



URSER IMMO GMBH
EST. 2023

Renovated holiday apartment in Andermatt

Cozy 2-bedroom apartment in the centre of Andermatt



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Location

The Helvetia Apartments, where this beautiful apartment is located, were built in the 1960s on the very central Gotthardstrasse 60 in the old town of Andermatt.

The apartment building has undergone significant renovation works: the facade and the roof were renewed in 2018. The double-glazed windows guarantee absolute tranquility, day and night.



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Apartment

This beautiful and cozy apartment offers 2 bedrooms and 2 complete bathrooms and is located on the third floor of this renovated building.

The kitchen has been renovated in 2023 and is equipped with induction stove, oven, dishwasher and fridge.



Each bedroom has an ensuite bathroom, one with shower, one with bathtub.



Rental potential with long-term contract



This cozy and bright apartment can be purchased as a primary or holiday home.

It is also an ideal investment as it is currently rented.

Yearly potential		
Monthly rent incl. charges	12x	CHF 1'400.-
Yearly income from rent		CHF 16'800.-



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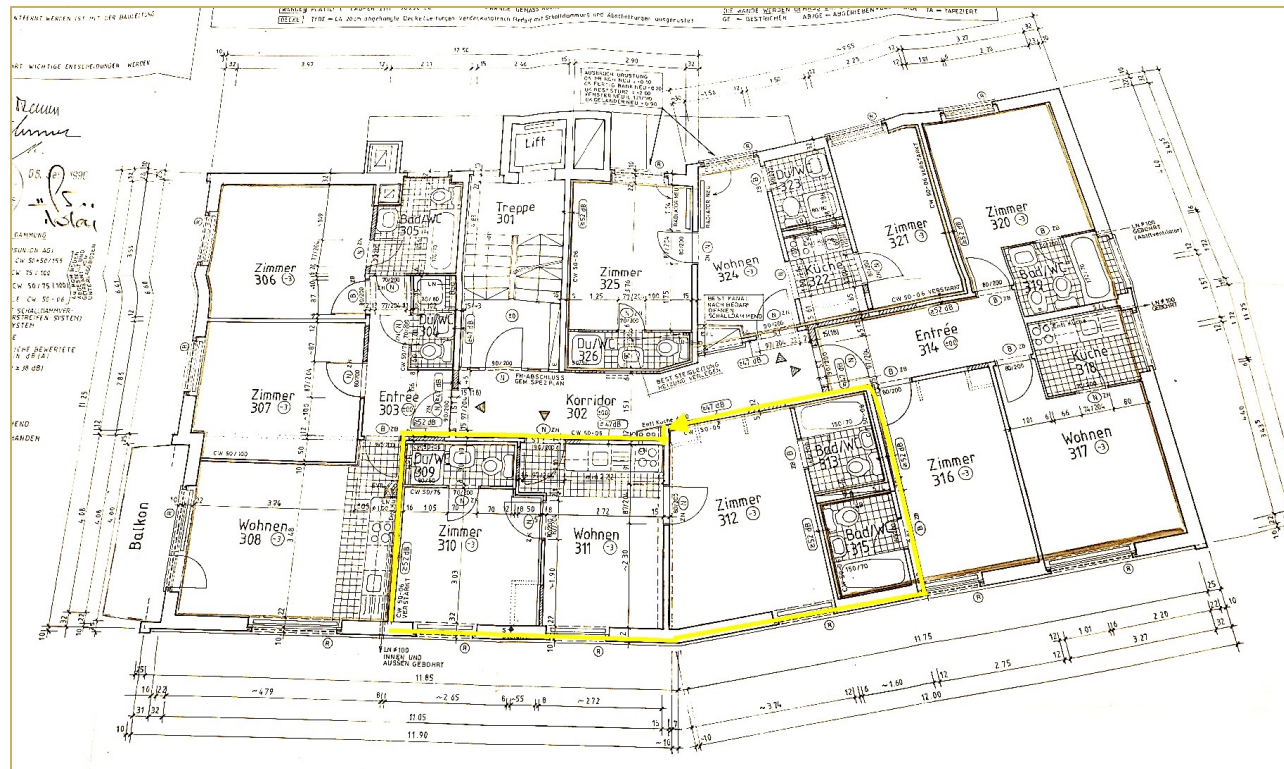


Factsheet

- Living area 52 sqm
- Storage private storage included
- Parking Possibility to rent a parking spot 500 mt away (CHF 65.- /Monat)
- Charges approx. CHF 4'000.-/year
- Orientation South
- Floor Nr. 3rd
- Laundry room Common laundry room in the building



Floorplan apartment



Financial Overview

CHF 730'000

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 25,000
- 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.



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.



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.



+41 76 325 88 23



tiziana.macconi@ursera.ch

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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info@ursera.ch



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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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