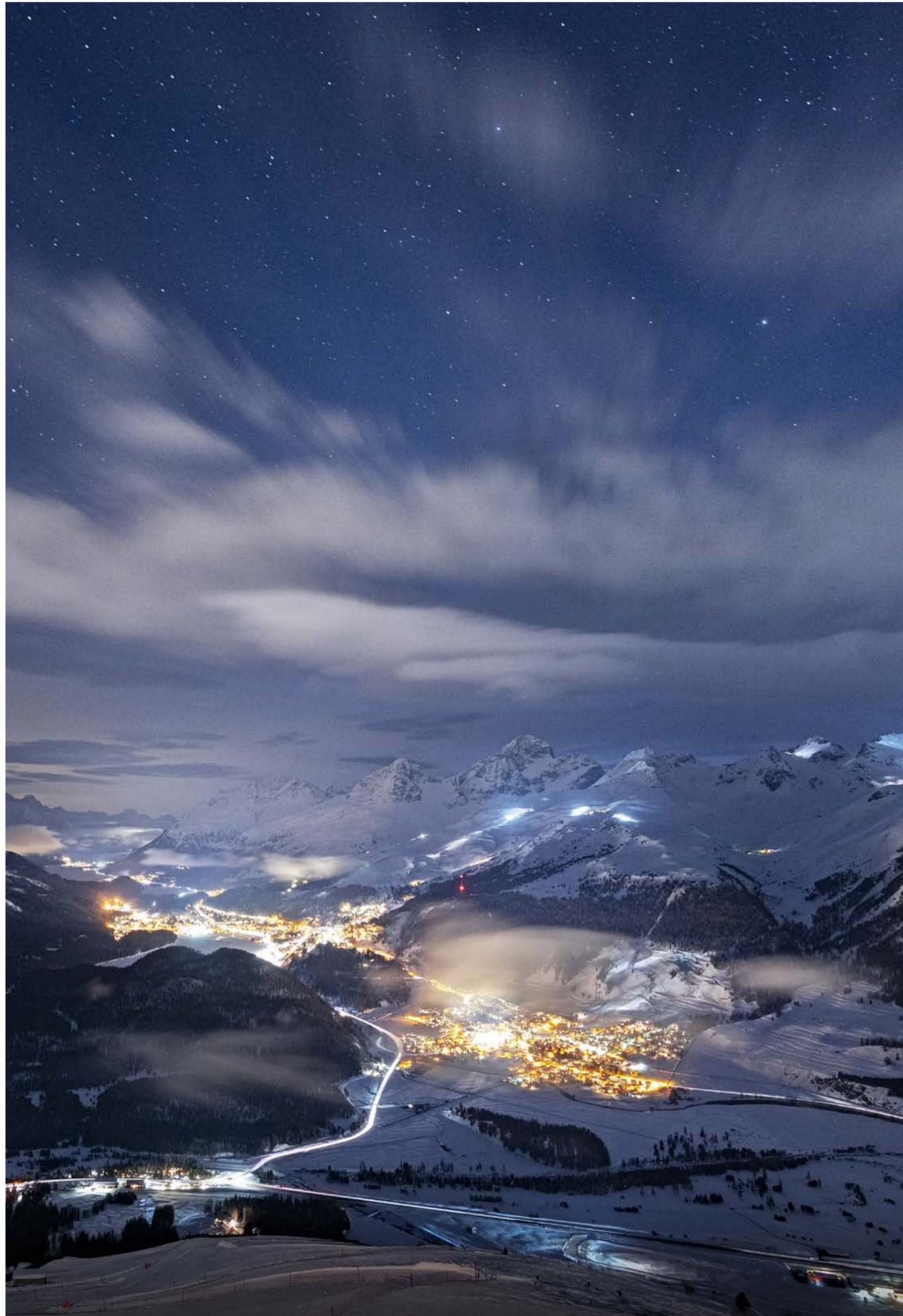
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## Welcome to the heart of Upper Engadin

**T**he Laudinella Apartments are at the heart of the magically beautiful Upper Engadin Valley, situated 1,800 metres above sea level. Mountain panoramas, lakes, hiking trails, cross-country ski runs, ski slopes, restaurants, shops and events invite you to discover a unique world of nature, relaxation, sport and culture in combination with the hospitality of the Laudinella universe. This consists of three individual hotels: Laudinella, Reine Victoria and Corvatsch.

