



## **Stunning Multifamily Chalet In Prime Location, Gstaad**

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# About the Municipality



## SAANEN, 1'014 ABOVE SEA LEVEL

Together with the municipalities of Gsteig and Lauenen, the municipality of Saanen forms the Saanenland in the Bernese Oberland. The municipality of Saanen includes the capital Saanen and the world-famous resort Gstaad.

**Population:** approx. 7'469 inhabitants

### Arrival

**By car:** On the motorway from Basel, Geneva or Zurich via Berne to Spiez, from here on the main road through the Simmental to Saanen.  
**Rail:** An extensive network of public transport links Gstaad both internally and externally. The main means of transport are the "MOB" railway (Montreux-Oberland Bernois) and numerous post bus lines.  
**Airport:** Bern 70 km, Zurich 200 km, Basel 180 km, Geneva 155 km. Zurich and Geneva with direct train connection from the airport railway station. Air-taxi connections to many national and international destinations are maintained from and to Saanen airport.

### Income tax

Municipal tax rate: 1.3  
Cantonal tax rate: 3.06

### Property tax

Tax rate 1.5‰ of official value.

### School / Kindergarten

Kindergarten and primary school are in Saanen, high school and vocational college in Gstaad.

### Medical care

Doctors and pharmacy in town. The nearest hospital is in Zweisimmen, about 13 km away.





# Property description

## DESCRIPTION

The new two-family chalet impresses with the following benefits in addition to the advantageous location:

- Light-flooded rooms
- Generous floor plan
- 2 modern kitchens equipped with the latest technology
- Spacious living areas with fireplace
- Comfortable bedrooms with en-suite bathrooms
- Extensive balconies and terrace with great view
- Wellness area with indoor pool

The 5 floors are connected by an elevator. Both apartments have a private laundry room and cellar in the basement.

