

## AESCHI B. SPIEZ



### Aeschi Park Business Apartments Spiez

**CHF 260'000.-**

Price of parking place(s) in addition



1.5



26.4 m<sup>2</sup>

n° ref.

**043767.045101**



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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 26.4 m<sup>2</sup>

## **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 <sup>2</sup> |
| 205  | - 2   | 1.5           | NO           | 34.75 m <sup>2</sup> |
| 206  | - 2   | 2.5           | NO           | 54.95 m <sup>2</sup> |

# AESCHI Park BUSINESS APARTMENTS



Ostfassade

Westfassade



| Whng | Etage | Anzahl Zimmer | Orientierung | Wohnfläche           |
|------|-------|---------------|--------------|----------------------|
| 302  | -1    | 1.5           | NW           | 24.28 m <sup>2</sup> |
| 307  | -1    | 1.5           | O            | 26.41 m <sup>2</sup> |

# AESCHI Park BUSINESS APARTMENTS



Nordfassade



| Whng | Etage | Anzahl Zimmer | Orientierung | Wohnfläche           |
|------|-------|---------------|--------------|----------------------|
| 405  | EG    | 1.5           | NO           | 34.65 m <sup>2</sup> |

This architectural elevation drawing depicts a modern building complex. The structure features a series of interconnected volumes with varying roof heights and gabled forms. The exterior is finished with a combination of dark brown wood cladding, white-painted walls, and grey concrete or stone-like panels. Large, multi-paned windows are integrated into the design, some with dark frames and others with lighter, possibly glass-paned frames. The building is shown from a low-angle perspective, emphasizing its scale and the complexity of its roofline. The drawing is a technical illustration, likely for a design or construction document.

An architectural elevation drawing of a multi-story building. The building features a dark, gabled roof with two dormer windows. The facade is primarily white with large, multi-paned windows and a prominent balcony on the second floor. The drawing uses black lines for structural elements and shading to indicate depth and form.

**[www.aeschipark-apartment.ch](http://www.aeschipark-apartment.ch)**

# AESCHI Park BUSINESS APARTMENTS



Nordfassade



| Whng | Etage | Anzahl Zimmer | Orientierung | Wohnfläche           |
|------|-------|---------------|--------------|----------------------|
| 610  | 2     | 3.5           | SO           | 77.87 m <sup>2</sup> |
| 522  | 1 & 2 | 3.5           | SO           | 73.87 m <sup>2</sup> |

# AESCHI Park BUSINESS APARTMENTS



Nordfassade



| Whng | Etage | Anzahl Zimmer | Orientierung | Wohnfläche           |
|------|-------|---------------|--------------|----------------------|
| 727  | 3     | 3.5           | NO           | 64.84 m <sup>2</sup> |