

# Switzerland, Zermatt, Casa Della Vita Apartments

Brand new luxury development • Private wellness facilities • Only 5 minutes walk to the Klein Matterhorn ski lift and less than 10 minutes walk into the town centre



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## Zermatt – Essential Facts

- Zermatt stands at 1620m
- One of the great ski and climbing centres of the world
- Situated at the foot of the Matterhorn with 38 four-thousand-meter high mountains
- Summer skiing is possible on the everlasting glacial snow at the foot of the Matterhorn
- Three skiing areas with superb snow conditions and the longest ski season in the Alps
- 394 km of ski runs including slopes ranging from the simplest to the most challenging
- 74 transport facilities, with high-capacity cableways, mountain railways and ski-lifts
- The world's highest glacier palace, approx 15 meters under the surface

[Click here](#) to view the full description of the resort



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## Casa Della Vita – Brand new luxury development

Casa Della Vita is a brand new luxury development of four apartments, which all include outside space and the use of private wellness facilities. The development is located in Winklematten, the most sought after area in Zermatt, and is only 5 minutes walk to the Klein Matterhorn ski lift and less than 10 minutes walk into the town centre. All apartments have Matterhorn views and are being constructed to Minergie standards which offer the highest quality finishes with environmentally sound construction. Completion is due for December 2009

Two apartments are currently available. Both have a lift to all floors, wellness area with sauna and Jacuzzi and Basement storage and washing facilities.

### Apartment 1

Stunning split level duplex in brand new development with 3 bedrooms, 4 bathrooms, 3 balconies and a spacious open plan living and dining area. The total area including balconies is 264.43 m<sup>2</sup>

Price 3,900,000 Sfrs

### Apartment 2

Stunning split level duplex in brand new development with 3 bedrooms, 3 bathrooms, 1 large balcony and a spacious open plan living and dining area. The total area including the balcony is 168.89 m<sup>2</sup>

Price 2,600,000 Sfrs

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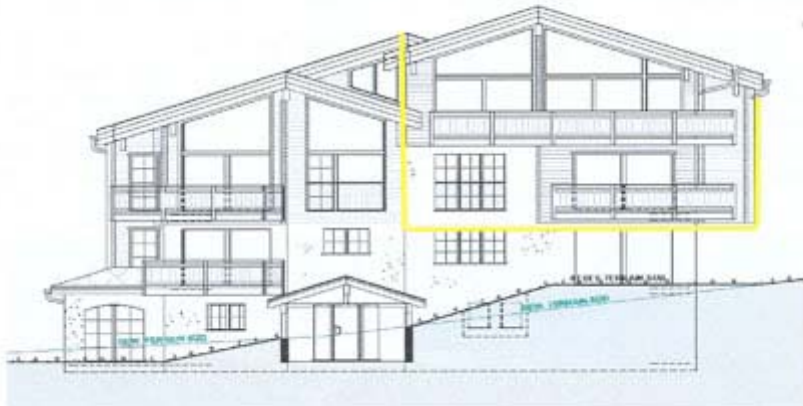
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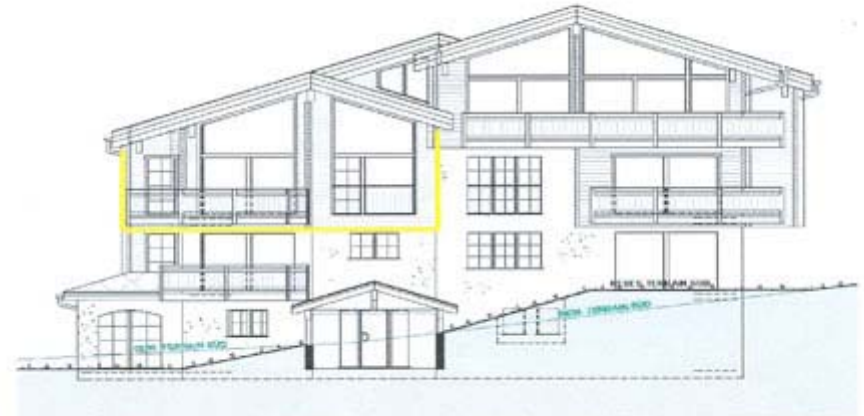
Artist Impression of Building



