



URSERA IMMO GMBH  
EST. 2023

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# Invest in the future of alpine living

Rented studio-apartment with endless opportunities



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- Living area 25 sqm
- Orientation South-West
- Floor 2nd
- Storage available
- Skiroom with private locker
- Furniture package included
- Inventory included
- Parking public underground garage



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## Highlights

- Fitness and SPA area with sauna and steam bath
- Own washing & drying machine in the apartment

## Rental potential

Possibility to take over the current contract, or to rent out for short term periods (holidays) through the local operator.



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Yearly rental		
Monthly rent incl. charges	12x	1'500 CHF
Rental income (per year)		18'000 CHF



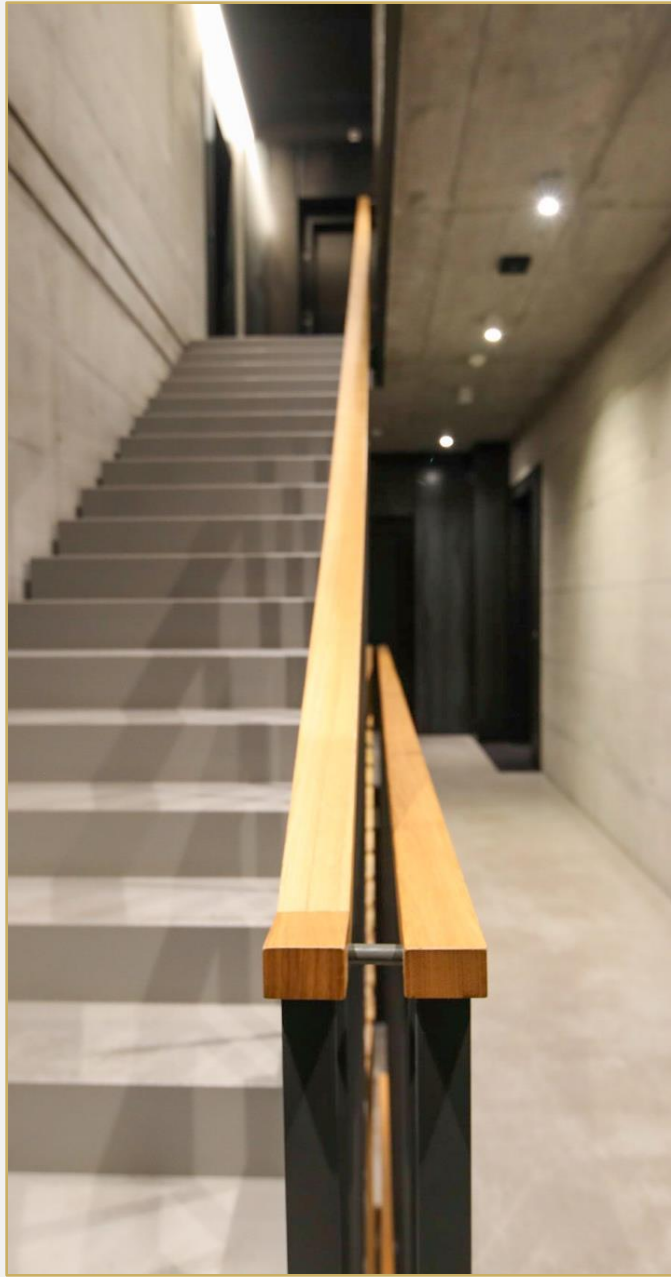
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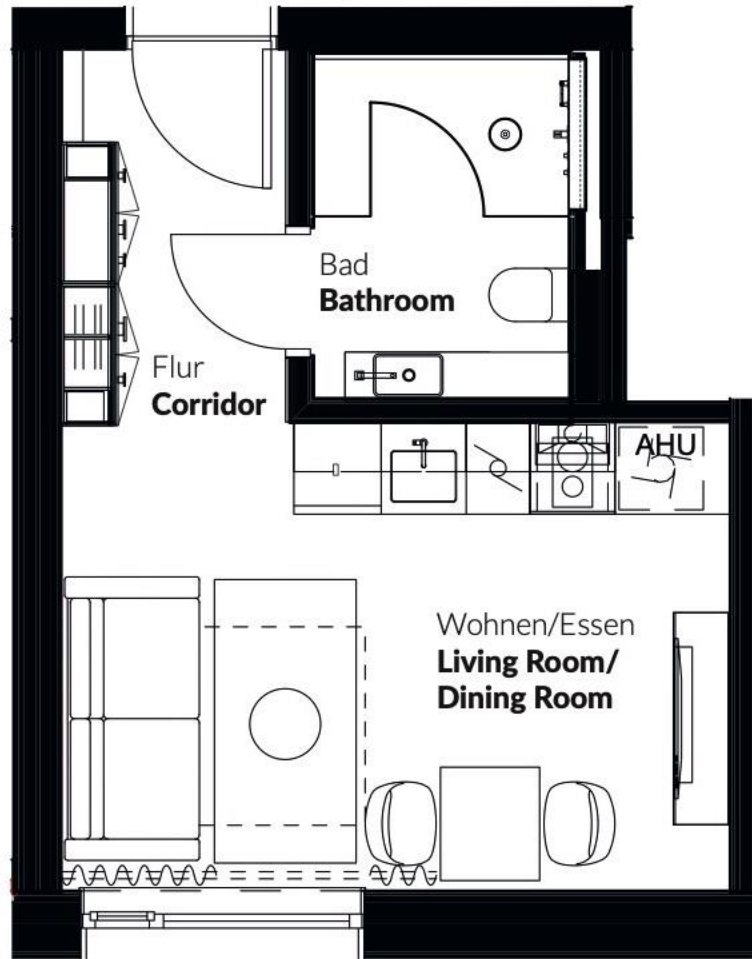
Short-term rentals (estimation)		
Days personal use (estimation 6 weeks/year)		42
Avialable days for bookings		323
Average occupancy rate	40%	129
Average night rate in CHF	240 CHF	
Yearly Gross Revenue		30'960 CHF
Operator Fees (cc, agency)	- 25%	-7'740 CHF
Net Revenue Distribution		
<b>Net Revenue after fees</b>		<b>23'220 CHF</b>
Owner's share of the Net Revenue	80%	18'576 CHF
Furniture Package Reserve	- 3%	-557 CHF
<b>Net Owner Revenue</b>		<b>18'019 CHF</b>