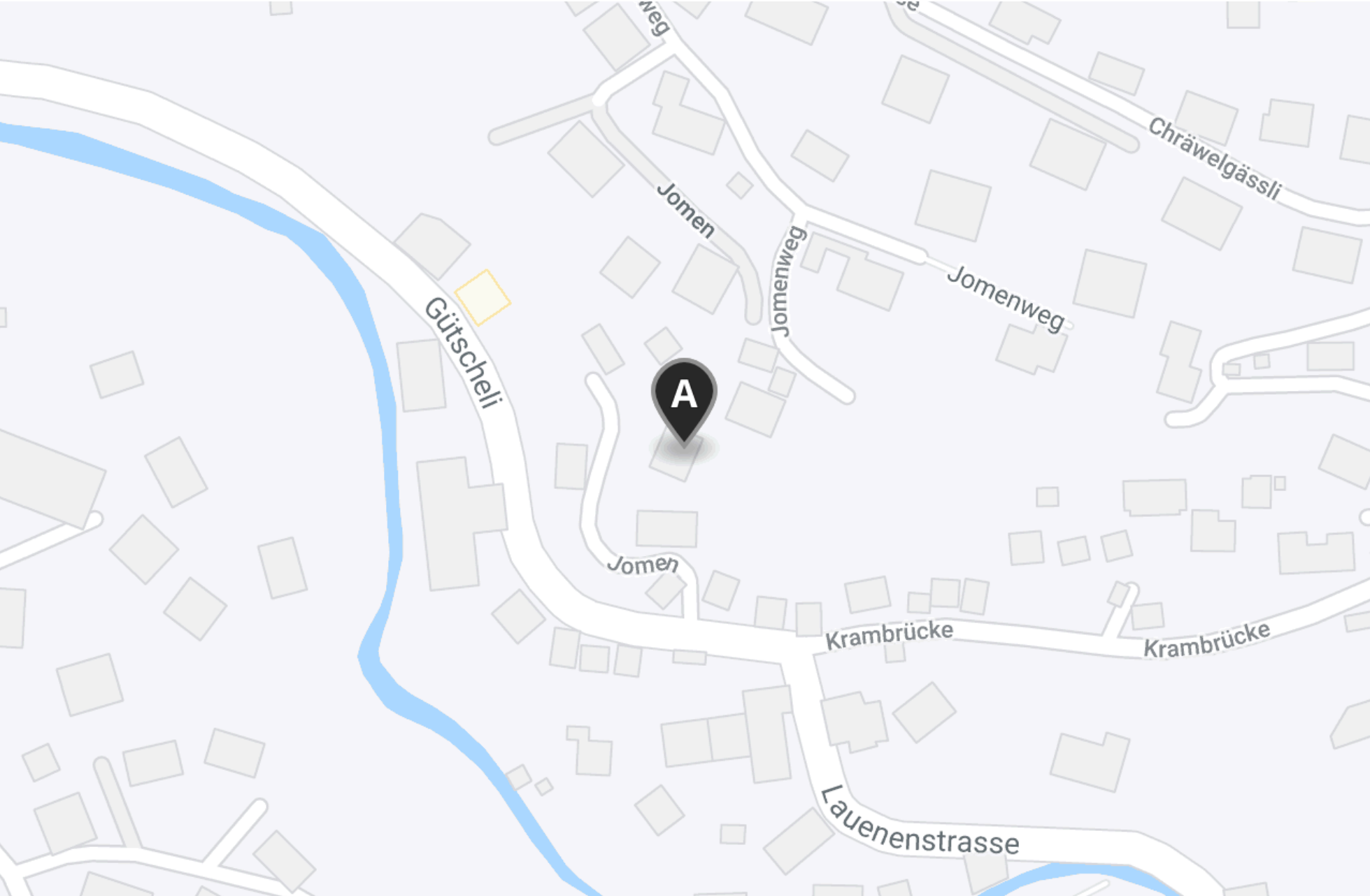
## LOCATION

The multi-family chalet is located in an elevated position in a quiet and sunny neighborhood near the village center of Gstaad. The nearest bus stop is only a few minutes walk from the property.



