

GSTAAD



Luxury chalet
in a sought-after Gstaad neighborhood

Price upon request

Parking place(s) included

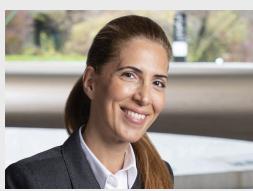


12



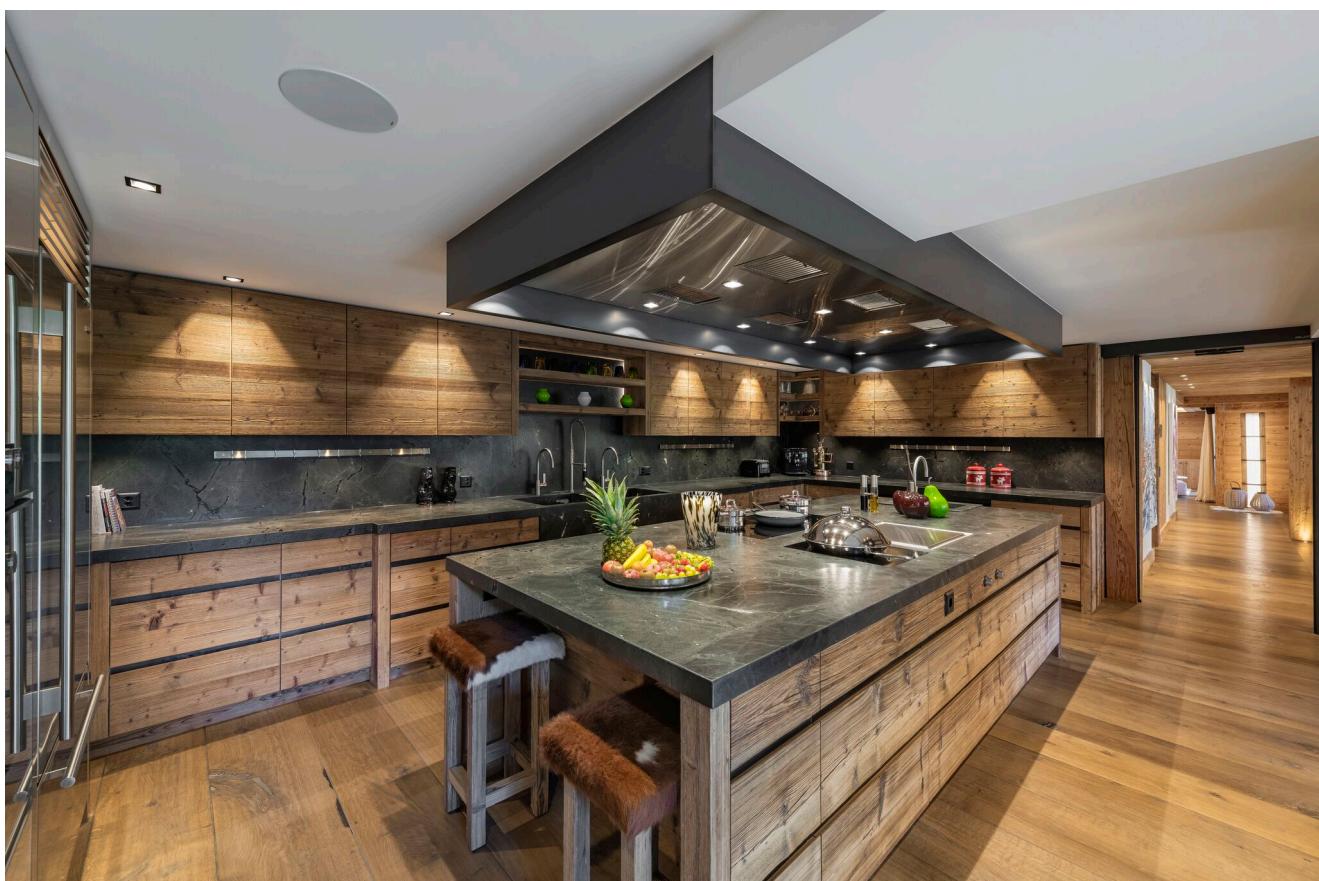
8

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 m² 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 ²
Balcony Surface	~ 60.2 m ²
Terrace surface	~ 148.2 m ²
Useful surface	~ 730 m ²
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.