# An overview of the most important facts

The renovated apartments and some newly built apartments will be run by the successful Hotel Laudinella, which is open all year round, as managed second homes in an apartment building with hotel services.

## Personal use

During the peak season (winter), the apartments can be used for three weeks and in the off-peak season, they can be used without limit.

## Management

Laudinella AG is responsible for managing, maintaining and renting out the apartments. By renting out the apartment, owners can aim for a net return of between 3.5% and 4% (without personal use). With much larger apartments, the returns will be a little lower.

## Hotel services and facilities

The owners will benefit from various services, such as concierge and room services, that are provided by Laudinella AG (some are liable for costs).

## Interior

The apartments have an exclusive interior design. They are decorated with local wood and stone and come fully furnished.

## PROPERTY

43 second homes with hotel services

## ADDRESS

Via Tegiatscha 17, St. Moritz

## SURFACE AREA

From approx. 41 m<sup>2</sup> to approx. 144 m<sup>2</sup>

## UNITS

2 studios

17 apartments with 2.5 rooms

31 apartments with 3.5 rooms

1 apartment with 4.5 rooms

## PARKING

Underground garage

## YEAR OF CONSTRUCTION

2023/2024

## MOVE-IN DATE

Winter 2024/2025



## Holidays and returns in St. Moritz

**T**he Laudinella Apartments project will create 43 luxury managed second homes. Living here puts you just a short walk away from Lake St. Moritz, the mountain railway and the public swimming pool & Spa Ovaverva, while varied hiking and cycling trails and the winter cross-country ski runs are practically on your doorstep.

### **Luxury fittings with locally sourced materials and stunning furnishings**

You can look forward to the perfect space for holidays, relaxation and unwinding. Magnificent views of the Upper Engadin mountain landscape await. The exclusive interior and select furnishings leave nothing to be desired. All apartments include a beautiful natural wood living area, comfortable king-size beds, fully fitted kitchens with state-of-the-art appliances, elegant bathrooms, spacious fitted cupboards, a safe and storage space for your sports equipment.

You can take advantage of the services at Hotel Laudinella over your entire stay. You can use the cleaning, laundry, concierge and other services with ease, and enjoy free use of the hotel's spa facilities, regardless of whether you own or rent.

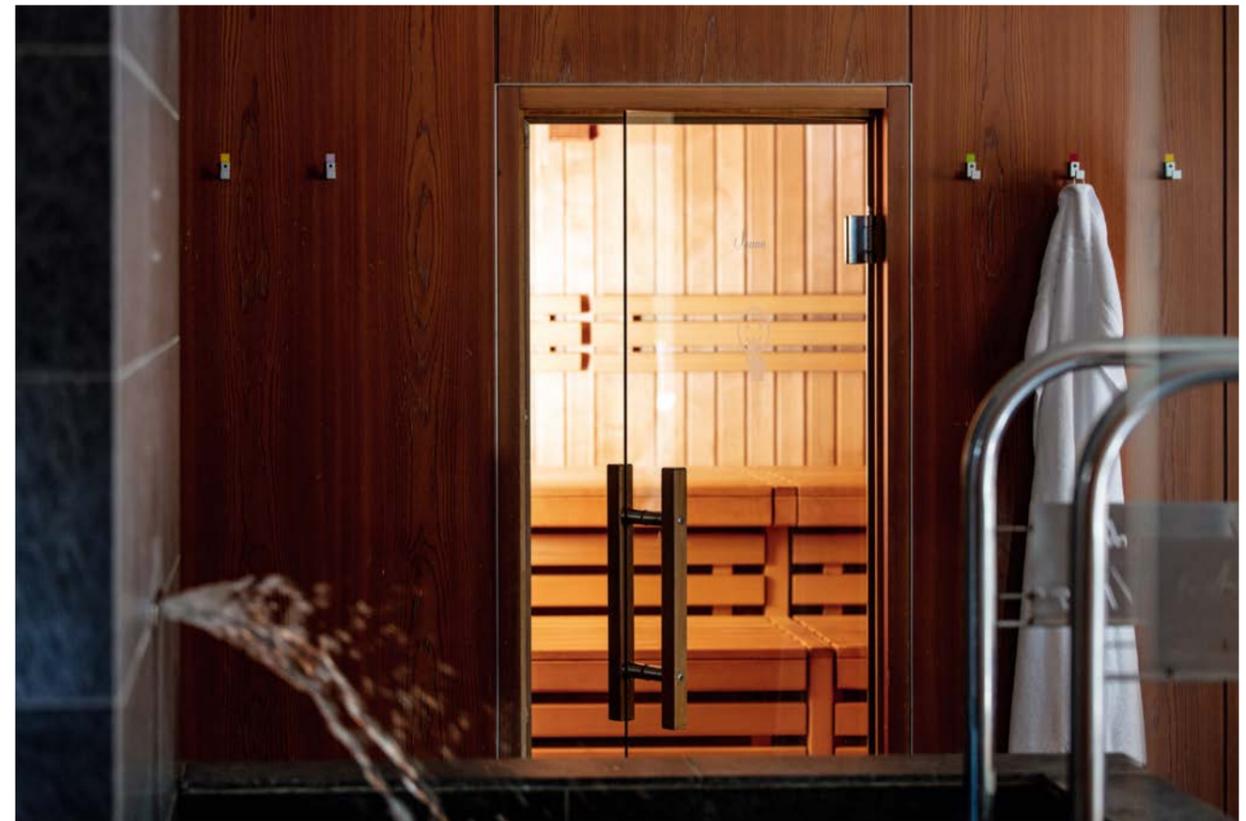
Moreover, there is also the call of a rich array of cultural and culinary delights, which you can enjoy in the restaurant or directly in your apartment. In the summer, the apartments can be used as holiday homes until August without restriction.