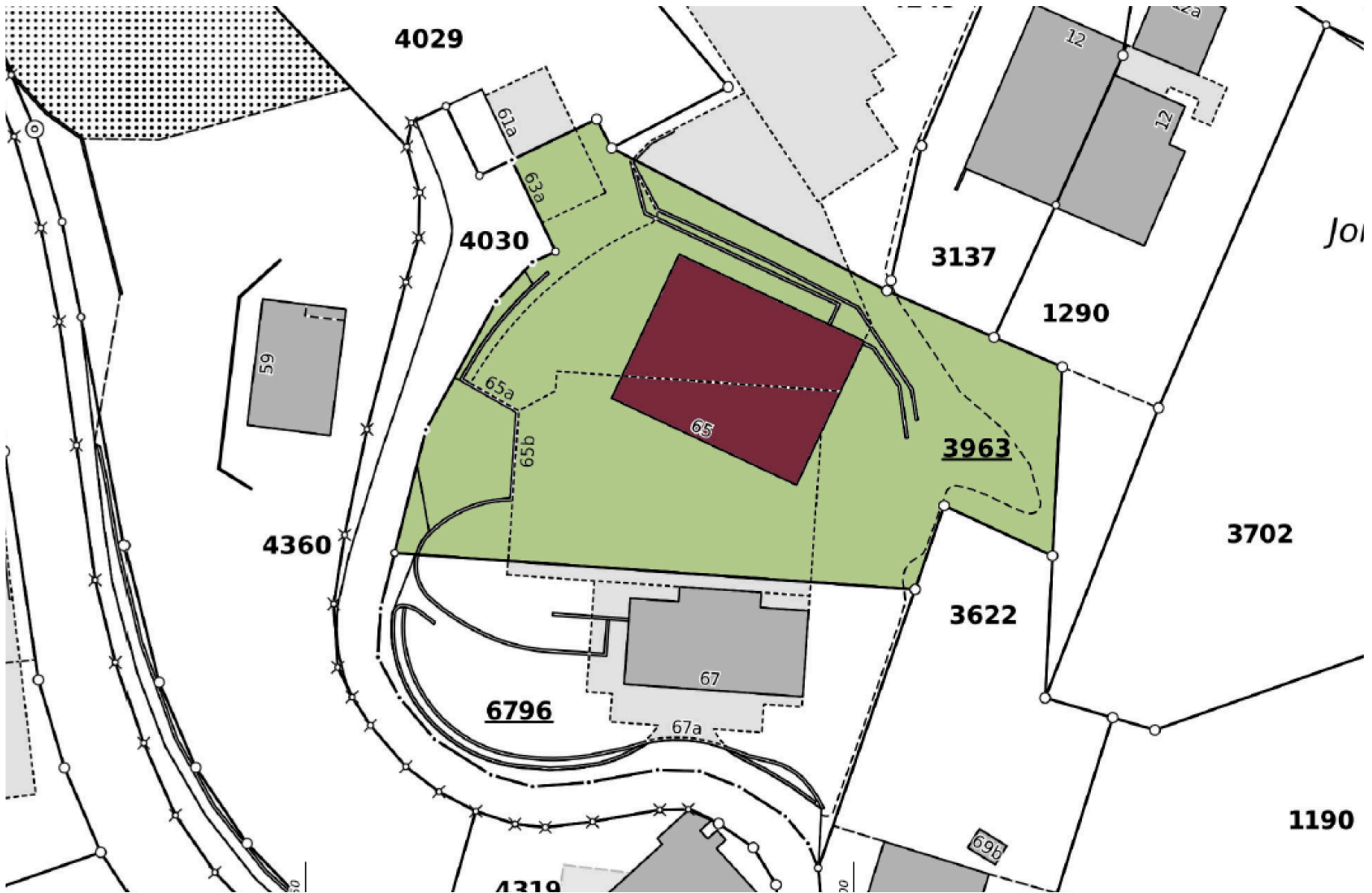


# Map





# Situation Plan





# Property Details

## MAIN INFORMATION

Reference no.	nki 050
Utilities	Residential, Vacation
Property type	Multiple dwelling
Rooms	13
Bathrooms	11
Number of guest toilets	3
Number of residential units	2
Floors	5
Available from	On Request
Year built	2021
Zone type	Wohnzone W3
Plot no.	3963

## AREAS

Total floor area	969 m²
Land area	2'484 m²
Balcony space	91 m²
Terrace space	150 m²

## PROPERTY FEATURES

✓ Balcony	✓ Quiet
✓ Chimney fireplace	✓ Secondary residency
✓ Garage	✓ Sunny
✓ Has elevator	✓ Swimming pool
✓ Mountain view	✓ Tumbler
✓ New construction	✓ Washing machine



# Room layout

## 2nd Basement

- Indoor car park
- 2 private ski cellars
- Technical room
- Elevator / staircase

## 1st Basement

- Elevator / staircase
- 2 private laundry rooms with storage space
- 3 bedrooms
- 3 en-suite bathrooms with shower / WC
- Wellness with swimming pool / relaxation area / WC / shower

## Ground Floor

- Elevator / staircase
- 3 bedroom apartment*
- Spacious kitchen
- Living and dining room with fireplace
- 3 bedrooms
- 3 en-suite bathrooms with shower / bathtub / WC
- Guest WC
- Spacious terrace

## 1st Floor

- 4 bedroom duplex apartment*
- Elevator / staircase
- Living room
- 4 bedrooms
- 4 en-suite bathrooms with shower / bathtub / WC
- Balcony

## Top Floor

- Elevator / staircase
- Spacious kitchen
- 2 dining rooms
- Living room with fireplace
- 2 guest WCs
- 3 balconies



