Titlis Resort, Engelberg, Central Switzerland
Titlis Resort

Engelberg is a dual season resort complete with golf course and a glacier and only 85km from Zurich. Under construction now with the first apartments to be delivered in November 2013, the Titlis Resort is a high quality development of apartments just 200m from the Titlis ski lift and within walking distance of the village. Facilities include a spa and a full management and rental service if required.

Key Facts

- One to four bedroom apartments
- With spa and wellness facilities
- Full management and rental service available
- 200m from the lift, 5 minutes walk to the centre
- 1 hour 15 mins from Zurich airport
- Drive or arrive directly by train
- 82km of pistes up to 3020m on the glacier
- Long ski season (26th November to 29th May)
- Dual season resort with golf course
Distinguished by the imposing Benedictine monastery
Resort information

Engelberg or the ‘Mountain of Angels’ as the founders of the monastery called it in 1120, is a dual season resort just one hour and fifteen minutes from Zurich. This picturesque village is distinguished by a Benedictine monastery and the pedestrianised centre offers a good choice of shops, restaurants and bars. With skiing at over 3000m on the Titlis Glacier Engelberg has one of the longest ski seasons in the Alps from the start of October until the end of May. It also has one of the longest vertical drops in the Alps, a challenging 12km descent from the glacier to the village.

Set around a pretty lake with a stunning mountain backdrop, Engelberg offers plenty of summer activities including an 18-hole golf course which opens just as the ski season ends. An action-packed summer and winter programme, a wonderful sports centre and great facilities will keep you busy but also offers every opportunity for relaxation.

Getting there

The closest airport is Zurich which is just 85km away and is an easy journey taking about 1 hour 15 mins by car. There are many international and long haul flights to Zurich airport. Engelberg has a station so you can also arrive directly by train. The charming medieval town of Lucerne is just half an hour away by car or take the narrow-gauge railway.
Village style development at the foot of the slopes
**Location**

Engelberg is just 85km from Zurich and may be accessed by motorway in 1hr 15 minutes or directly by train as Engelberg has it’s own station. The Titlis Resort is in the perfect location just 200m from the Titlis lift which gives access to the Titlis glacier at over 3000m and less than five minutes walk to the centre of the resort to shops, bars and restaurants.

The Titlis Resort is almost at the foot of the slopes just 200m from the lift and five minutes walk to the station so there’s no need to have a car; you can arrive by train.

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**Property**

The Titlis Resort is a development of nine chalet style buildings which will have a reception, a restaurant and a spa, several saunas and steam rooms.

Each of the chalets available; Langwand (6), Sulzli (7), Wendensattel (8) and Schaftal (9) has between seven to twenty apartments.

All the car parking is underground beneath the site so there will be space and green areas in between the chalets making this ideal for children and giving a village feel.

The first four chalets will be finished for November 2013 and the entire development is scheduled to be completed for December 2015.
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Prices correct as of 18th April 2012

It is obligatory to buy at least one garage place if you wish to rent your apartment.
Plot plan
The resort has a huge wellness of 500m² spread over two floors
Floor Plans – Apartment 731
Floor Plans – Apartment 732
Floor Plans – Apartment 801

- **Bedroom**
  - Schlafzimmer 12m²

- **Living**
  - Wohnen 24m²

- **Dining**
  - Essen 15m²

- **Storage**
  - Rezult 6.5m²

- **Entry**
  - Eingang 5m²

- **Bathroom**
  - Dusche 4.5m²
  - Bad 6m²

- **Terrace**
  - Terrasse 9m²
Floor Plans – Apartment 831

- Bathroom
  - Bad 5m²
- Bedroom
  - Schlafzimmer 14m²
- Bedroom
  - Schlafzimmer 13m²
- Bedroom
  - Schlafzimmer 13m²
- Dining
  - Essen 10m²
- Living
  - Wohnen 31m²
- Kitchen
  - Küche 7.5m²
- Terrace
  - Terrasse 13m²
- Entry
  - Eingang 7m²

Raumhöhe 1.80m

- Rooflight
  - Dachfenster
- Dusche 4.5m²
Floor Plans – Apartment 832
Floor Plans – Apartment type A (studio)

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Floor Plans – Apartment type D

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Floor Plans – Apartment type D(2)

Apartment numbers: 602, 612
Floor Plans – Apartment type F

Apartment numbers: 606, 616, 626
Floor Plans – Apartment type F(2)

Apartment numbers: 605 615 625
Floor Plans – Apartment type G

Apartment numbers: 701 711 721 921
Floor Plans – Apartment type K

Apartment numbers: 724 924
Floor Plans – Apartment type K(2)

Apartment numbers: 624
Floor Plans – Apartment type L

Apartment numbers: 704 714 904 914
Floor Plans – Apartment type L(2)

Apartment numbers: 604 614
Floor Plans – Apartment type M

Apartment numbers: 811 812 821
Floor Plans – Apartment type N

Apartment numbers: 931 932
Floor Plans – Apartment type O

Apartment numbers: 633
Floor Plans – Apartment type P

Apartment numbers: 631 632
Floor Plans – Apartment type R

Apartment numbers: 601 611
Floor Plans – Apartment type T

Apartment numbers: 901 911
Exclusive use? or rent?

