

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

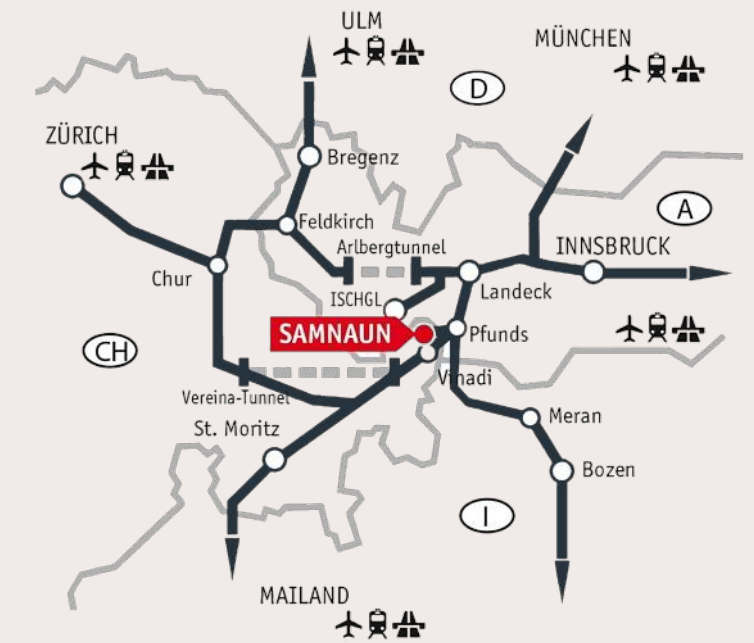
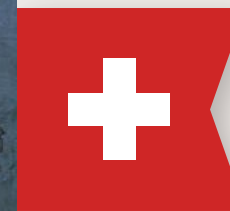
We focus on areas with high growth potential in stable and economically strong Alpine region.

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*



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





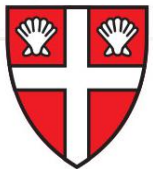
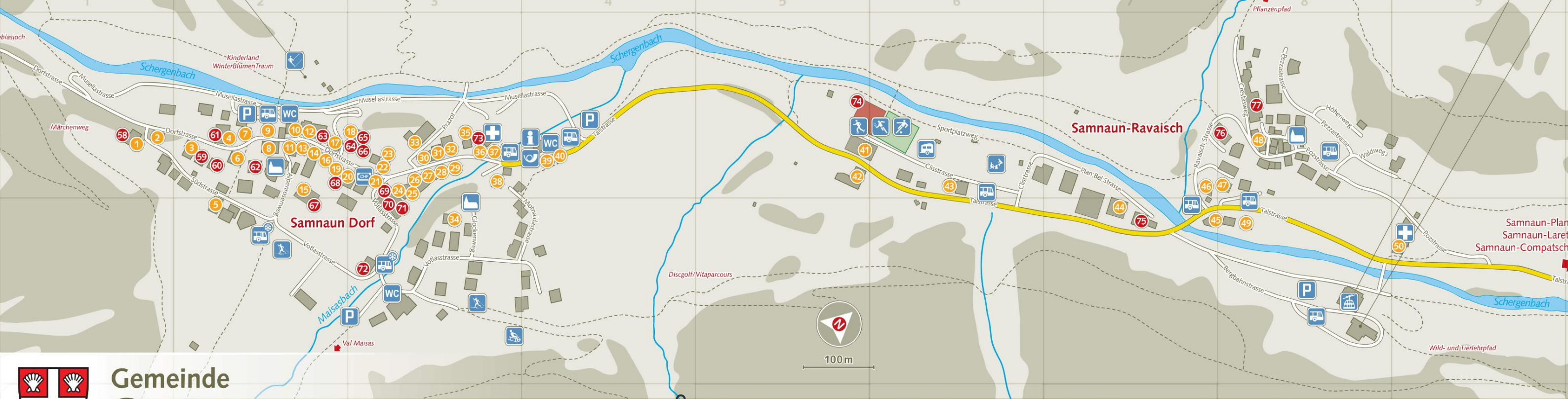
Recognized multiple times as a 5-star ski resort, Silvretta ensures reliable snow conditions from late November to early May. A new lift connecting Samnaun-Compatsch di-