Artist Impression of lounge and dining area



Apartment 1

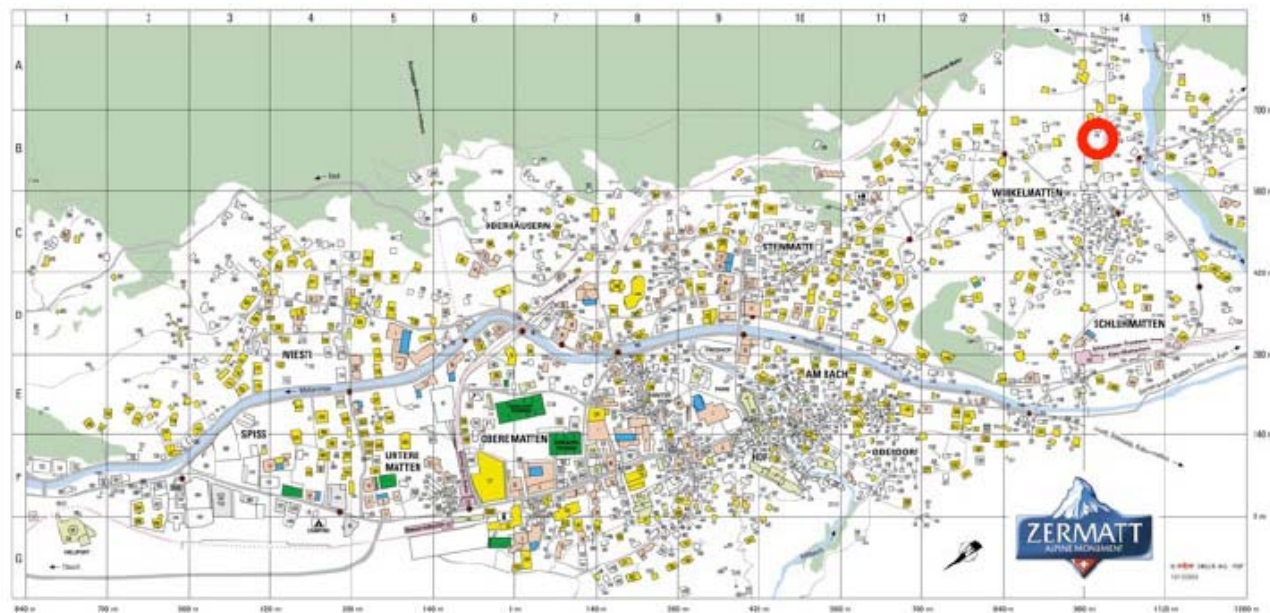


Apartment 2

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# Location