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.

CONSTRUCTION

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

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

Price upon request

Availability

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

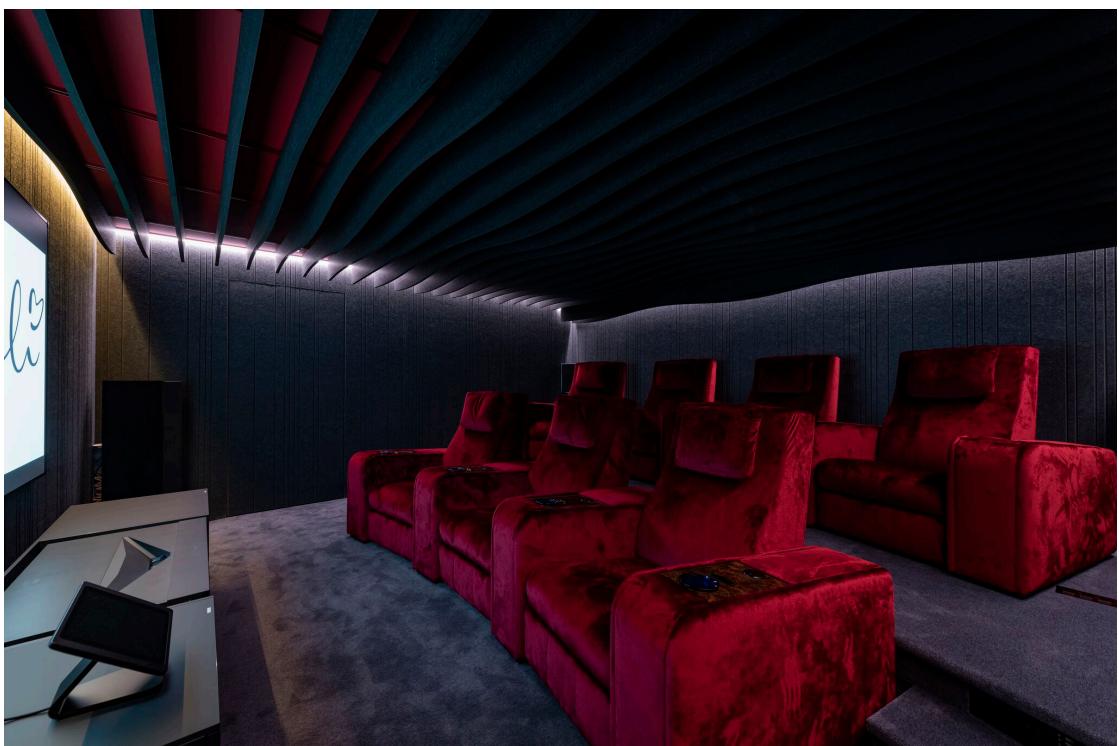
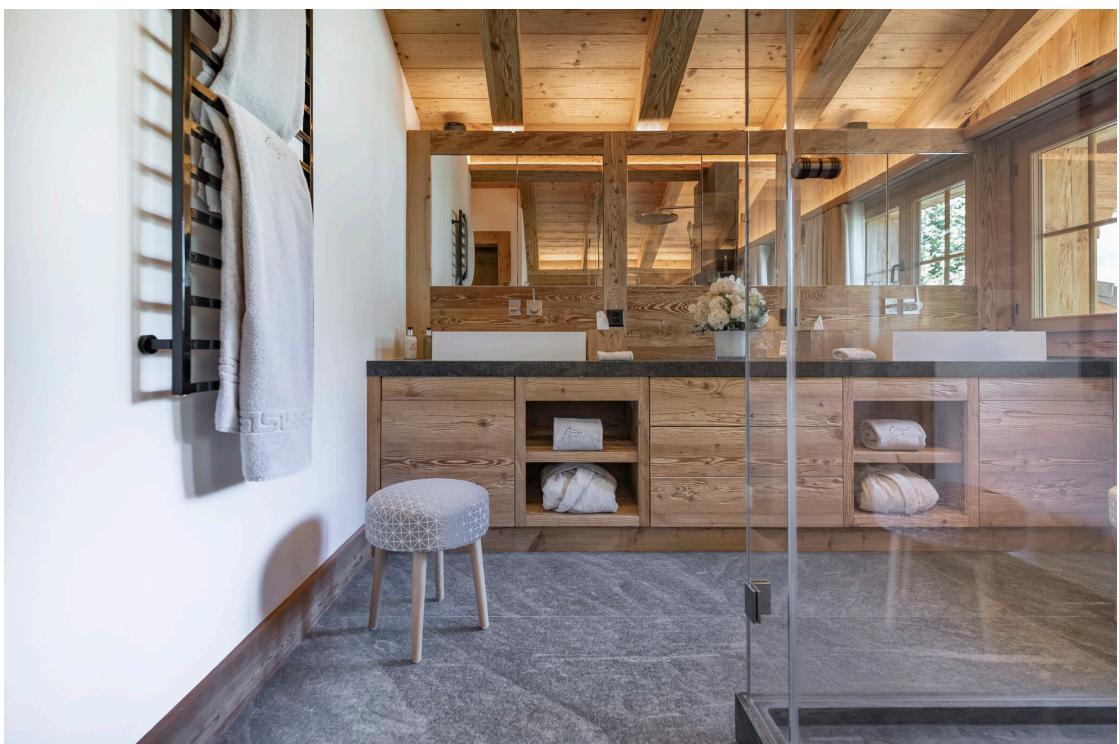
- Optimal

