

ST. MORITZ



Smart Luxury - designer apartment with home
cinema and SPA

Price upon request

Parking place(s) included



3

n° ref. **#5460476**



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SITUATION AND DESCRIPTION

Just a few steps from the lake, this modern 4.5-room apartment on the second floor combines urban comfort with Alpine luxury. In addition, the 4.5-room apartment includes another 2.5-room unit on the ground floor for use as a hospitality suite, equipped with a home cinema, private fitness/spa, small kitchen, and sofa.

The newly completed building (2024) is centrally located – with direct access to restaurants, shops, banks, and public transport. The apartment is fully furnished.

- Master bedroom with en-suite bathroom (bathtub) and direct access to the terrace and outdoor jacuzzi
- One guest bedroom
- One room ideal as an office with access to the terrace
- Second bathroom with a spacious shower

- Expansive terrace with jacuzzi and BBQ area
- High-end Gaggenau kitchen with cooking island, Teppanyaki grill, integrated coffee machine
- Hobby room with shower/WC and TV
- Ski and bike room fully equipped with boot dryers, ample storage, and Wi-Fi
- 2 oversized garage spaces with electric charging station, private security camera, and Wi-Fi
- Additional 2.5 room unit on the ground floor used as a Hospitality Suite, featuring a kitchenette, cinema system with large screen, fitness area equipped exclusively with Technogym machines, whirlpool with large TV, and a shower with Turkish bath function.

Renovation project: In addition, there is a project for both units in Alpine style (photos in the documentation are renderings).

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The shared areas of the residence include an indoor swimming pool, a well-equipped fitness studio, and an exclusive wellness area.

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SURFACES

Balcony Surface	2.3 m ²
Terrace surface	57.5 m ²
Cellar surface	28.5 m ²
Total surface	260 m ²

CARACTERISTICS

Number of bedrooms	3
Number of bathrooms	4
Number of balcony	1
Number of terraces	1
Location floor	2nd floor

INFORMATION

Year of construction 2024
Number of flats 2

NEIGHBOURHOOD

- Village
- Mountains
- Lake
- Shops/Stores
- Shopping street
- Bank
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garage
- Sauna
- Swimming pool
- Jacuzzi

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Cellar
- Sauna
- Jacuzzi
- Hammam
- Fitness room

- Swimming pool
- Spa
- Home cinema
- Recreationroom
- Built-in closet
- Air conditioning
- Triple glazing
- Bright/sunny

CONDITION

- As new

STYLE

- Modern

FINANCIAL DATA**Price****Price upon request****Availability**

To be discussed

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