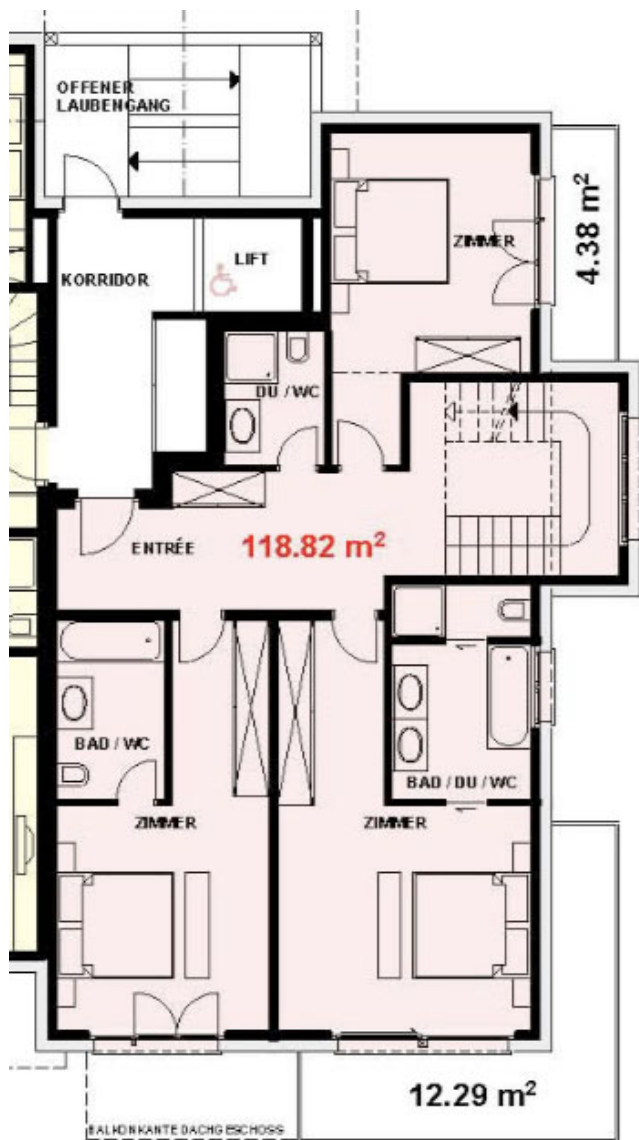


View from the apartments

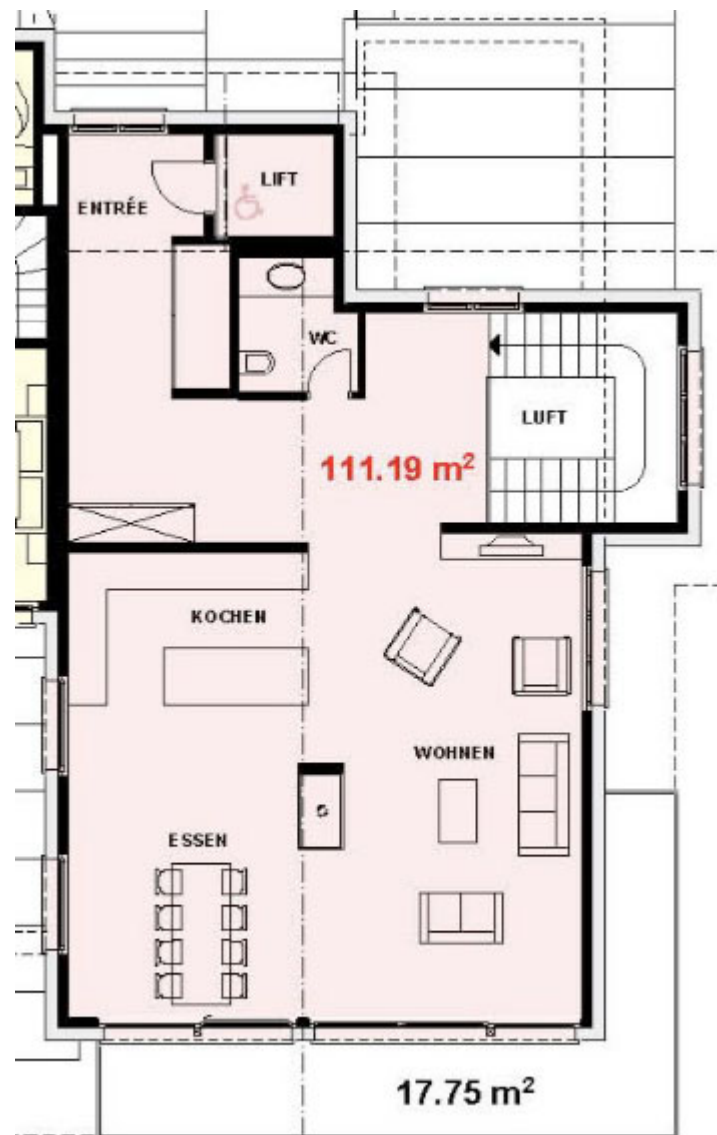
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# Floor Plans – Apartment 1



Lower Level (Second Floor)

