

THE EDGE

- SAMNAUN SWITZERLAND -



MOUNTAIN RESIDENCES

stands for

Mountain Residences is a reliable and professional real estate developer with a strong focus on the Alpine regions. With passion and a long-term vision, we immerse ourselves in local market dynamics to create unique and valuable investment opportunities. Our extensive professional network ensures exceptional collaborations with regional partners, adding significant value to every project. We know how to connect the individual partners.

In this brochure, Mountain Residences presents 'The Edge', an exclusive apart-resort in Samnaun-Compatsch. This project offers a unique investment opportunity, allowing you to enjoy Switzerland's breathtaking nature and endless leisure activities while securing a valuable asset. The resort is located directly in the Samnaun-Ischgl ski area, offering ski-in access at an altitude of 1,734 meters, with 240 kilometers of ski slopes in one of the most snow-secure locations in the Alps.

INVESTMENTS

Investments in premium, high-quality, and innovative real estate projects designed with meticulous attention to detail.

EXPERIENCE

Years of expertise in developing and realizing luxury chalets, apartments, hotels, and investment properties in prime Alpine locations.

QUALITY

Extraordinary and distinctive architecture, exclusive contemporary furnishings, professional project management, and competent administration ("full-service concept") make your chalet or hotel apartment in the Alps a lasting investment.

LOCATIONS

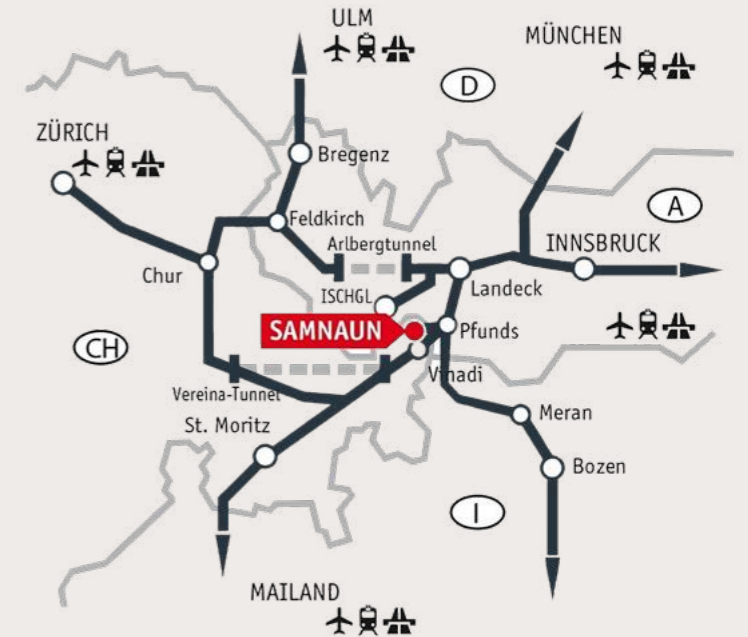
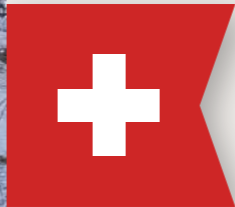
We focus on areas with high growth potential in stable and economically strong Alpine region.

EXPERTISE

Our projects are professionally managed by experienced legal and financial experts.

SERVICE

We offer personalized consultation and guidance, clear and transparent communication, and a high level of service, with room for individual preferences and tailor-made solutions.



SAMNAUN-GRAUBÜNDEN-SWITZERLAND

Nestled at 1,734 meters in the picturesque village of Samnaun-Compatsch, 'The Edge' is a premier apart-resort development. Ideally located near the valley run and the planned second lift connection, this project offers seamless access to one of the Alps' finest ski areas.

Samnaun boasts a unique geographical feature: it is the only Swiss village accessible exclusively via Austria. The nearest major Swiss city is Chur, while Innsbruck, Austria, lies approximately 100 kilometres away.



SAMNAUN *Graubünden* 1.844 m



SAMNAUN *Village 1.844 m*



LUXURY *Hotels & Shops*



WINTER *Experience*

The Silvretta Arena Samnaun/Ischgl is one of the best, most modern, and snow-secure ski areas in the Alps! With 239 kilometers of slopes and 45 state-of-the-art ski lifts spanning across Switzerland and Austria, it promises endless fun for every snow sports enthusiast.