In winter, use is limited to three weeks during the peak season. When you are not there, you will still earn an attractive return by renting through Laudinella AG.



# Be inspired by the benefits of Laudinella Apartments

**A diverse range of culinary options**  
Following a long day on the pistes, relax and enjoy a sumptuous supper in one of our restaurants.



**Pure relaxation**  
Let the day fade away in our spa facilities.



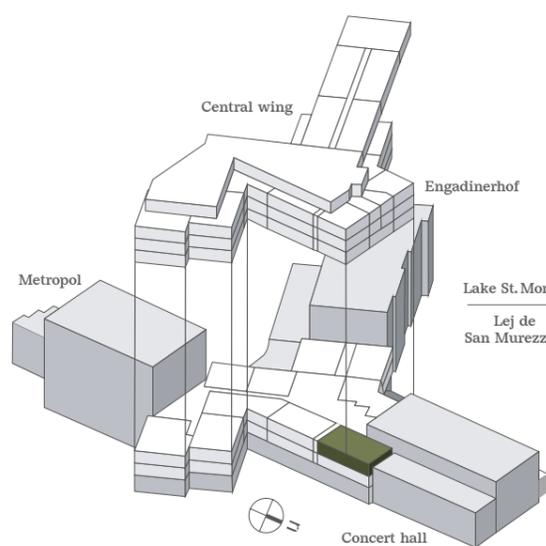
**Incomparable natural wonders**  
Explore the stunning natural surroundings in the Engadin mountains.

# Example layouts



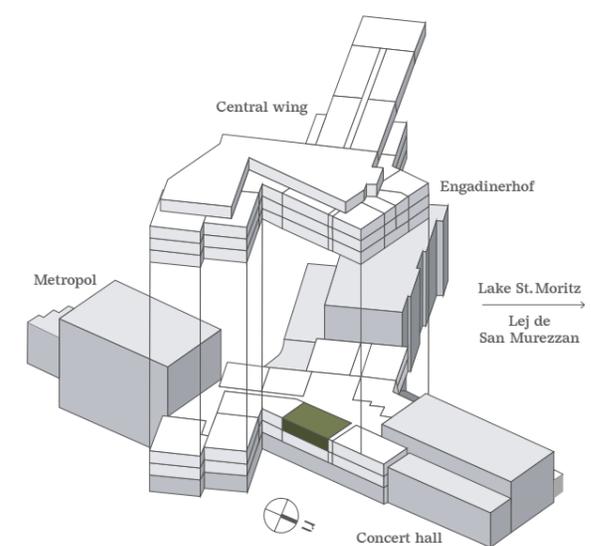
**Apartment 2D**  
3.5 room apartment, 2<sup>nd</sup> floor