The first phase released for sale and under construction now are four chalets with a total of 55 apartments. Chalets Langwand and Schaftal are designated as “second homes” which you may use exclusively yourself and chalets Sulzli and Wendensaffel are “holiday home” apartments which you may use as much as you like but you are obliged to rent out when you are not using it.

Owners of either “second home” and “holiday home” designated apartments may use their apartment for as many weeks of the year as they wish.

The “holiday home” owners are obliged to rent their apartment out through Titlis Resort AG for a limited period of 10 years from the opening of the resort. The owner may extend the rental contract for a further 5 years and further extensions are possible thereafter if required.

Both types of property (second home and holiday home) are available to both Swiss residents and also to foreigners.

The rental company

The Titlis Resort will be managed by Bergbahnen Engelberg-Trübsee-Titlis AG (BET AG) which operates the ski lifts in the resort of Engelberg and has close links to the tourist office to promote Engelberg throughout Europe, Southeast Asia, India and China.

BET AG owns and operates restaurants, bars, shops and two hotels in Engelberg; the 370 bed Terrace Hotel and the Alpine Lodge.

It is a public company listed on the Zurich stock exchange and has over 4000 shareholders and an annual turnover of over 50m sfrs.
Authorised for sale to foreigners
Division of rental income

When the owner of a “holiday home” apartment is not using their apartment personally it will be placed in the rental pool that week. The Owner will receive a share of the rental income of all the apartments in the rental pool that week whether his apartment is actually rented or not and the income will be divided between the owners in accordance with the m2 of each apartment after deduction of the running costs which include:

- All liabilities such as tourist taxes, credit card charges and other third parties services
- 10% renovation fund for operating costs, maintenance of the apartment and equipment
- 25% management fee to BET AG operator of Titlis Resort for booking commission and service

At the end of each financial year the apartment owners will receive detailed accounts prepared by an external auditing body (currently BDO AG, Lucerne). The owner does not pay anything to use the apartment for the first 21 days. Thereafter he pays 25% of the official seasonal rack rate of the apartment to pay for the standing charges.
5 minutes walk to the centre
Purchase costs

Engelberg is in the Canton of Obwalden, which has one of the cheapest tax structures of all the Cantons in Switzerland.

As the Titlis Resort is a “touristic” development all apartments are authorised for sale to foreigners. However, to avoid speculation a property can not be resold for 5 years except in discretionary cases of ill-health or financial difficulty. After five years you may resell to a Swiss or to a foreigner. This is a huge advantage as there are very few properties authorised for sale to foreigners in any of the ski resorts in Eastern Switzerland.

The total purchase costs including taxes, notary fees and land registry fees payable by the Purchaser will be in the region of 2% of the purchase price. The vendor will pay half of the land registry fees and half of the costs for the contract and notarisation. The change of ownership taxes are to be paid by the Buyer.

Legal Requirements

Engelberg is in the Canon of Obwalden which has one of the lowest tax regimes in Switzerland. Foreigners may also buy freely in this resort and there are sufficient foreigner purchase permits available. These properties are authorised for sale to foreigners and the notary will apply for your foreigner purchase permit as part of the purchase procedure.

The Swiss people voted in a referendum on 11 March to prohibit the construction of new second homes in resorts where these already account for more than 20% of the total housing stock so this is the last opportunity to buy a new property in the Swiss Alps as a holiday home.

Buyers may resell at any time to a Swiss buyer foreigner or to a foreigner who is residing in Switzerland (with a B or C permit) but must wait for 5 years to sell to a foreigner not residing in Switzerland. This will be an excellent investment and will increase in value as no more building permits will be given in future for the construction of new properties like this.
Running costs
The Owner pays for the utilities (electricity and water) during the period he occupies his apartment personally. All other costs are paid by the rental agency except the annual property taxes.

Annual Property taxes
Owners pay taxes to the local commune (Engelberg), the Canton (Obwalden) and to the Federal government. The Canton of Obwalden has one of the lowest tax rates in Switzerland and owners have a choice of completing a tax declaration or being assessed for tax simply on the basis of the “tax value” of the apartment. The total annual property taxes will amount to approximately 0.75% of the market value of your property. Please ask us for detailed calculations if required.