239
Slope kilometer

2872 m

Bot:
1400 m

1472 m

lvl

Intermediates/
Advanced



60

Slopes

15% 65% 20%

45

Lifts





Muttler 3294 m Stammerspitze 3254 m Piz Rots 3097 m Piz Mottana 2928 m Piz Davo Lais 3027 m Piz Tasna 3179 m Fluchthorn 3398 m Dreiländerspitze 3197 m

To the Ski area with click

click here

Take a look auf die Live-Cam

to the Projekt

Newly planned lift connection Samnaun-Compatsch mehr Infos

SAMNAUN PLAN

SAMNAUN LARET

SAMNAUN COMPATSCH

Spiss 8 km
Vinadi 14
Pfund 18

Munt da Chierns 2889 m

Alp Bella 2380 m

Grivalea / Grübelekopf 2894 m

Visnitzkopf 2744 m

Müller

Alp Trida 2263 m

Velillspitze 2704 m

Obere Velillalp 2061 m

Velillspitze 2556 m

Velillspitze 3089 m

Burkelkopf 3033 m

Filmspitze 2928 m

Viderjoch 2732 m

Kjoch 2760 m

Alptrider Eck

Alptrider Sattel 2488 m

Salaas 2456 m

Piz Malschuns 2658 m

SAMNAUN DORF 1840 m

Piz Ot 2758 m

SAMNAUN RAVAISCH

Ravaischer Salaas

Greitspitz 2872 m

Höllkar

Höllspitze 2799 m

Höllboden 2141 m

Rauher Kopf 2478 m

Tschamatschkopf 2145 m

Velillspitze 2704 m

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Velill

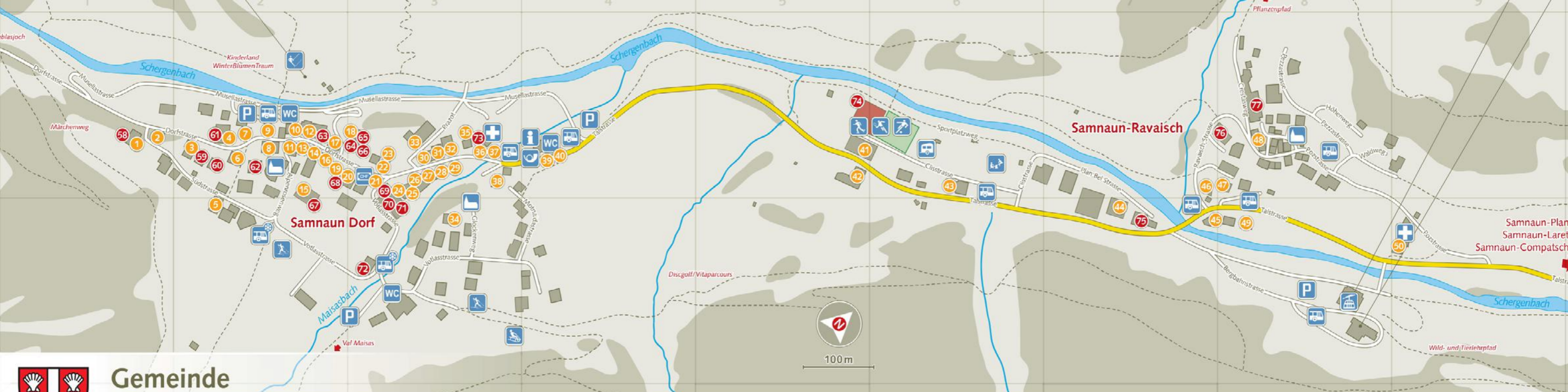
Recognized multiple times as a 5-star ski resort, Silvretta ensures reliable snow conditions from late November to early May. A new lift connecting Samnaun-Compatsch di-

rectly to the ski area is in the works, making it even easier to access the slopes – just a short walk from ‚The Edge‘.