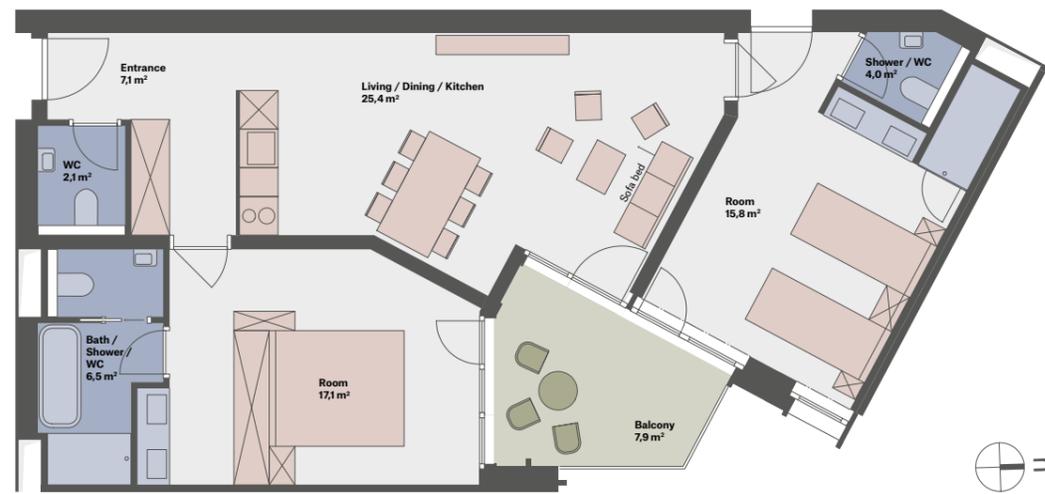
**Surface area:** 74,2 m<sup>2</sup>  
**Balcony:** 7,3 m<sup>2</sup>



**Apartment 2E**  
3.5 room apartment, 2<sup>nd</sup> floor

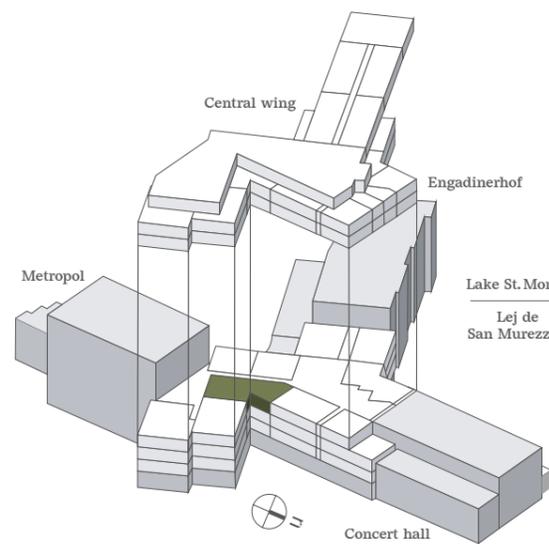
**Surface area:** 66,9 m<sup>2</sup>  
**Balcony:** 6,4 m<sup>2</sup>





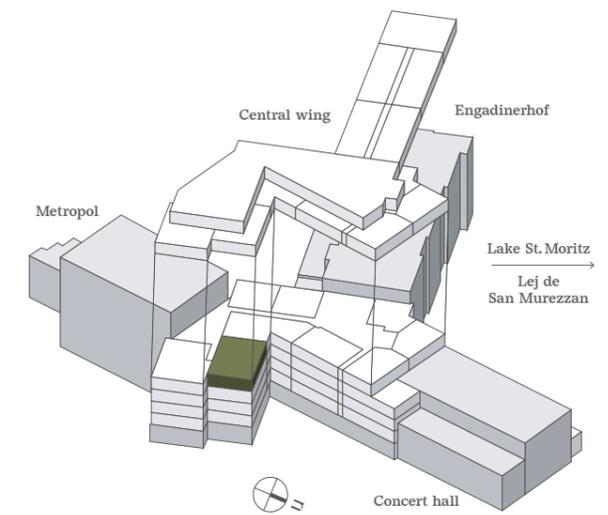
**Apartment 3F**  
 3.5 room apartment, 3<sup>rd</sup> floor

