

AESCHI B. SPIEZ



Aeschi Park Business Apartments Spiez

CHF 260'000.-

Price of parking place(s) in addition



1.5



24.3 m²

n° ref.

043767.045100



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Nestled in a breathtaking landscape with stunning views of the majestic Alps and Lake Thun, Aeschi Park Hotel combines comfort, elegance, and nature to create a truly unique experience. The hotel offers stylish and inviting spaces designed to make every stay unforgettable:

- **Reception & Lobby:** Elegant concierge service and a modern bar – perfect for relaxing moments.
- **Gourmet Restaurant:** Intimate setting for up to 35 guests.
- **Dining Hall:** Up to 70 seats, ideal for celebrations and private events.
- **Panoramic Terrace:** 60 seats with spectacular views of the mountains and lake.
- **Conference & Banquet Rooms:** State-of-the-art facilities for professional or festive occasions.
- **Private Garden Terraces:** Two serene retreats with unobstructed views of the Alps and Lake Thun.

- **Wellness & Spa:** Pool, sauna, and luxurious wellness area.
- **Underground Parking:** Secure, with space for 62 vehicles.

For those dreaming of a permanent alpine sanctuary, Aeschi Park Hotel offers **14 exclusive apartments**. Designed to combine elegance and comfort, they feature:

- Bright living and sleeping areas
- Balcony with breathtaking alpine and lake views
- Fully equipped kitchen for mountain living
- Elegant bathrooms with premium finishes
- Premium amenities: minibar, TV, telephone, and Wi-Fi

Becoming an owner at Aeschi Park Hotel means enjoying a privileged lifestyle while benefiting from an

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attractive investment model. When the apartment is integrated into the hotel operation, the owner receives an annual return of **3.5% on the purchase price**. All maintenance and repair costs, as well as all operating expenses including insurance and property taxes, are borne by Aeschipark Property Group AG. Any contributions to the hotel renewal fund are likewise borne by Aeschipark Property Group AG.

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SURFACES

Living area 24.3 m²

CARACTERISTICS

Number of rooms 1.5

Location floor 3rd floor

DISTANCES

Station 2415 m

Public transports 74 m

Primary school 113 m

Stores 114 m

Cable car 337 m

Post office 211 m

Bank 50 m

Restaurants 5 m

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LOCATION

The Aeschi Park Hotel enjoys an exceptional location in the heart of the village of Aeschi, where everything is within easy reach. Just a one- or two-minute walk away, residents can easily access grocery stores, restaurants, and cafés that bring the village center to life. The public swimming pool is equally close, providing an ideal space for leisure and relaxation. The nearby bus stop offers quick connections to local tourist attractions and surrounding villages, while banks and other essential services complete the convenient location.

MUNICIPALITY

Located in the heart of the Bernese Oberland, the municipality of Aeschi showcases the natural beauty of Switzerland. Its prime location provides easy access to cities such as Fribourg, Geneva, Lausanne, as well as Milan and Turin. Bern Airport is nearby, and Zurich

International Airport is just an hour away.

At an altitude of 860 meters, Aeschi offers stunning views of Lake Thun and is easily accessible via the A6 or by bus from Spiez. Its panoramas, tranquility, and central location make it an ideal starting point for exploring the major attractions of the Bernese Oberland.

With numerous hiking trails, a small ski area, and cross-country ski tracks, Aeschi is an attractive destination year-round. In less than an hour, the famous resorts of Gstaad, Jungfrau, Adelboden, and Hasliberg are easily reachable.

SPECIAL FEATURES

RENTAL PROGRAM

The buyer is required to participate in the rental program offered by the Aeschi Park Resort.

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The owner benefits from a guaranteed annual net return of 3.5% on the purchase price of his/her apartment.

As part of this program, the owner has access to the resort's public facilities on the same basis as hotel guests (with the exception of the consumption of food, beverages or additional services).

The owner does not incur any other additional charges.

OWNERSHIP COMMONWEALTH

The owners of the Aeschi Park Resort apartments form an ownership community. Each owner holds a share in the entire building, as well as the exclusive right to use his or her apartment (as long as it is not a commercial apartment). The owners have control over the building and, at the annual meeting, the budget for the following year is determined. In addition, all issues are presented and discussed. Any proposal, whether from one or more owners or the manager, will be put to the vote.

REMARKS

INVESTING IN AESCHI PARK RESORT

Since 2002, Swiss real estate has experienced a substantial increase in value, reflecting the stability of the Swiss property market. The investment outlook for Aeschi Park Resort is promising. The apartments are expected to generate an average net return of 2% before taxes, with an estimated annual capital increase of 5% over the next seven years, once the Aeschi Park Resort project reaches its full potential.

PROXIMITY

- Village
- Green
- Mountains
- Lake
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Preschool
- Primary school
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden in co-ownership
- Garden
- Quiet
- Greenery
- Parking
- Garage
- Sauna
- Jacuzzi

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Separated lavatory
- Sauna
- Jacuzzi
- Swimming pool
- Spa
- Furnished
- Double glazing
- Bright/sunny
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Dishwasher
- Shower
- Bath
- Caretaker

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good
- In renovation

FINANCIAL DATA**Price****CHF 260'000.-****Availability**

To be discussed

Judicial form

Stockwerkeigentum

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EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Lake
- Mountains

STYLE

- Rustic



















AESCHI Park BUSINESS APARTMENTS



Nordfassade



Whng	Etage	Anzahl Zimmer	Orientierung	Wohnfläche
204	- 2	1.5	NO	34.75 m ²
205	- 2	1.5	NO	34.75 m ²
206	- 2	2.5	NO	54.95 m ²