NEW LIFT

Samnaun Compatsch






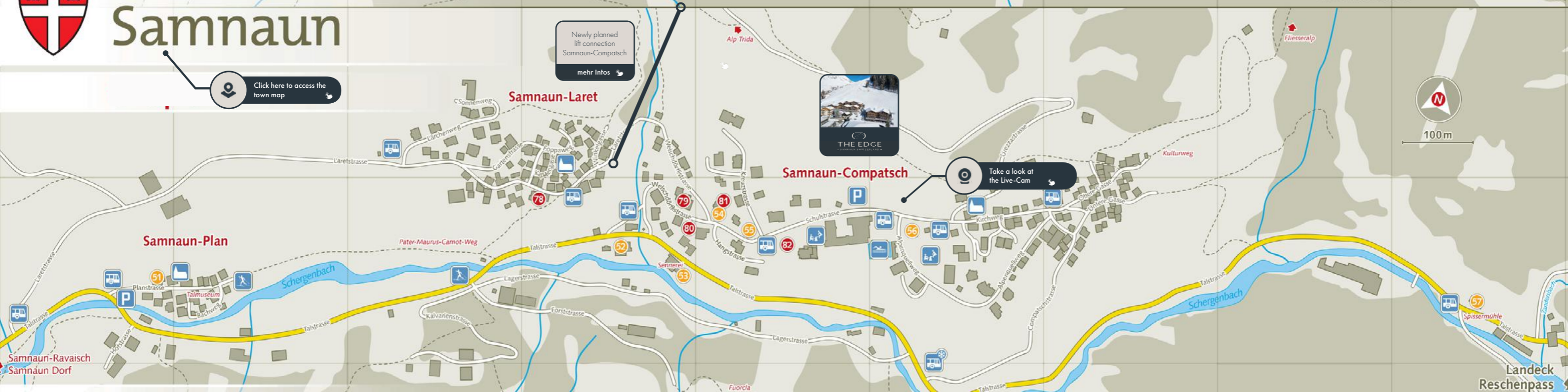
Gemeinde Samnaun

 Click here to access the town map

Newly planned lift connection Samnaun-Compatsch
[mehr Infos](#)



 Take a look at the Live-Cam



Samnaun-Ravaisch
Samnaun Dorf

Landeck
Reschenpass

YOUR SAFE & STABLE INVESTMENT IN THE *Swiss Alps*



100%
Snow-security



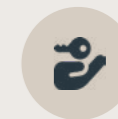
Ski-in & prime location
at 1.734m altitude



Wellness /
Food service




Professional & carefree
rental concept



Generous personal usage
opportunity



Take a look
at the Live-Cam 


THE EDGE
- SAMBAUN SWITZERLAND -
click here 

Wühlkammern Samnaun

Perched high in the pristine Swiss Alps, 'The Edge' offers a luxurious ski-in experience designed for both investment and personal enjoyment.





The development features 22 apartments spread across four interconnected buildings. Built in an authentic Alpine style, the architecture blends traditional charm with modern elegance. The wood-clad balconies offer breathtaking panoramic views of the mountains and valley.



YOUR ALPINE *Hideaway*

THE EDGE
- SAMNAUN SWISS -

APART *Resort*

THE EDGE 1.734 M

In the picturesque Samnaun-Compatsch (1,734 m), a new apartment resort is being developed. The project location is in close proximity to the valley descent and the site of the second newly planned lift connection to the Samnaun-Ischgl ski area.

- 22 luxury apartments across four interconnected buildings
- Ski-in access at 1,734 meters
- 4-star superior quality & modern Alpine design
- On-site breakfast, bar & dining service
- Exclusive wellness & spa facilities
- Prime investment opportunity in the Swiss Alps
- Panoramic view of the mountains & valley

The high-quality modern alpine design has been carefully crafted and will be built in a traditional style with wooden facades. Additionally, there will be a luxurious spa and wellness area, as well as a private storage room for each apartment. The rental and operations are exclusively managed by a professional hotel operator. The on-site team ensures that you and your guests feel at home and enjoy a first-class stay with excellent service.

EXCEPTIONAL DESIGN & FURNISHINGS

Each apartment is designed to 4-star superior standards, featuring high-quality materials, a warm and timeless Alpine aesthetic, and luxurious furnishings. Buyers can personalize ele-

ments such as fabrics and color schemes to match their style. The interiors combine modern elegance with traditional comfort, ensuring a cozy yet sophisticated atmosphere.

EFFORTLESS MANAGEMENT, STRONG RETURNS & PERSONAL USAGE

‘The Edge’ is designed as a tourist investment property, offering flexible personal use while generating rental income when unoccupied. A professional hotel operator takes care of the rental and operation, ensuring smooth management process from booking to departure. Based on dynamic pricing, the operator

achieves maximum occupancy at the highest possible prices. Rental income, minus a commission, is paid to the owners. For personal use, costs for final cleaning, bed linens, and towels are charged. We are happy to provide you with a forecast of the expected rental income and operating costs.





**PROPERTY MANAGEMENT,
OPERATING COSTS & MAINTENANCE**

A professional property management company will handle all operating and maintenance costs. These expenses will be charged on a monthly basis and include water, energy, heat-

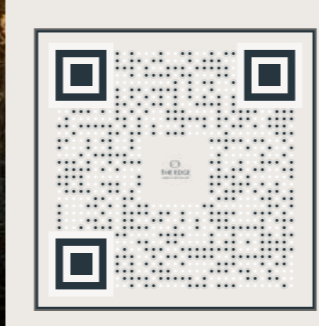
ing, snow removal, garden upkeep, technical services, general maintenance, waste disposal & communal costs.