**Surface area:** 78,0 m<sup>2</sup>  
**Balcony:** 7,9 m<sup>2</sup>



**Apartment 4G**  
 3.5 room apartment, 4<sup>th</sup> floor

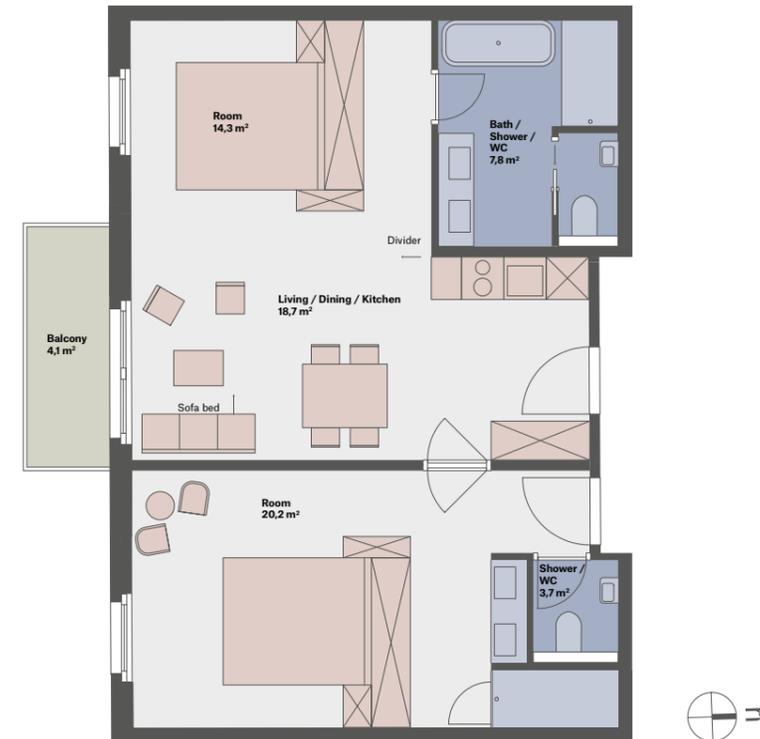
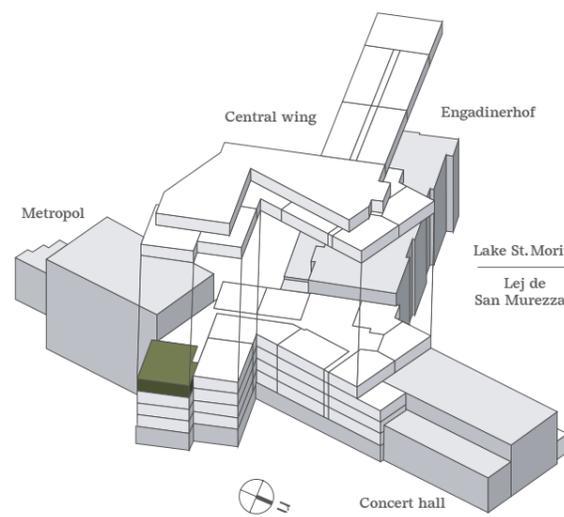
**Surface area:** 78,3 m<sup>2</sup>  
**Balcony:** 9,4 m<sup>2</sup>





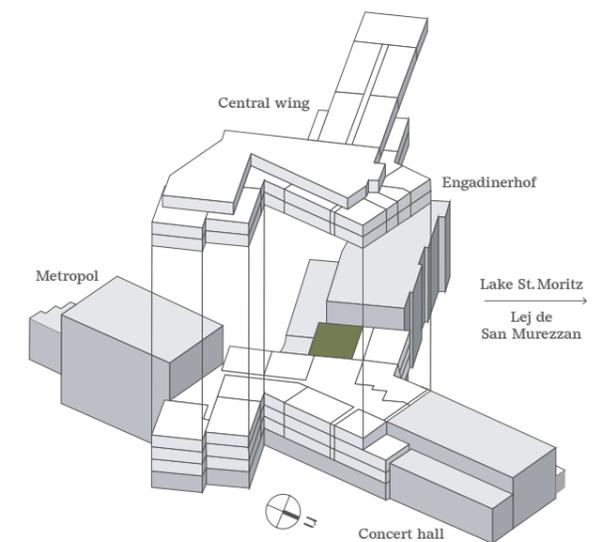
Apartment 4H  
3.5 room apartment, 4<sup>th</sup> floor