# Floorplan



1:100





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# Your alpine dream awaits. Seize the opportunity.

Experience living at the highest level in the heart of the Alps. Let's discover your new home in Andermatt together.



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## Tiziana Macconi

As your trustworthy real estate consultant in the Ursern region, I always strive to offer you only the best. It is my passion to help you find the perfect place to live. Let's discover your dream home in Andermatt together.



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If this property does not exactly meet your expectations, we cordially invite you to visit our website. Ursera Immo GmbH offers a variety of exclusive properties that meet a wide variety of requirements. Discover your next dream home with us.



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# Financial Overview

**CHF 535.000**

## **Financing details**

Price is based on current market valuations in Andermatt. Ursera Immo GmbH works closely with various financial partners to provide you with flexible financing options tailored to your individual needs.

## **Payment Structure:**

The payment structure has been designed to ensure maximum flexibility and convenience for our customers. It is divided as follows:

- Reservation fee CHF 50,000
- The buyer is obliged to present an irrevocable promise of payment from a Swiss credit institution upon notarization.

## **Additional Information**

### **Real Estate Gains Tax**

This is borne by the seller

### **Notary fees**

The agreement includes a halving of the notary's fees

### **General Information**

I will be happy to inform you about the ancillary costs and potential rental income in a personal conversation.

The information on the financing of this property is for general guidance only and does not constitute legal or financial advice. Interested parties are advised to seek independent expert advice from qualified financial experts in order to make a comprehensive assessment of their individual financial situation and possibilities.





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We at Ursera Immo GmbH would like to thank you for your trust and commitment. Our mission is to ensure transparency, trust and the highest level of professionalism in every aspect of the real estate business. This document reflects our commitment to providing you with comprehensive and clear information about the details of your real estate transaction. We look forward to accompanying you on your real estate journey.



All information contained in this document, including price, characteristics and legal notices, is subject to change without notice. No guarantee or representation is given as to the accuracy or completeness of this information.

This document does not constitute legal, financial or other professional advice. It is recommended to always consult a qualified professional before making any transaction or decision.



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