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

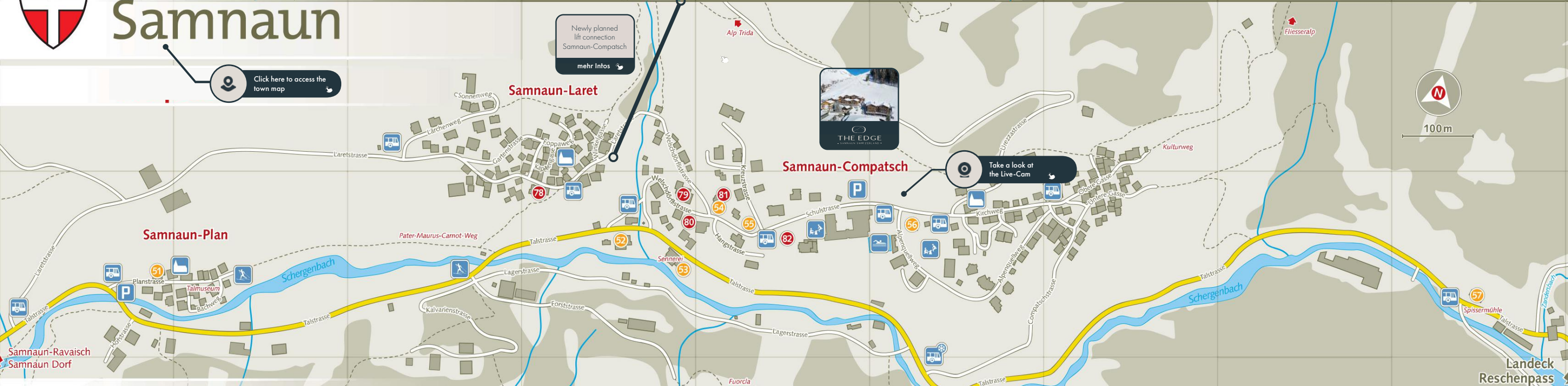
Samnaun Compatsch



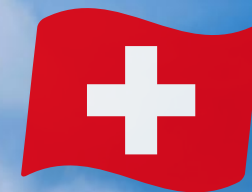


Gemeinde Samnaun

Click here to access the town map



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



THE EDGE
SAMNAUN SWITZERLAND
click here

Take a look
at the Live-Cam

Willkommen 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.



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.

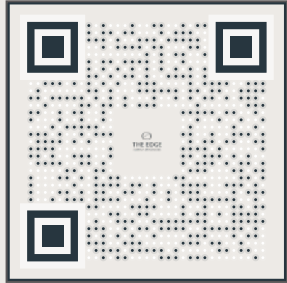
INFORMATION, SALES & DISTRIBUTION PARTNERS

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](https://theedge-samnaun.com)









