PRIMAVERA

YOUR PRIVATE BASECAMP. ELEVATED LIVING.

The Alps at your doorstep. The world at your feet.

primavera-saasgrund.ch

YOUR PERSONAL SPRING.

At 1,559 metres.

Primavera – springtime. It's a promise of renewal, of more light, of a new beginning. It's precisely this promise that we are now honouring in the heart of Saas-Grund. The former Hotel Primavera is being given a new lease of life and is set to become your very own personal retreat.

Imagine waking up and catching a glimpse of the first rays of sunshine bathing the four-thousand-metre-high peaks in golden light. The smell of coffee fills the air, while outside, unspoilt nature awaits. Here at Primavera, the hustle and bustle of everyday life ends and the freedom of the mountains begins. This is more than just an apartment. It's the starting point for unforgettable moments and the smartest investment you can make – in your own quality of life.

ACTIVITIES AND LIFE IN THE SAAS VALLEY

Four seasons. Countless possibilities.

In the Saas Valley, life follows the rhythm of nature, because every season brings its own adventures.

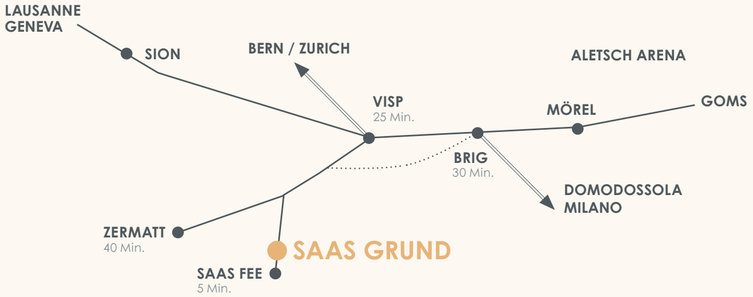
Winter envelops the valley in a thick blanket of snow and promises rapid descents from Hohsaas and tranquil moments on the cross-country ski trails. Spring, your own personal Primavera, awakens nature with the power of melting snow and entices you to embark on your first hikes on sunny mountain trails. Summer offers endless days for high Alpine tours, relaxing hours at Lake Kreuzboden and cosy evenings on your balcony. Autumn paints the larch forests golden and offers the clearest view of the majestic panorama of the Mischabel mountain range.

Here, you don't just live in an apartment. You live in and with the Alps. Every day.

LOCATION

Everything that matters.
Within walking distance.

The address "Seilbahnstrasse 19" lives up to its name (*Seilbahn* = cable car). Forget the car. Forget the ski bus. Your life takes place here. The Primavera is not just located in Saas-Grund. It lies right at its heart.
Whether it's a quick shopping trip or a spontaneous excursion to the summit, from here you always get a head start. This is more than comfort. It's the luxury of our time – effortless accessibility.