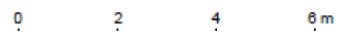
# 2nd Basement



0 2 4 6 8 m



## 12

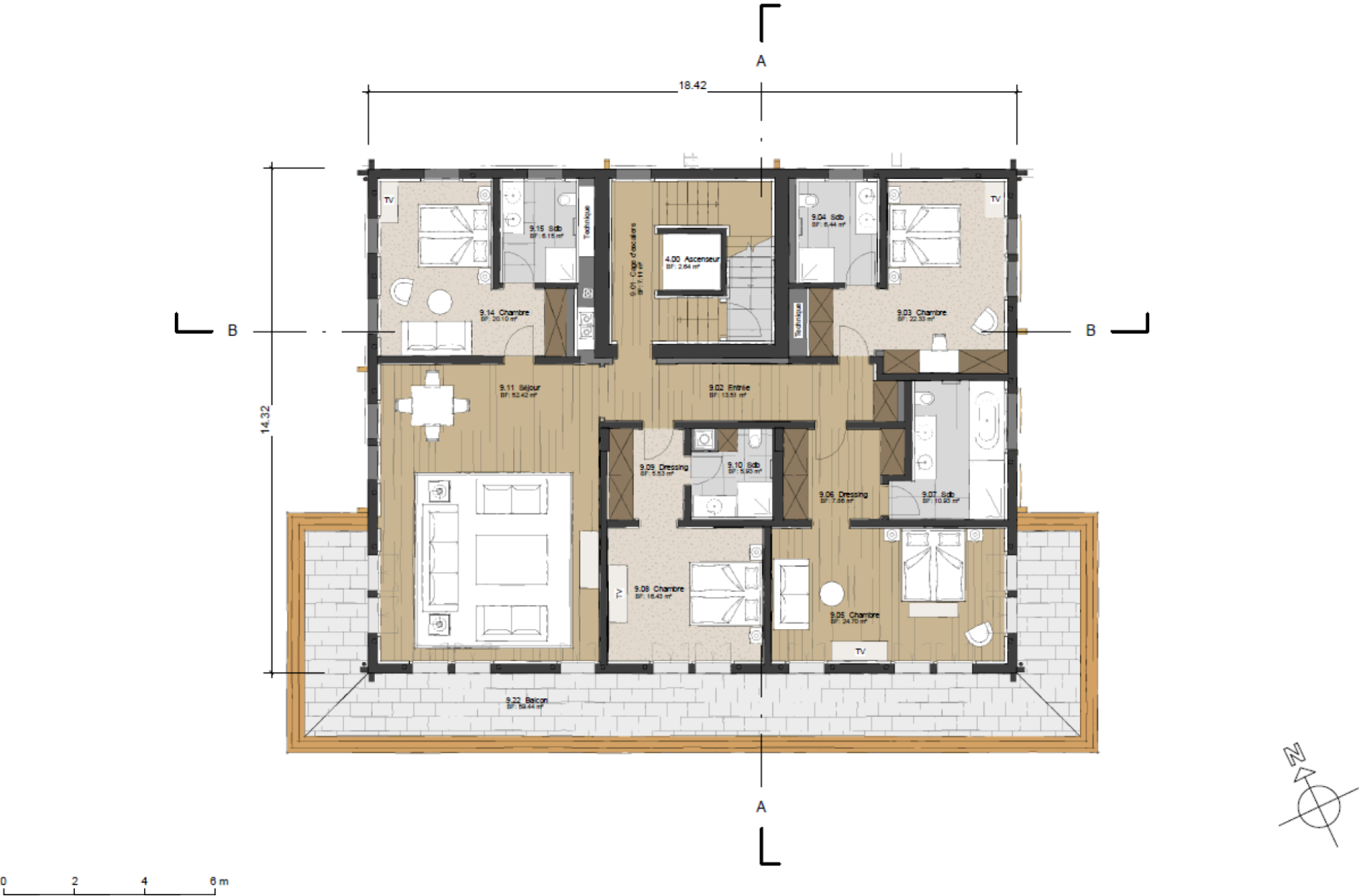




# Ground Floor

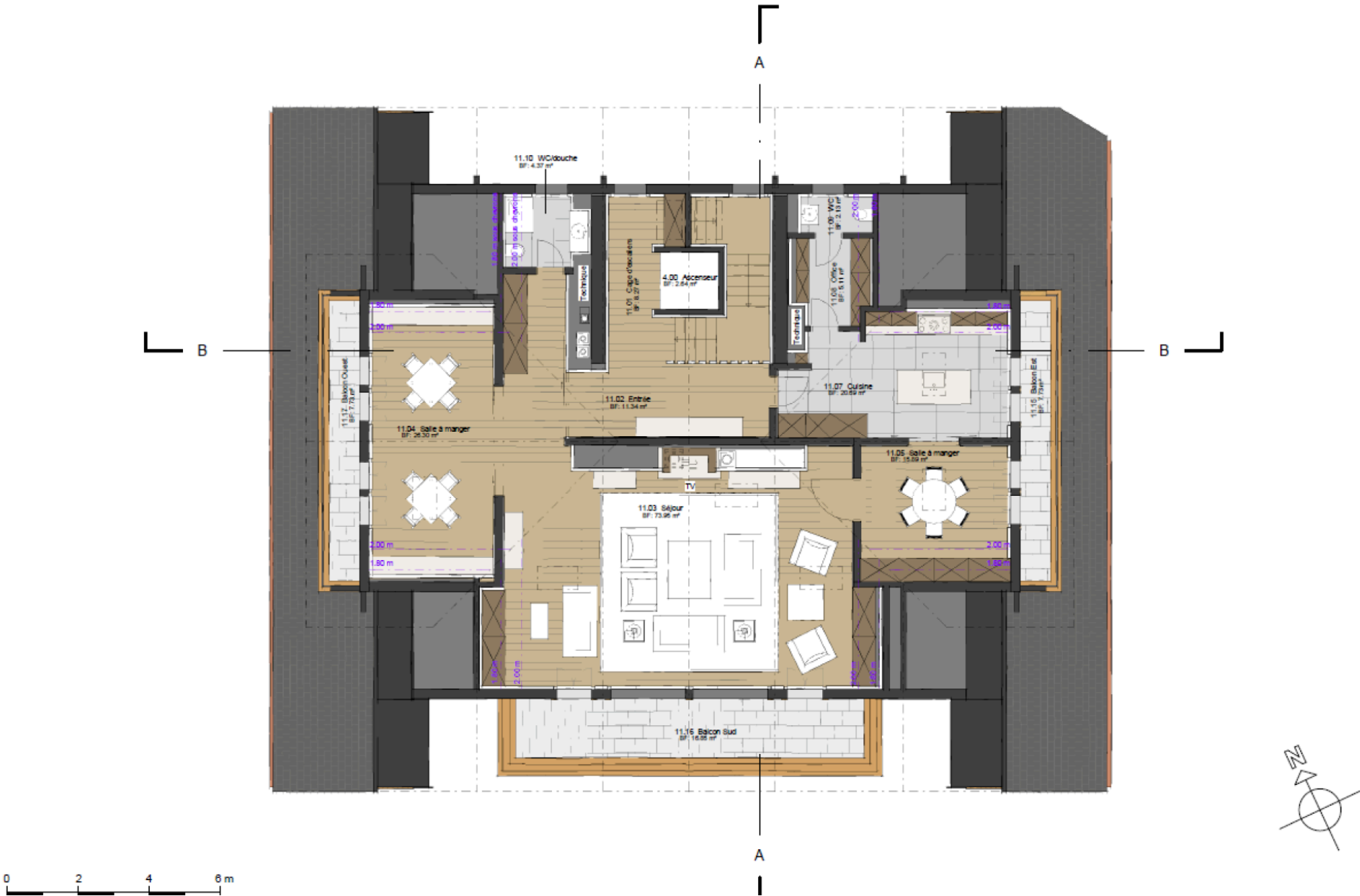


# 1st Floor





# Top Floor



# Impressions



































































































































**Dreams come true...**