

# GSTAAD



Luxury chalet  
in a sought-after Gstaad neighborhood

**Price upon request**

Parking place(s) included



12



8

n° ref. **042111**



**Switzerland | Sotheby's International Realty**  
Lauenenstrasse 26, 3780 Gstaad

**Layla Khosrovani**  
+41 79 965 11 75  
layla.khosrovani@swsir.ch



## SITUATION AND DESCRIPTION

On the sunny heights of Gstaad, discover Chalet Ängeli, an exclusive residence born of a passionate collaboration between a discerning owner and a renowned local architect.

Distributed over six floors and offering 730 sq.m. of living space, this chalet furnished with a refined design collection combines contemporary architecture with top-of-the-range amenities: vast living space with open kitchen, cinema room, cigar lounge, and a soothing spa area.

Flooded with light thanks to large bay windows, the chalet opens onto 210 m<sup>2</sup> of terraces and balconies, with panoramic views of the mountains and village.

In every season, Gstaad offers an exceptional living environment, between nature, elegance and authenticity.

A unique property to discover during a visit.



## SURFACES

Surface of parcel	~ 644 m <sup>2</sup>
Balcony Surface	~ 60.2 m <sup>2</sup>
Terrace surface	~ 148.2 m <sup>2</sup>
Useful surface	~ 730 m <sup>2</sup>
Volume	~ 2289 cbm

## CARACTERISTICS

Number of floors above ground	3
Number of rooms	12
Number of bedrooms	8
Number of bathrooms	10
Number of balcony	2
Number of terraces	4
Year of restoration	2022
Heating system	Distance heating
Heating installation	Floor, Chimney
Second home	Non authorized
Inside parking place/s	4 included
Basements	3

## DISTANCES

Station	344 m
Public transports	293 m
Primary school	927 m
Stores	264 m
Post office	291 m
Bank	300 m
Restaurants	219 m

## DISTRIBUTION

### Lower ground floor

Elevator/staircase access  
 Distribution hall  
 Home cinema  
 Lounge area  
 Wine cellar  
 2 guest bedrooms with shower room and dressing area, shared terrace access

### Ground floor

Elevator/staircase access  
 Guest toilet  
 Kitchen with terrace access and barbecue area  
 Dining room with terrace access  
 Living room with fireplace and terrace access  
 TV area with terrace access

### 1st floor

Elevator/staircase access  
 En suite bedroom with bathroom/wc and private terrace/balcony access  
 En suite bedroom with bathroom/shower/wc and balcony access  
 En suite bedroom with bathroom/shower/wc and private terrace/balcony access  
 >

### Under the roof

Elevator/stairway access  
 Parent suite with large bathroom/separate wc, dressing area and private balcony access

## Basements

### 3rd basement

Entrance hall with wall cupboards  
 Vestibule  
 Swimming pool technical room  
 Technical room  
 Ski room  
 Private laundry room  
 Garage

Waste-sorting area

### 2nd basement

Elevator access/staircases  
 Distribution hall  
 Spa area  
 Swimming pool/jacuzzi  
 Ski room  
 Private laundry room  
 Garage  
 Waste-sorting area

**2nd basementsol**

Elevator access/staircases

Distribution hall

SPA area

Pool/jacuzzi

Hammam

Sauna

Toilets

Kitchenette

2 studios with shower room



## LOCATION

Gstaad captivates with its unique blend of refinement and nature.

More than 1,000 events are held here every year, including must-sees such as the Swiss Open, the Polo Cup and Country Night.

The pedestrian promenade features luxury boutiques, high-end restaurants and five-star hotels, all in an authentic village-chalet setting.

As for leisure activities, the region offers 200 km of ski slopes, snowparks, winter hiking and cross-country skiing, as well as golf, paragliding, hiking, mountain biking, canoeing, glacier skiing and relaxation at Lake Lauenen in summer. An airfield in Saanen completes this exceptional setting.

## CONSTRUCTION

This exceptional property has been built to the highest quality standards, combining modern comfort,

energy efficiency and noble materials.

Minergie-equipped, it benefits from state-of-the-art equipment, including optimal insulation with triple glazing and carefully selected high-end natural materials.

The property is equipped with an integrated Sonos sound system, a spacious 8-person elevator serving all 6 floors, and a private cinema area with 7 comfortable armchairs and a high-end projector.

A wellness area with indoor pool (3.4 x 3.4 m) and Jacuzzi zone completes the ensemble, while the carefully manicured, landscaped exteriors invite you to relax.

**PROXIMITY**

- Village
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Primary school
- Secondary school
- International schools
- Horse riding area
- Sports centre
- Near a golf course
- Tennis centre
- Ski piste
- Indoor swimming pool
- Hiking trails
- Museum
- Theatre
- Concert hall

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Barbecue

**INSIDE CONVENIENCES**

- Lift/elevator
- Garage

- Separated lavatory
- Guests lavatory
- Dressing
- Wine cellar
- Ski storage
- Sauna
- Hammam
- Swimming pool
- Spa
- Home cinema
- Built-in closet
- Air conditioning
- Fireplace
- Triple glazing
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Furnished kitchen
- Kitchenette
- Wine cooler
- Shower
- Bath
- Electric blind
- Interphone
- Oversee camera
- Outdoor lighting

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Very good

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

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

## **ORIENTATION**

- South
- East
- West

## **EXPOSURE**

- Optimal

## **VIEW**

- Nice view
- Mountains

## **STANDARD**

- Minergie®