ACTIVITIES

HIKING, MOUNTAINEERING, SNOWSHOEING
5 snowshoe trails

ICE SKATING, ICE HOCKEY
New ice rink

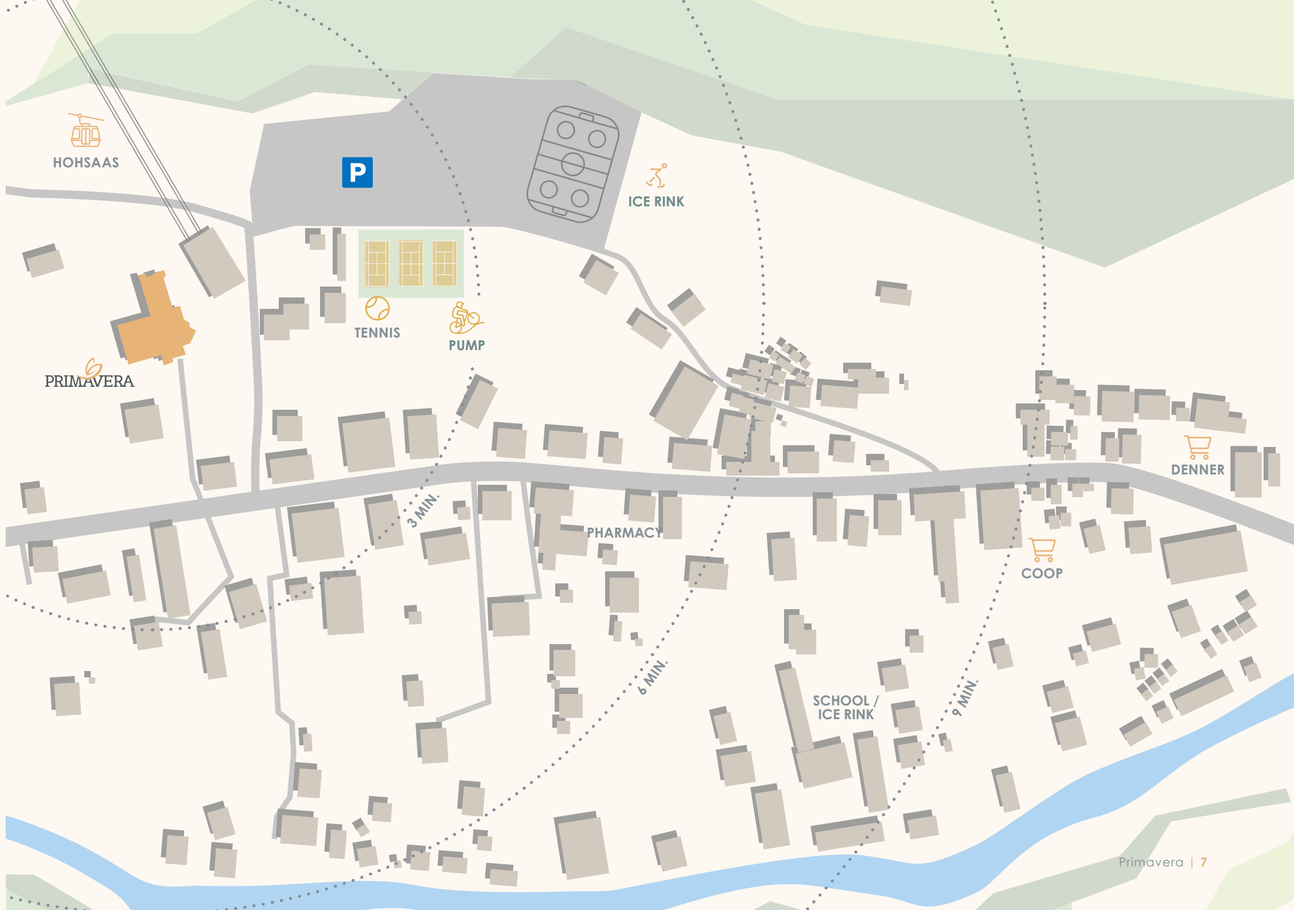
BIKING
52 bike routes

TENNIS
3 outdoor courts

SNOW SPORTS
34 km of pistes

CONNECTIONS

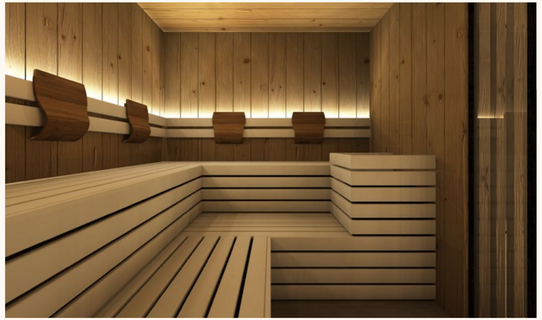
PUBLIC TRANSPORT
in all directions

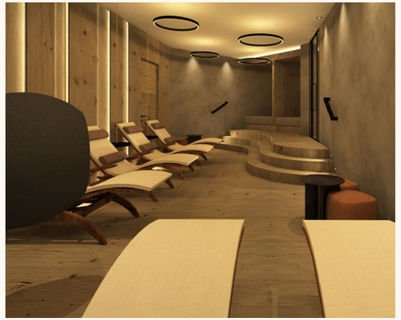


BASEMENT

Basement

- **C** Self-contained cellar for each apartment
- **SK** Ski room with lockable ski locker for each apartment
- **ST** Storeroom apartment P2
- **P** Parking space apartment P3
- **W** Shared wellness area