Purchase terms
Reservation payment: 20,000 Sfrs < 1,000,000 Sfrs* Reserve payment: 50,000 Sfrs > 1,000,000 Sfrs*
30% when signing the notarised sales deed (*Inc res) 70% upon delivery of the finished apartment
All payments are made to the notary’s client account

Finance
Swiss banks will lend up to 70% of the purchase price. Interest rates are low (around 2.5%) and typically loans are flexible (you can pay off part or all and often with minimal notice). Usually the capital is paid back each quarter over the period of the loan (usually 25 years) and you pay interest quarterly on the capital balance outstanding that quarter so the amount of interest payable deceases as the loan is paid off.

Viewing
As the developer also owns and manages the 3* Terrace Hotel in Engelberg www.titlis.ch/de/terrace/hotel we are able to offer a special accommodation and ski visits package for stays of two night or more.

• 2 nights accommodation with breakfast buffet
• 2 day ski pass
• Sauna and steam room 4pm to 8pm
• From 222 Sfrs / 148 EUR per person/package for two persons sharing a double room

Contact us to make a reservation.
The Titlis Glacier Park
Winter

Engelberg has one of the largest vertical drops in the Alps with some snow-sure slopes and epic off-piste runs and one of the longest ski seasons in the Alps. A modern system of 25 lifts serve 82km of pistes and there are plans to link to the neighbouring resort of Melchsee-Frutt which would make this the largest ski area in Central Switzerland. There are three beginners slopes and some challenging long descents for good skiers including the legendary Galtiberg a 12km long run which descends 2000m from glaciers to the valley floor. Experts will find plenty of off-piste skiing at the top of the Titlis. Cross country skiers have plenty of trails in the valley and on Gerschnialp. You can visit the Igloo Village at Trübsee to see how igloos are built and check out the Igloo Bar for drinks or a fondue or even stay the night in an igloo for two or four persons.

The Titlis Glacier

The Titlis Glacier Park and ‘Ice Flyer’ chairlift at 3000m are a snow-sure paradise for skiers, boarders, and walkers. There is also a freestyle park and a glacier grotto in the eternal ice of the Titlis. Skiing is possible from early October till the end of May - there’s always snow!

Non-Skiers

There is plenty to do in Engelberg in addition to skiing. There are 36km of winter walking and hiking trails and the sports centre has indoor tennis, curling, ice hockey ice-skating, night skiing, and even ski jumping on the championship level jump in the village. There are over fifty restaurants, serving everything from traditional Swiss cuisine to Tex-Mex, Chinese and Indian and gourmet Swiss / French haute cuisine at the Schweizerhaus. Once a month there is a dining trip to the Titlis and there are also sleigh and fondue evenings on the mountain.

Après Ski

Engelberg offers an excellent choice of bars and pubs that offer live music. The Chalet at the foot of the slopes and the lively Yucatan are good places to start. The Spindle disco is a perennial favourite, the Eden Bar and CC are good for dancing and you’ll find Europe’s highest bar on the Titlis at 3020m. There is even a casino in the resort.
Proposed linking of three ski areas
Dual season resort with golf course
**Lucerne**

One of Switzerland’s most stunning medieval cities is just 20 minutes from Engelberg. In a dramatic lakeside setting surrounded by mountains Lucerne offers wonderful boat trips, classical concerts and other cultural activities throughout the summer.

**Golf**

The golfing experience in Engelberg is magnificent with the combination of a spectacular mountain backdrop and challenge of the 18-hole course. These form the perfect meld of sport and nature. From May to October golf enthusiasts have the opportunity to improve their handicap in this truly heavenly setting.

**Summer**

Engelberg offers a staggering 360km of walking and hiking trains for all levels including several theme trails (mountain flower trail, Brunei trail, tickle trail, Knapp trail) and the hiking paradise of Trübsee; a popular starting point for tours to several mountain lakes which is located halfway up the Titlis.

Other options include climbing up one of the four via ferratas, paragliding through the mountain air, river rafting and canyoning and biking. Engelberg has a sport centre with indoor tennis, curling, ice hockey rink, and gym. There is also an indoor and outdoor swing pool just 5 minutes walk from the Titlis Resort.
Contact us for advice or to arrange a visit
Viewing

Let us know if you would like to arrange a visit. Making a viewing is easy and inexpensive. It is possible to make a day trip, but if you would like to stay for longer please let us know and we will recommend good hotels in the area.

We are able to offer a special package for stays of two night or more which includes accommodation, breakfast buffet, two day ski pass, and use of the sauna and steam room. Price from 222 Sfrs / 148 EUR 148 per person for two persons sharing a double room.

Contact

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Company Profile

Alp Village SA is a Swiss developer specialising in building high quality chalets for sale and apartments for sale in some of the best ski resorts in Switzerland.

Disclaimer

Whilst we make every attempt to ensure the accuracy and reliability of the information contained in all brochures and the company website, the company, its employees and agents will not be responsible for any loss, however arising, from the use of, or reliance on this information. The sales deed prepared by the local Notary will contain all the terms of the sale and no warranty or representation made by an other person which is not specifically included in that deed of sale is legally enforceable.

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