**INFORMATION, SALES &
DISTRIBUTION PARTNERS**

If you are interested in purchasing an apartment or require detailed information, please feel free to contact us. We are available for a non-binding reservation and any further inquiries. For distribution partners, please visit:

**FLOOR PLANS,
PRICING & TERMS**

Upon request, we will be happy to provide you with individual floor plans, blueprints, construction and furnishing descriptions, as well as pricing and terms. Both the construction and interior design incorporate high-quality materials. Each apartment is equipped with luxurious fitted kitchens and designer bathrooms and furnishings.



THEEDGE-SAMNAUN.COM







BREATHTAKING
Panorama







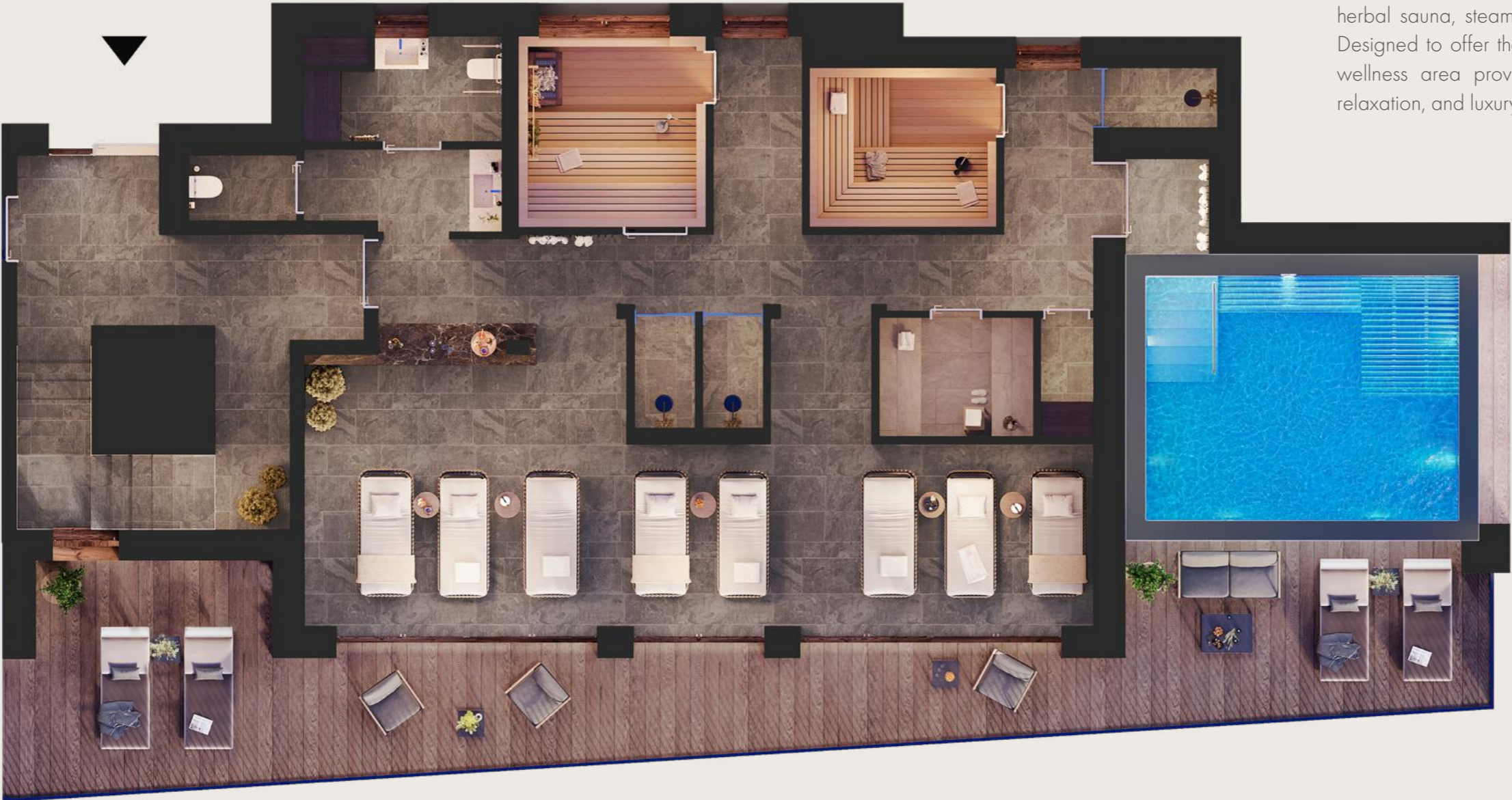


PERFECTION
in Detail



LUXURIOUS SPA & WELLNESS AREA

At ,The Edge', your well-being is our top priority. Relax in the herbal sauna, steam bath, or the refreshing outdoor pool. Designed to offer the ultimate Alpine escape, this exclusive wellness area provides the perfect balance of comfort, relaxation, and luxury.