GROUND FLOOR

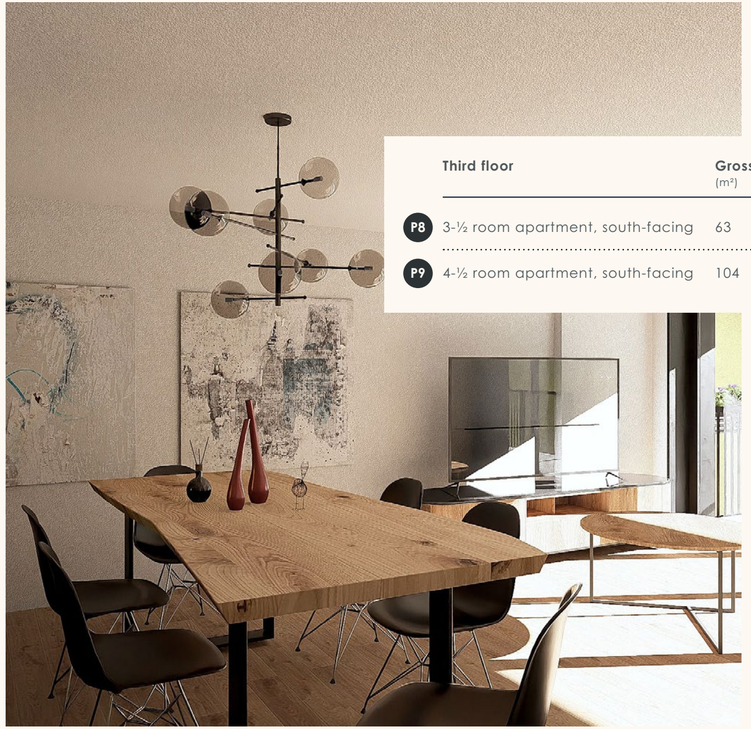
	Ground floor	Gross floor area (m²)	Balcony (m²)	Price (CHF)		
P1	4 ½-room maisonette, south- / west-facing	112	6	725,000	Managed second home	reserved
P2	4 ½-room maisonette, south- / west-facing	111	6	735,000	Managed second home incl. storeroom	
P3	4 ½-room maisonette, south- / west-facing	120	6	850,000	Managed second home incl. parking space	

FIRST FLOOR

	First floor	Gross floor area (m²)	Balcony (m²)	Price (CHF)		
P4	3-½ room apartment, south-facing	63	13	460,000	Second home	reserved
P5	4-½ room apartment, south-facing	100	7	790,000	Second home	reserved

SECOND FLOOR

	Second floor	Gross floor area (m²)	Balcony (m²)	Price (CHF)	
P6	3-½ room apartment, south-facing	63	16	490,000	Second home reserved
P7	4-½ room apartment, south-facing	104	8	875,000	Second home

