

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

ZERMATT



Well located high-quality 4 bedroom
apartment

CHF 5'000'000.-

Sale to non-Swiss residents/nationals: No info

Steiger&Cie Verbier SA
Rue de la Poste 11
CH-1936 Verbier
+41 27 771 81 71
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Steiger&Cie Crans-Montana SA
Rue du Prado 33
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Steiger&Cie Zermatt AG
Tempel 9
CH-3920 Zermatt
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SITUATION AND DESCRIPTION

Located not far from the Sunnegga funicular and furnished to a very high standard, this 4 bedroom apartment is situated in a recent building with only 5 residential units and extends over the entire 2nd floor with unobstructed views of the Matterhorn.

From the entrance of the apartment you can see directly into the living area with fireplace and the open kitchen equipped by Gaggenau with cooking island, which leaves nothing to be desired. The dining table is located in the window alcove with balcony access and offers the perfect view of the mountain of mountains. Right next to the entrance and thus behind the living room is the first of 4 bedrooms, which has been converted into a small but nice gym with Technogym equipment. In the hallway to the left behind the kitchen is a small steam bath with a washing tower, and to the right is the separate bathroom, which also serves as a guest WC. This is

followed by a further west-facing bedroom, also with balcony access, and finally the two south-facing rooms, one of which has a large adjoining bathroom and the other is currently used as an office. Both rooms can be separated from the rest of the apartment by an additional door. Lights and blinds can be operated via cell phone.

The property also has a private cellar compartment, which has been converted into a dignified ski room, and a direct access to the wellness and swimming pool area in the neighboring building. Latter gives as well the possibility of offering accommodation to holiday guests through its hotel-like structure, which can generate interesting rental income. And if you are still not convinced, it should be mentioned that 2 parking spaces are also being sold with the accommodation, which is a very rare commodity in Zermatt.

SURFACES

Living area	~ 171 m ²
Weighted Surface	~ 171 m ²

CHARACTERISTICS

Number of bedrooms	4
Number of bathrooms	2
Location floor	2nd floor

INFORMATION

Year of restoration
Heating installation

2021
Floor

- Swimming pool
- Recreation room
- Partially furnished
- Built-in closet
- Fireplace
- With front and rear view

NEIGHBOURHOOD

- Village
- Car free
- Mountains
- Residential area
- Restaurant(s)
- Child-friendly
- Ski piste
- Ski resort
- Ski lift
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Covered parking space(s)

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Open kitchen
- Separated lavatory
- Bicycle storage
- Ski storage
- Storeroom
- Sauna
- Hammam
- Spa

EQUIPMENT

- Furnished kitchen
- Kitchen island
- Cooker/stove
- Ceramic glass cooktop
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- American Fridge
- Built-in coffee machine
- Washing machine
- Dryer
- Bath
- Shower
- Electric blind

CONDITION

- Very good

ORIENTATION

- South

VIEW

- Nice view

FINANCIAL DATA

Price

CHF 5'000'000.-

Availability

To be discussed

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- Unobstructed
- Far view
- Panoramic
- Mountains
- Alps

STYLE

- Modern

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