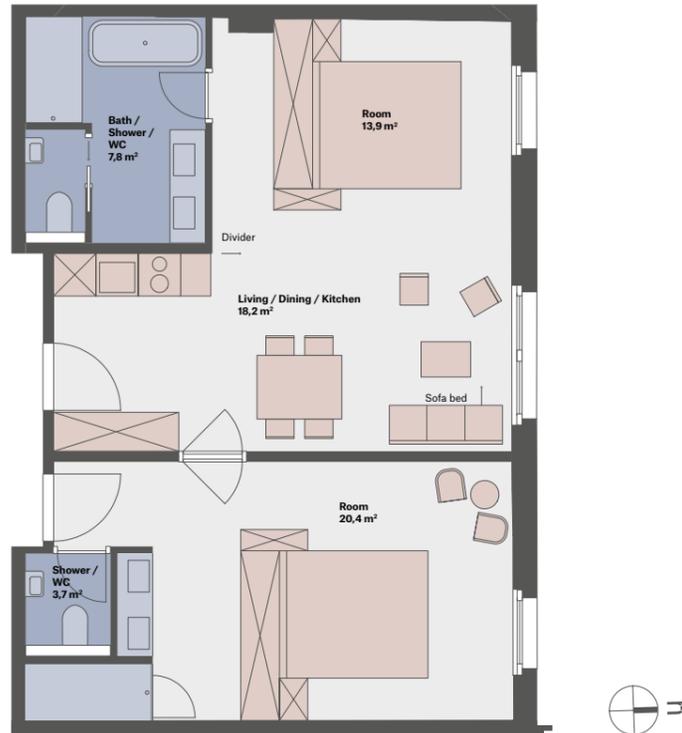
Surface area: 85.1 m<sup>2</sup>  
Balcony: 12.9 m<sup>2</sup>



Apartment 3J  
2.5 room apartment, 3<sup>rd</sup> floor

Surface area: 64,7 m<sup>2</sup>  
Balcony: 4,1 m<sup>2</sup>



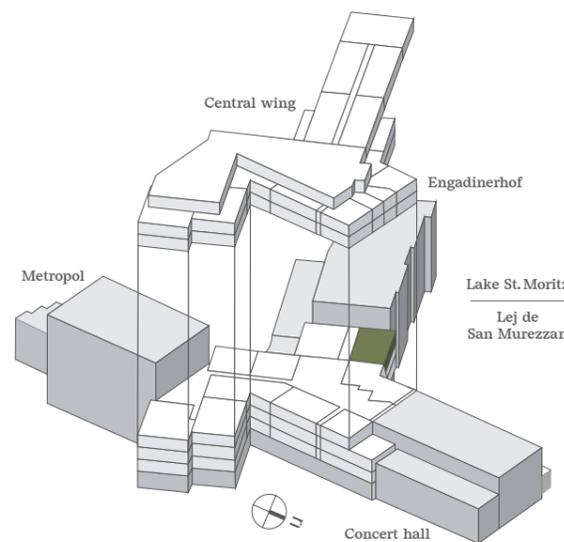


© St. Moritz Tourismus AG



### Apartment 3K 2.5 room apartment, 3<sup>rd</sup> floor

**Surface area:** 64,0 m<sup>2</sup>  
**Balcony:** –



**Disclaimer:** We reserve the right to make modifications to the fittings, materials, layouts, etc. until completion. The surface area is calculated including interior walls but excluding exterior walls and ducts. The details in the layouts refer to the respective surface areas.



© St. Moritz Tourismus AG



# Fittings

All Laudinella apartments have exclusive interior design and are fitted with high-quality, local materials like Swiss pine or larch and Bregaglia granite (or comparable stone). The design is understated and clear.