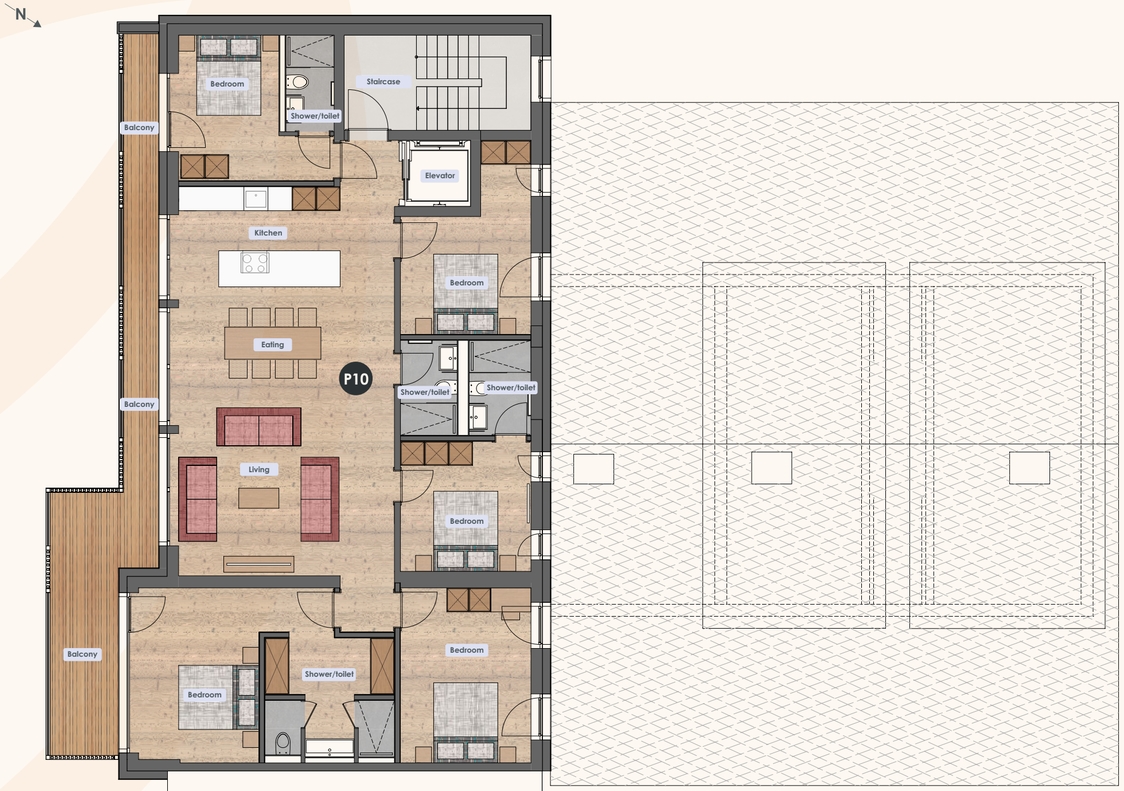


	Third floor	Gross floor area (m²)	Balcony (m²)	Price (CHF)	
P8	3-½ room apartment, south-facing	63	16	550,000	Second home reserved
P9	4-½ room apartment, south-facing	104	8	980,000	Second home

THIRD FLOOR

ATTIC FLOOR

	Attic floor	Gross floor area (m²)	Balcony (m²)	Price (CHF)	
P10	6-½ room apartment, south-facing	170	26	1,850,000	Second home



BUILDING DESCRIPTION

The "Primavera" residential building is being constructed as part of a complete refurbishment of an existing building involving extensive structural renovation. The residential units will be realised using high-quality building materials and will boast a spacious, light-flooded design. The overall concept is based on carefully developed criteria and combines:

AESTHETICS

timeless, high-quality architecture

FUNCTIONALITY

well designed floor plans and efficient use of space

MAINTENANCE COSTS

sustainable construction with low long-term operating costs

TECHNICAL BUILDING DESCRIPTION

Blinds
All bedrooms are equipped with blinds.

Carpentry work
All interior doors are finished in natural wood or with synthetic resin veneer. The doors are mounted on wooden frames. The door leaves are made of 40 mm thick solid doors and the entire circumference is fitted with a rubber seal to improve soundproofing and airtightness.

The apartment entrance doors come as 60 mm-thick fire doors. They have a 3-way locking system. The doors are solid-core doors with a double rebate, a metal threshold and a rubber seal all the way around.

A fixed cloakroom locker is included in the scope of work.

Construction work
The floor slab, all partition walls and the apartment dividing walls are made of concrete or solid cement stone. The room partition walls are made of brick or lightweight construction.