BREATHTAKING

Panorama

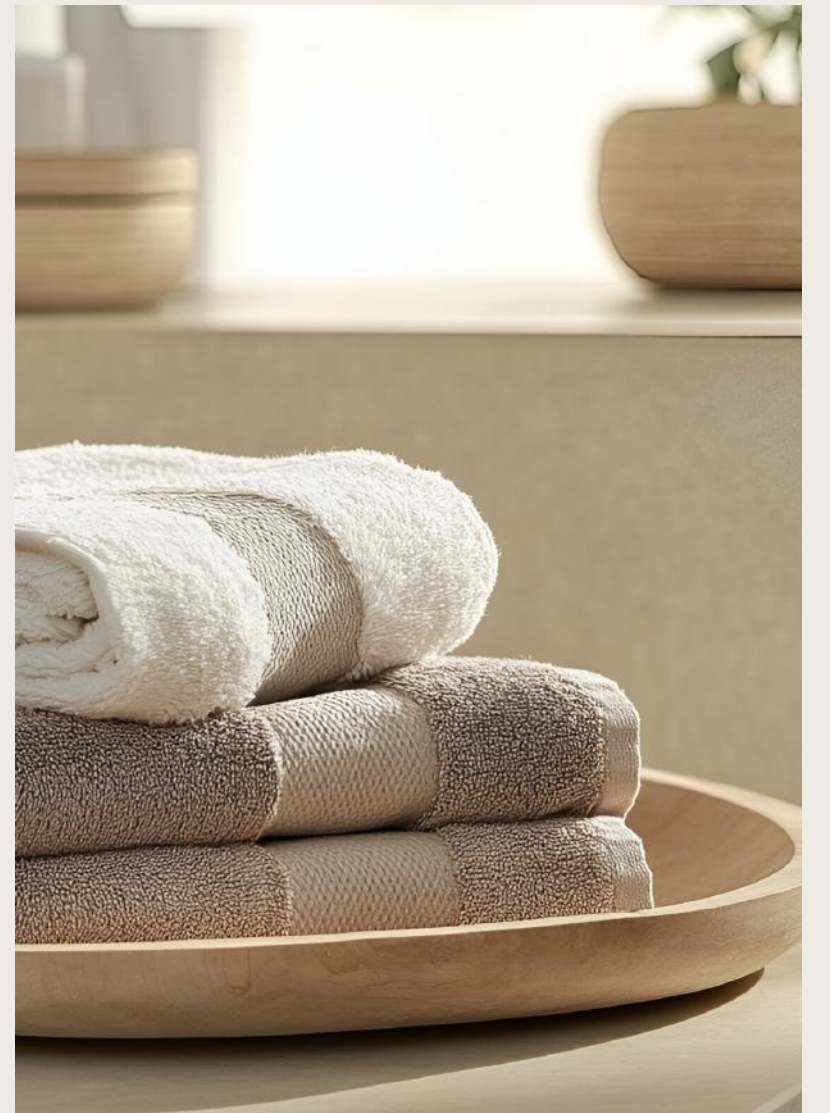








PERFECTION
in Detail



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.





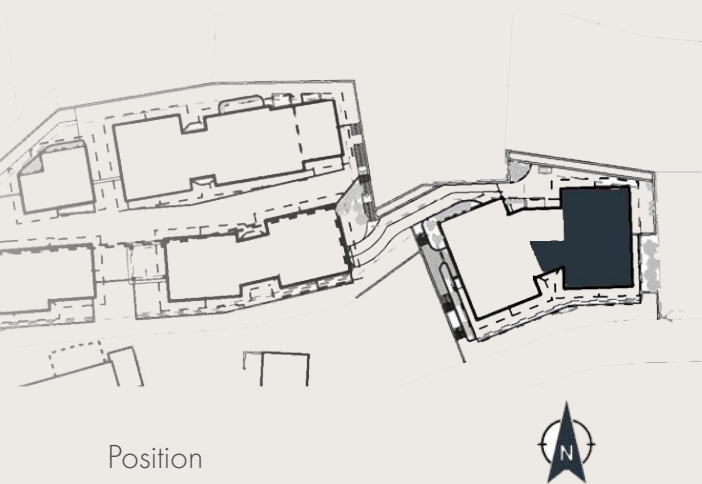
WELLNESS *Time*





2. Floor

APARTMENT 07




THE EDGE
 - SAMNAUN SWITZERLAND -

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




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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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CULINARY *in Samnaun*

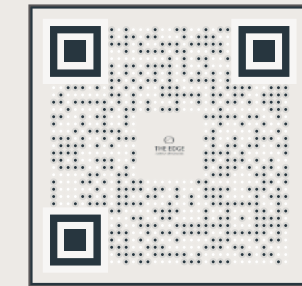
High-quality cuisine, excellent service – Samnaun offers culinary experiences that make luxury tangible.



MODERN ALPINE *food*

A wide-angle photograph of two mountain bikers riding down a dirt trail on a grassy mountain slope. The lead biker is in the foreground, wearing a helmet and a backpack, leaning into the turn. The second biker is further up the trail. The landscape is expansive, with rolling green hills and distant mountain ranges under a blue sky with scattered clouds. The lighting suggests late afternoon or early morning, with long shadows and warm tones.

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

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- Mountain Residences BV
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- Andrea Badrutt, Chur
- TVB Paznaun Ischgl-Austria

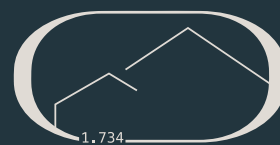


ISAMNAUNIA

HANGL Parfüm & Kosmetik

HANGL Duty-Free-Center

Alle Weltmarken zu Tiefpreisen



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- SAMNAUN SWITZERLAND -

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