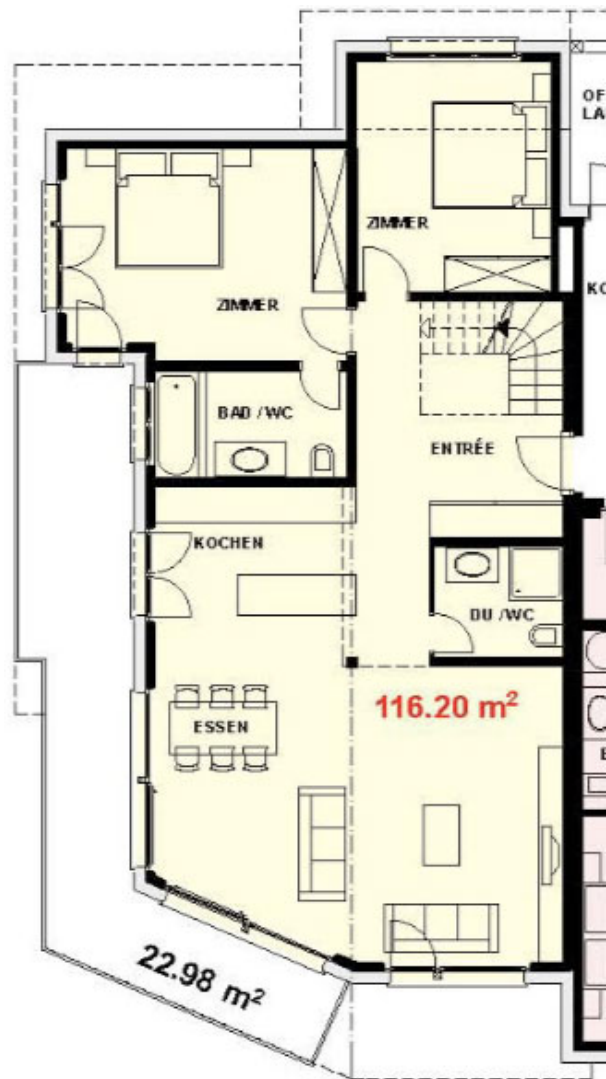


Upper Level (Top Floor)

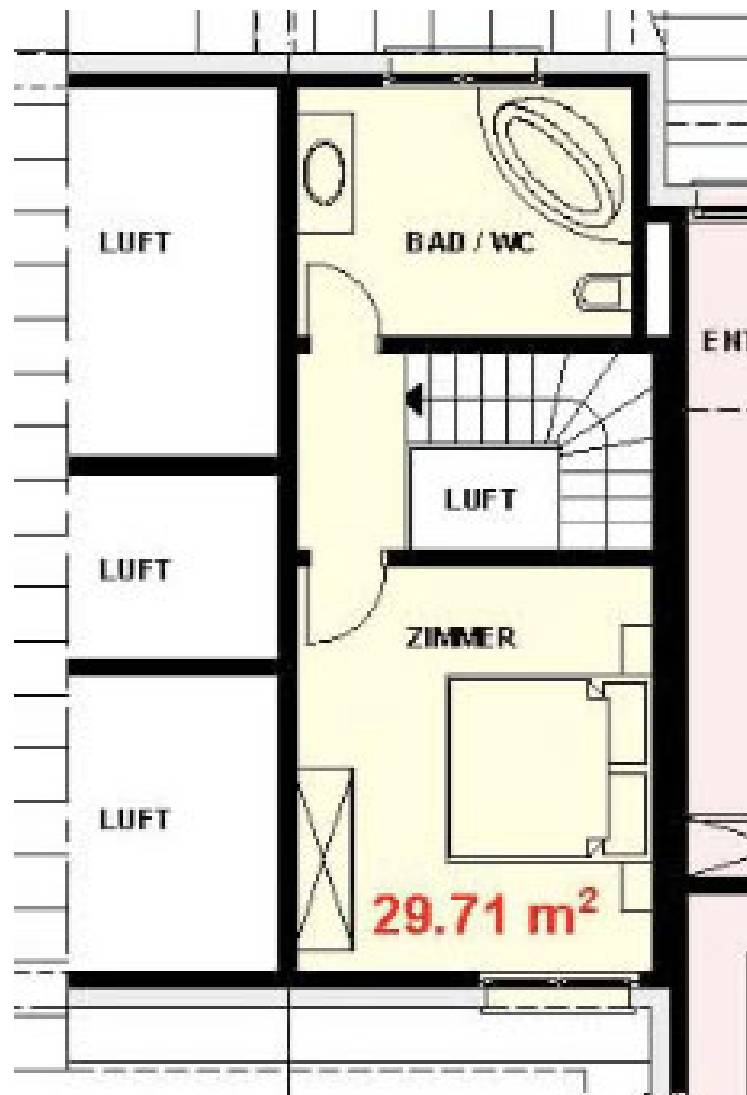
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# Floor Plans – Apartment 2



Lower Level (Second Floor)



Upper Level (Top Floor)

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## Resort information - Zermatt



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The mountain village of Zermatt stands at 1620m and is one of the great ski and climbing centres of the world. It is dominated by the huge and graceful Matterhorn, the mountain which in most people's minds symbolises Switzerland.