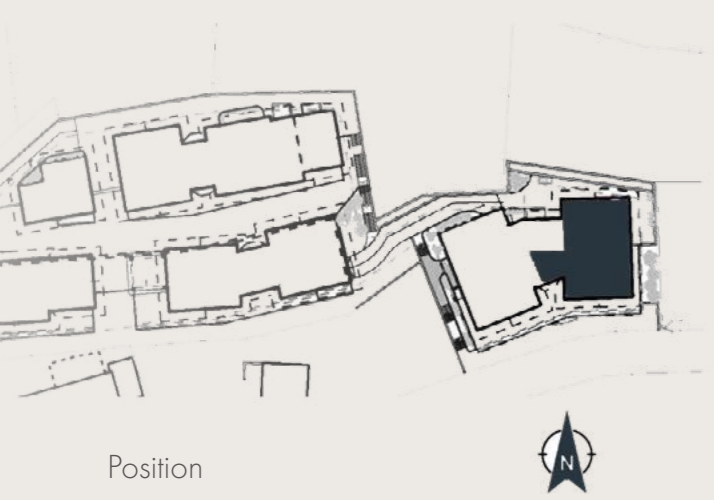


WELLNESS *Time*





2. Floor
APARTMENT 07



Position



Example Apartment 07



Top 07

6
 3
 3+ WC extra
 2

Living space
156,43 m²

Balcony
15,08 m²

The displayed examples of furnishings are for illustrative purposes only. Upon request, we would be happy to send you the sales documents separately. These include all floor plans, blueprints, construction and specification descriptions, as well as all important information regarding terms and prices.

2. Floor

APARTMENT 11



Position



Example Apartment 11



Top 11

6
 3
 3
 1

Living space
88,46 m²

Balcony
29 m²

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LEGAL, TAX & FINANCING

Investing in Swiss rental property means compliance with Swiss laws and regulations. Our legal and tax advisory partners are available for detailed consultations.

For an attractive financing offer with favorable interest rates and terms, feel free to get in touch with us. We will connect you with the right banking partners.

I. LAWYER / NOTARY

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III. NOTARY

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IV. TAX CONSULTANT

Russi & Partner AG
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Hr. Kai Russi
Kai.Russi@russipartner.swiss





CULINARY *in Samnaun*

High-quality cuisine, excellent service – Samnaun offers culinary experiences that make luxury tangible.



MODERN
ALPINE *food*

A scenic landscape of rolling green mountains under a bright, cloudy sky. Two mountain bikers are riding a dirt trail on a grassy slope. The biker in the foreground is wearing a helmet and a backpack, leaning forward on the handlebars. The second biker is further up the trail, also leaning forward. The terrain is rugged and covered in tall grass. The overall atmosphere is one of adventure and outdoor recreation.

MOUNTAIN
experiences!



ADDITIONAL INFORMATION & SALES

For inquiries about purchasing an apartment or for more details, please contact our sales partners at: www.theedge-samnaun.com.

DISCLAIMER

The interior design examples shown are for illustration purposes only. Upon request, we are happy to provide separate sales documents, including all floor plans, blueprints, construction and furnishing details, and key information regarding terms and pricing.

DESIGN

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ARCHITECTURE

Geisler & Trimmel Innsbruck-Brixlegg

VISUALIZATIONS

viewture.media, Medienagentur

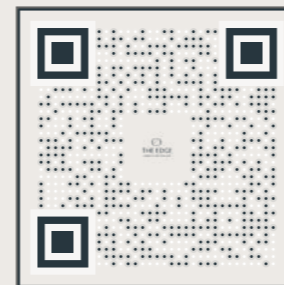
DISTRIBUTION PARTNERS

Für unsere Vertriebspartnern verweisen wir Sie gerne auf unsere Projektwebseite:

WWW.THEEDGE-SAMNAUN.COM

IMAGE CREDITS

- Immo Mountain Invest AG
- Mountain Residences BV
- Tourismus Engadin Scuol Samnaun Val Müstair AG
- Andrea Badrutt, Chur
- TVB Paznaun Ischgl-Austria





ISAMNAUNIA

HANGLE Parfum & Kosmetik

HANGLE Duty-Free-Center

Alle Weltmarken zu Tiefpreisen



THE EDGE

- SAMNAUN SWITZERLAND -

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