

ZUOZ



Authentic Engadine Gem - First Residency

CHF 5'200'000.-

Parking place(s) included



5.5



2

n° ref. **#5617313**



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SITUATION AND DESCRIPTION

In a historic Engadine house dating back to the 16th century—lovingly restored in 2010 by renowned architect Dordoni—lies this extraordinary apartment on the first floor. Completely renovated in 2024 to the highest standards, the residence seamlessly blends authentic Engadine charm with modern luxury and timeless design.

With [b]183 m² of living space, the apartment offers a thoughtfully designed layout:[/b]

- Spacious entrance hall with custom-built wardrobes
- Bright living and dining area with an original 16th-century floor and a fireplace visible from both rooms
- Stainless-steel kitchen equipped with V-ZUG appliances (oven, refrigerator, dishwasher, induction cooktop)
- Separate dining room with a comfortable built-in

bench

- Stüva from the 18th century with historic character (can also be used as a third bedroom)
- Master bedroom with en-suite bathroom, ample built-in wardrobes, and a stunning vaulted ceiling. All beds and pillows are by Magniflex, an Italian manufacturer of high-end sleep systems
- Guest bedroom with en-suite bathroom and bathtub
- Guest WC with shower
- Underfloor heating throughout
- **In the basement, there is a spacious (21.7 m²) elegantly finished multi-purpose room.**

Additional features include:

- Certified artwork and selected pieces
- Two covered parking spaces in a nearby garage
- Guest parking directly in front of the house

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Special features and materials:

- Original 16th-century floors in the living area
- Plaster and ceilings crafted in traditional Engadine workmanship
- Designer furniture and lighting by Flexform, Boffi, Baxter, Tacchini, and De Padova
- Premium fabrics and materials, including cashmere blends
- Exceptionally bright rooms with optimal orientation
- Camino a legna traversante
- Vista e esposizione 4 lati

Shared amenities:

- Wellness area with fitness room, sauna, Turkish bath, showers, and changing facilities
- Communal laundry room
- Ski and boot room
- Garden

This apartment comes **fully furnished and move-in ready**—a **rare jewel for lovers of authentic Engadine architecture**.

Primary residence only.

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CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	2
Number of bathrooms	3
Number of toilets	3
Location floor	1st floor

DISTANCES

Public transports	100 m
Secondary II school	500 m
Stores	200 m
Restaurants	300 m

INFORMATION

Year of construction	1600
Basements	1
Year of restoration	2024
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

PROXIMITY

- Village
- Mountains
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- International schools
- Near a golf course
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Garden
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Open kitchen
- Guests lavatory
- Cellar
- Bicycle storage
- Ski storage
- Storeroom
- Sauna
- Hammam
- Fitness room
- Furnished
- Built-in closet
- Fireplace
- Triple glazing
- With front and rear view
- With character

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- Washing machine
- Dryer
- Laundry
- Bath
- Shower
- Interphone
- Caretaker

FINANCIAL DATA**Price**

CHF 5'200'000.-

Availability

To be discussed

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- Outdoor lighting

FLOOR

- Parquet floor
- Antique parquet floor
- Stone

CONDITION

- As new
- Very good
- Renovated

STYLE

- Modern
- Rustic

