

Steiger  
& Cie

Sotheby's  
INTERNATIONAL REALTY

# ZERMATT



Gorgeous 4 bedroom duplex apartment

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**Price upon request**

Sale to non-Swiss residents/nationals: No info

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Steiger&Cie Verbier SA  
Rue de la Poste 11  
CH-1936 Verbier  
+41 27 771 81 71  
verbier@steigercie.ch

Steiger&Cie Crans-Montana SA  
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Steiger&Cie Zermatt AG  
Tempel 9  
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zermatt@steigercie.ch



## SITUATION AND DESCRIPTION

It is a two-storey, unoverlooked and very bright apartment that underwent a complete and very successful renovation with an excellent choice of materials in 2017. One of the great advantages is the huge terrace that goes around the property.

There is an entrance on both levels, each served by the common elevator. The lower floor, with its high ceilings and winter wardrobe, has three bedrooms: a large ensuite double bedroom, a second double bedroom and finally a bedroom with bunk beds both sharing a separate shower room. A spiral staircase leads up to the main entrance area which lends itself well to welcoming guests. Once there, you are faced with the centerpiece of the apartment which consists of a comfortable living room, a dining table for 10 people in the corner of the house and the beautiful open kitchen with island through which you access the winter garden. Latter serves as an extension of the

living room and has been equipped with bespoke furniture allowing you to enjoy the view on the village and the mountains while being protected from the low temperatures during the colder months. Behind the kitchen is the master bedroom with an exit to the terrace and an adjoining shower room with a sauna and washing machine.

Access to the building, located on the edge of Winkelmaten, is via Schluhmattstrasse, only 200 meters from the Matterhorn Paradise gondola, and passes through one of the oldest and longest tunnels in Zermatt. A shared laundry room and a private cellar complete the offer.

**SURFACES**

Living area	~ 170 m <sup>2</sup>
Weighted Surface	~ 170 m <sup>2</sup>
Surface of parcel	~ 737 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Location floor	Garden floor



## INFORMATION

Year of construction 1976  
Year of restoration 2024

## NEIGHBOURHOOD

- Village
- Green
- Car free
- Mountains
- Restaurant(s)
- Bus stop
- Ski piste
- Ski resort
- Ski lift
- Hiking trails
- Bike trail

## OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Greenery

## INSIDE CONVENIENCES

- Lift/elevator
- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Wintergarden
- Cellar
- Sauna
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Kitchen island
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Laundry
- Shower
- Electric blind

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- As new

## ORIENTATION

- East

## EXPOSURE

- Favourable
- Morning

## VIEW

- Nice view
- Panoramic
- Rural
- Mountains

## FINANCIAL DATA

### Price

Price upon request

### Availability

To be discussed

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- Alps

## STYLE

- Modern
- Rustic

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