Electrical installations
The central high- and low-current distribution system is located in the technical room of the basement, and the installations are surface-mounted in the basement and flush-mounted in the access and living areas.
The common rooms such as the cellar, stairwell, etc. are equipped with lighting fixtures and the necessary switches and sockets.

The following installations are included as standard in every apartment:
- Sub-distribution box with integrated low-current compartment
- Bedroom: 1x combined switch-socket outlet / 1x ceiling lamp connection / 2x 3-way socket outlet
- Living / dining room: 2x ceiling lamp connection / 3x 3-way socket / 1x TV and telephone connection
- Bathroom: 1x ceiling lamp connection / 1x mirror cabinet wall connection
- Kitchen: Electrical connections for fridge, hob, oven, steamer, dishwasher
- Main balcony: 1x ceiling lamp connection / 1x 3-way socket outlet
- Buzzer with audio intercom system and building entrance door release
- Empty conduit installations in every room for TV and telephone
- Empty conduit installations in every bathroom for Closomat toilet, towel radiator

Environmental work
Great importance is placed on ensuring a well-kept and appealing environment.
The entire outdoor area – including entrances, ramps, green spaces, planting and forecourts – is designed in close coordination between the building contractor and the architect and is part of the overall design concept.

Facade
The choice of colours and materials for the exterior façades is determined by the building contractor in collaboration with the architect.

Floor coverings
In all living rooms, bedrooms and entrances, floor coverings up to CHF 120/m² (material and laying) are included. The selection is made by the buyer.

Heating
The building has its own heating system. Heat is generated by means of a pellet heating system. Heat is distributed via a low-temperature underfloor heating system. Each apartment is equipped with its own heating circuit distributor. The hot water is heated centrally in the building and is combined with the heating system.

Home furnishings
The furnishings in the plans and visualisations are not included in the property for sale and do not form part of the scope of work.

We reserve the right to impose conditions imposed by the authorities and to make technical adjustments. All areas and dimensions on the plans are non-binding and may vary as a result of changes.

Kitchen appliances
Kitchen appliances are selected individually by the buyer. The equivalent value is:
3-½ room apartment CHF 20,000
4-½ room apartment CHF 25,000
6-½ room apartment CHF 30,000

Laundry room
Each apartment is equipped with a washing machine and tumble dryer.

Lift
A wheelchair-accessible lift running from the ground floor to the attic floor will be installed.

Locking system
The front door has a central locking system with intercom.
The apartment key can be used for the building front door, the apartment entrance door, the letterbox and all common rooms.

Metalwork
The entrance door is made of aluminium/steel with triple insulating glazing. Post boxes, letterboxes, etc. are fitted as commercially available finished products.

Outdoor parking spaces
Private outdoor parking spaces are available to buy with the apartments (CHF 25,000 per parking space)

Painting work
The walls in the living rooms and bedrooms are finished with 1.0 mm-thick plaster. All ceilings in the living rooms and bedrooms are finished with spray plaster. The walls in the kitchen, stairwell and common rooms are painted with emulsion paint.

Roofing
The roof truss is made of structural timber and clad with exposed formwork.
The pitched roof is covered with high-quality roof panels.

Sanitary appliances
All fittings such as the bathtub and shower tray, washbasin and toilet, etc. can be selected by the buyer. The equivalent value is (gross prices):
3-½ room apartment CHF 12,000
4-½ room apartment CHF 24,000
6-½ room apartment CHF 32,000

Ski room
In the basement there is a communal ski room with a ski locker for each apartment.

Sub-floors
The sub-floors come as flowing screed or cement sub-floors and are laid on 20 mm thick impact sound insulation and 20 mm thick thermal insulation.

Tiles
Floor and wall tiles up to CHF 120/m² (material and laying) are included in all bathrooms. The selection is made by the buyer.

Tinsmith work
The tinsmith work is carried out in copper or aluminium.

Windows
The windows are designed as wood/metal constructions or as plastic windows with triple insulating glazing.

All prices quoted include VAT.

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