AESCHI Park BUSINESS APARTMENTS



Ostfassade

Westfassade



Whng	Etage	Anzahl Zimmer	Orientierung	Wohnfläche
302	-1	1.5	NW	24.28 m ²
307	-1	1.5	O	26.41 m ²

AESCHI Park BUSINESS APARTMENTS



Nordfassade

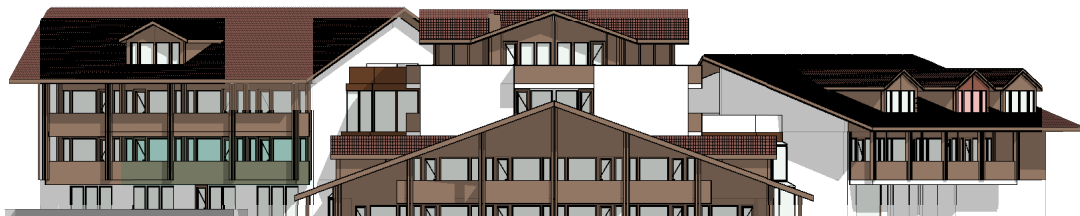


Whng	Etage	Anzahl Zimmer	Orientierung	Wohnfläche
405	EG	1.5	NO	34.65 m ²

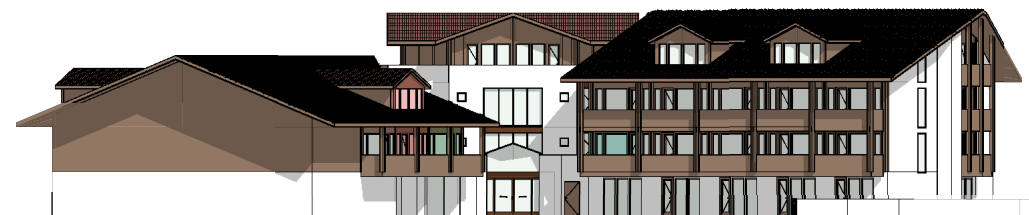
AESCHI Park BUSINESS APARTMENTS



Nordfassade

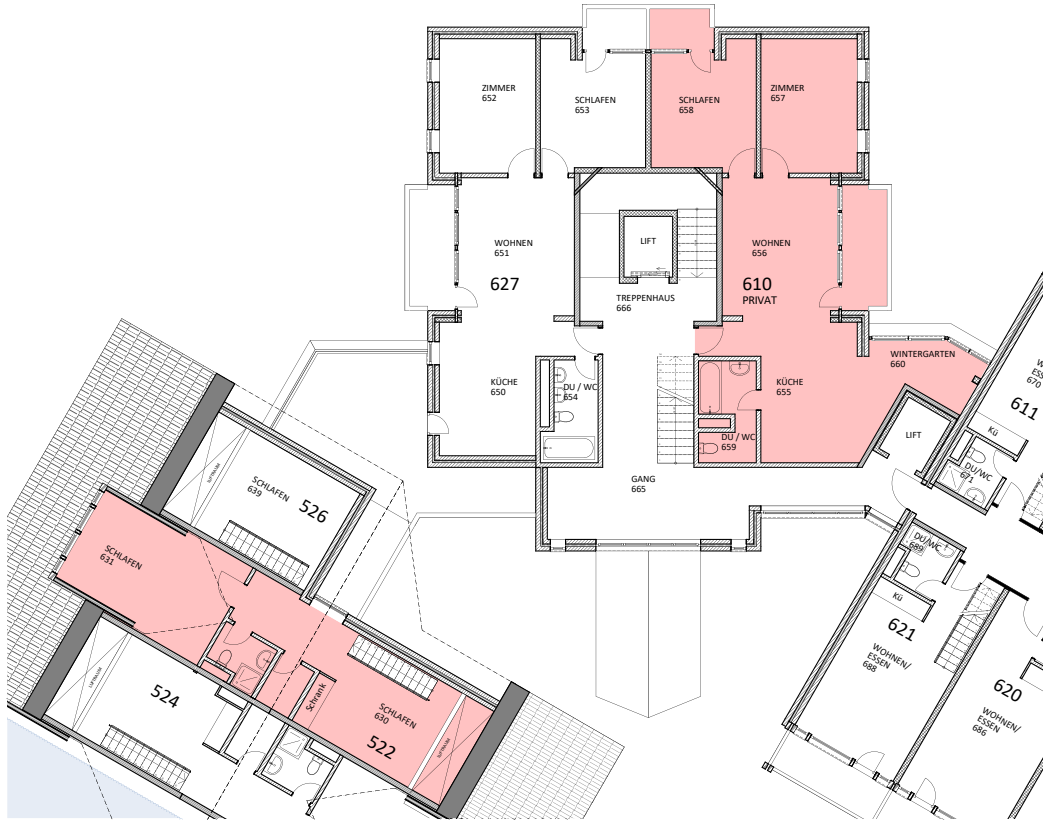


Sudfassade



Whng	Etage	Anzahl Zimmer	Orientierung	Wohnfläche
511	1	1	NO	27.35 m ²
512	1	1	NO	27.27 m ²
514	1	1	NO	27.27 m ²
521	1	1	SW	27.35 m ²
522	1 & 2	3.5	SO	73.87 m ²
523	1	1.5	SO	27.10 m ²

AESCHI Park BUSINESS APARTMENTS



Nordfassade



Whng	Etage	Anzahl Zimmer	Orientierung	Wohnfläche
610	2	3.5	SO	77.87 m ²
522	1 & 2	3.5	SO	73.87 m ²

AESCHI

Park BUSINESS
APARTMENTS



Nordfassade



Whng	Etage	Anzahl Zimmer	Orientierung	Wohnfläche
727	3	3.5	NO	64.84 m ²