Few places can match its combination of excellent advanced and intermediate slopes, reliable snow, magnificent scenery, alpine charm and mountain restaurants with superb food and stunning views.

Arriving by rail or taxi from Täsch, you step off the train and catch sight of the cobbled streets and horses with sleighs waiting for their rides, and you immediately know you are in a special place. The fact that there are no cars here creates a very welcoming atmosphere.





## Summer

Zermatt sparkles during the warm summer months, and many people find this the ideal time to visit. You will find just about every imaginable sport and activity available.

There are many opportunities for hiking, with numerous well-marked footpaths and walks (400 km in all) which will take you through pine-scented mountain forests, to the shores of calm Alpine lakes and to the ice-blue glaciers. Mountain railways make it easy to reach the high altitude rambling areas. There are also many mountain cabins and restaurants to offer a warm and leisurely rest.

Situated at the foot of the Matterhorn and surrounded by 38 four-thousand-meter high mountains, Zermatt has always been a goal for mountain climbers from all over the world. The Zermatt Alpine Centre organizes training sessions, day tours, glacier walks every day.

Summer skiing is also possible! On the everlasting glacial snow at the foot of the Matterhorn, between 2900 and 3900 meters lies a snowy expanse free from crowds, with 6 ski-lifts, 1 chair-lift and 21 km of well-marked and safe pistes, among them a downhill run of 7 km with a 999 m difference in altitude.

The Matterhorn Golf Club's golf course at Randa-Täsch is located on the valley floor between the two villages of Randa and Täsch at 1400 m. above sea-level and very close to the international resort of Zermatt. The golf course has been laid out on two separate pieces of land

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on either side of the River Vispa.

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## Skiing

In Zermatt there is skiing everywhere, with its wind-protected southern location, it is divided into three skiing areas which enjoy superb snow conditions and the longest skiing season in the Alps.

The 394 km of ski runs include slopes ranging from the simplest to the most challenging.

Easy access is provided by an extensive network of 74 transport facilities, with high-capacity cableways, mountain railways and ski-lifts (incl. Cervinia, Italy).

This white wonderland combined with the magic of the Matterhorn creates endless opportunities for great ski touring.

Zermatt also boasts the world's highest glacier palace, approx 15 meters under the surface, where the various glacial splits and gaps, can all be explored in amazement.

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## Apres Ski

There is a good mix of sophisticated and informal fun. With over 100 restaurants to choose from, and many bars and clubs. Zermatt offers

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some of the best night-life in the alps.

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# Zermatt, Switzerland



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# Legal requirements

Demand for property in Zermatt has always been very strong that the commune of Zermatt has effectively prohibited sales of property to foreigners. New planning restrictions also limit the amount of new development in the resort.

If you have a B permit (Swiss resident) and are residing in another part of Switzerland, in Geneva for example, you are permitted to buy in Zermatt but only on the basis that you would rent the property out rather than retaining it entirely for your own use. If you want to buy to use the property as a “second home” then you would have to move your papers to Zermatt so that you pay your taxes there.

A foreigner could apply for a B permit with the right to reside in Zermatt and to buy a property there. B permits are quite easy to obtain, particularly for those over the age of 50 and who do not need to work in Switzerland. It takes around 2 months to obtain (younger people can also apply but this may take a little longer). We have excellent connections and we are able to assist with your B permit application as part of the purchase process. There are rarely any negative tax implications but you will be required to join a Swiss private health insurance scheme (around 120 sfrs per month). Please ask for further information and see this link:

[www.bfm.admin.ch/bfm/en/home/themen/schweiz - eu/aufenthalt\\_der\\_eu/eu-17\\_efta/faq - haeufig\\_gestellte.html](http://www.bfm.admin.ch/bfm/en/home/themen/schweiz - eu/aufenthalt_der_eu/eu-17_efta/faq - haeufig_gestellte.html)

## Viewing

Arranging to visit is easy and inexpensive, as EasyJet ([www.easyjet.com](http://www.easyjet.com)) have many cheap flights to Geneva or Milan. The transfer to Zermatt is about 2 and half hours from either airport. It is possible to make a day trip but if you would like to stay overnight, we can recommend good hotels in the area, suitable for all budgets. We would also be pleased to set-up an appointment to view these properties with our local expert. If you would like to arrange a visit, or would like further information on any of these properties, or the local area please contact:

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