## Living area

- Modern living area with natural wood furniture
- Flat-screen TV
- DVD player
- Hi-fi sound system
- 230 V mains voltage
- EU sockets
- Adaptors available from hotel reception

## Bedroom

- Comfortable king-size beds
- Large fitted cupboards
- Safe

## Bathrooms

- Wall and floor tiles made from natural stone
- Large bath
- Rainfall shower
- Single or double sink
- Separate WC
- Hairdryer
- Fittings (Dornbracht or similar)

## Kitchen

- Dishwasher
- Oven
- Induction stove
- Spacious refrigerator with freezer
- Kettle
- Coffee machine (Bodum)
- Pots/pans
- Crockery
- Cutlery and knives

## Storage

- Ski storage cabinets for ski and snowboard equipment (with shoe warmers)

## Washing machine/tumble dryer

- In apartments with 3.5 and 4.5 rooms





## St. Moritz: a world-class mountain town

The world-renowned St. Moritz impresses with glaciers, lakes and a unique mountain panorama, including the Piz Bernina mountain, the only peak over 4,000 m in the Eastern Alps. It is famed for its “champagne” air, the light and the many days of sunshine on the south side of the Alps.



**With its cosmopolitan ambiance in the middle of the unique environment in the open Upper Engadin Valley, St. Moritz offers an impressive range of sports, excursion and shopping opportunities, as well as the finest cultural events:**

downhill and Nordic skiing, mountain biking, in-line skating, hiking, wind and kite surfing, ice skating, golf, tennis, sailing, the Cresta Run toboggan track, the Bob Run bobsleigh track, horse racing on the frozen lake and polo, cricket, golf and curling tournaments.

Top event organisers, such as the Festival da Jazz, Engadin Festival and Origen Festival Cultural, to name but a few, bring international stars to the public.

In addition, the many galleries with premium art and museums attract Engadin's connoisseurs of art and culture from around the world to this wonderful valley.

# Close to everything you could desire

Enjoy the comprehensive range of leisure activities and the incomparable natural surroundings. Whether for shopping, dining or leisure: St. Moritz has everything you could possibly desire, just a stone's throw away.

-  **Laudinella Apartments**
-  **Shopping**
-  **Public transport**
-  **St. Moritz train station**
-  **Mountain railroad**
-  **Segantini Museum**
-  **Tennis and squash**
-  **Cinema**
-  **Golf course**
-  **Sailing club**
-  **Spa, indoor pool**



**Disclaimer:** Viewings and sales discussions are coordinated by Walde Immobilien AG. In the event of mediation, any potential transfer or circulation of these sales documents does not entitle the recipient to claim commission or any other form of remuneration. The specifications, images and floor plans given in these documents are for the purposes of general information and are without guarantee. They do not form part of a contractual agreement. There remains a right to construction-related changes and modifications, even after concluding the contract.

DESTINATION	DISTANCE	CAR	PUBLIC TRANSPORT
<b>Zurich airport</b>	213 km	2 hrs. 40 min.	3 hrs. 42 min.
<b>Airport Samedan</b>	7.3 km	9 min.	25 min.
<b>Milan</b>	167 km	2 hrs. 49 min.	4 hrs. 15 min.
<b>Munich</b>	278 km	4 hrs.	6 hrs. 3 min.

# Details about your purchase

## Conditions of sale

The selling price is an inclusive price for the apartments, which are ready for occupancy, including co-ownership of the land pursuant to the construction plans and contract documents. The furniture is provided by Laudinella AG and will be updated as needed. The buyers will pay a monthly rental fee for the furniture.

## Purchase and payment process

- 20% (minus the reservation payment) is to be transferred to the seller by means of an irrevocable payment bond from a Swiss bank or a Swiss credit institute upon the day of public notarisation of the purchase agreement. The buyer shall provide the seller with the irrevocable payment bond for the full purchase price
- Partial sums are analogous to the agreed payment plan
- In the original, at least 14 days before the determined notarisation date. No interest is paid on this deposit
- The residual purchase price sum is to be paid in the form of an irrevocable payment bond, which, as already presented during notarisation, is to be paid to the seller as follows:
  - 10% upon transfer of ownership
  - 30% following completion of the shell construction
  - 40% upon completion/start of possession

## Included in the fee

- apartment, with keys and ready to move in, including the corresponding portion of land
- complete building structure, including connection fees for sewage, water, electricity and cable TV
- building permit fees
- all fittings and installation work as per the construction plans, including price increases and fees

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# Advice and sales

## WALDE

### Walde Immobilien AG

Alte Landstrasse 131

8800 Thalwil

+41 44 722 61 00

thalwil@walde.ch





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