VIEW

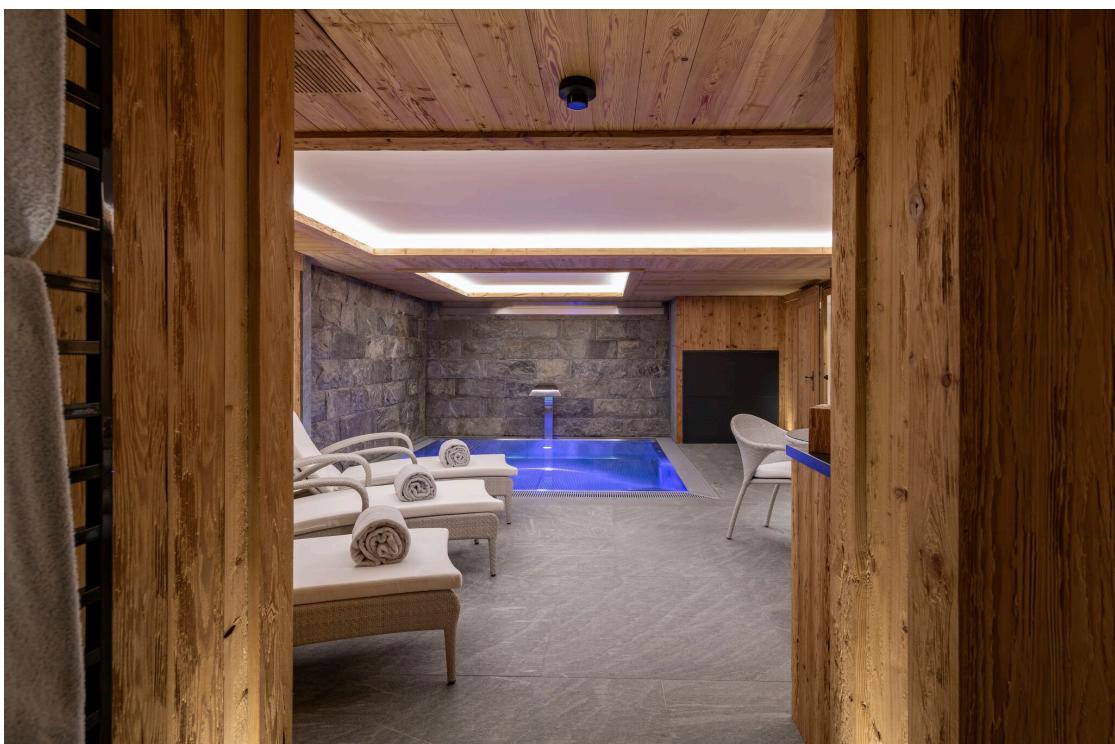
- Nice view
- Mountains

STANDARD

- Minergie®



Switzerland | **Sotheby's**
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch