THE HOHNENEGG LODGE
THE
HOHNEGG
Lodge
Saas-Fee
Nestled on the beautiful Hohnegg Plateau at 1905m, this is perhaps the most exclusive community in the Saastal valley, and the last opportunity to purchase with ‘second home’ status at this altitude.

THE HOHNEGG LODGE replaces the original (and much loved) Hohnegg Hotel, and will represent the best that Saas-Fee has to offer. Comprising a small selection of individual apartments, allocated on two separate buildings, each will be finished to the highest standard and be fully supported by Hohnegg Plateau Services GmbH, an owners management and hospitality company supporting the small community of private chalets and apartments.

FOR FURTHER INFORMATION, or to arrange a site visit, please contact Harald C. Jaeger under +41 79 372 62 36 or email under h.jaeger@jaeger-treuhand.ch
HIGHLIGHTS

• High altitude – 1905 metres above sea level
• Breathtaking views – panoramic 360 degrees
• Exceptional build quality and specification
• Geo thermal heating – underfloor throughout
• Wellness – sauna, whirl-pool, shower
• Ski-room – seating area, private lockers, ski-boot-dryer
• Wine-Cellar – seating area, wine-racks
• Optional rental and hospitality service including laundry, cleaning, catering
• Hohnegg Plateau – Services Club, electric cars, snow clearing machines, gardening
DESIGN

THE HOHNEGG LODGE has been carefully and skillfully designed to complement the existing traditional chalets on the plateau, and to optimize the staggering views and privileged setting.

Maximum use of natural light, space and modern amenities is coupled with generous use of natural stone and wood – a fusion of the best of the old and the new to create a thoroughly modern and efficient but also cosy and authentic Swiss chalet.
Each apartment benefits from a private balcony and/or terrace, generous open-plan internal designs, and impressive internal specifications: fully fitted kitchens, luxurious bathrooms, under-floor heating, high-quality floorings & tiles, and contemporary wood burners. Owners can also enhance and personalise their apartments (subject to building timescales). The main house has a lift from basement/wellness up to the pent-house.
THE HOHNEGG LODGE is a rare commodity; stunning ‘second home’ apartments on one of Switzerland’s truly magical locations.

With full planning now approved, construction started in **MARCH 2016**. Completion is projected for **EASTER 2018**.
As an example of the HOHNEGG LODGE design, quality and finish, please see below Chalet ANNAPURNA under following link:

www.luxury-saasfee-chalet.com

Already completed, it is also on the Hohnegg Plateau (just next door) and was designed, constructed and delivered by the same development team. We believe it sets the new benchmark in standards of quality and design in the village.
Join a flight with our drone over the side of the HOHNegg PLateau under the following link:

http://www.saasfeeproperty.com/Hohnegg/PanoSaas.html
The classical building structure of the neighbourhood is creating a unique ensemble on the Hohnegg Plateau of Saas-Fee:

1 **THE HOHNEGG LODGE**
   with 3 apartments: Garden, 1st & Penthouse as Duplex

2 **THE HOHNEGG LODGE ANNEX**
   with 2 apartments: Garden & Penthouse

3 **CHALET ANNAPURNA**
   as one-family-Chalet (sold)

*not shown in the picture:*

4 **CHALET SAAS-HAY**
   as one-family-chalet (sold)

5 **CHALET FREUNDSCHAFT**
   as one-family-chalet
1 THE HOHNEGG LODGE
2 THE HOHNEGG LODGE ANNEX
3 CHALET ANnapurna (sold)
4 CHALET SAAS-HAY (sold)
5 CHALET FREUNDSCHAFT
GENTIANA (STWE-16)

Garden Floor
BGF 277 sqm + Land 274 sqm
CAMPANULA (STWE-17)

First Floor
BGF 173 sqm
SOLDANELLA (STWE-18)

Penthouse
BGF 263 sqm
Hohnegg Lodge  (5 Zim. Wohnung)

/ 2 = 3.5 m²

1

/ 2 = 19.93 m²

Umgebung / Parzelle

/ 2 = 1.65 m²

H o h n e g g w e g

Architektur & Planungs AG,
Abgottspon Edwin Arch. HTL
Mwst. 459 917
Haus Zentrum, 3906 Saas Fee
www.architektur-saasfee.ch
office@architektur-saasfee.ch
Fax  027 957 39 40
Telefon  027 957 39 39

Erstellt am:
Geändert am:
Grundriss

0443

1:200

Projekt:

Bauherr : Plan Nr. :

Format :

StWE :

Saas-Tourist AG
Hohgiblätt 17,  3906 Saas-Fee
Hohnegg Lodge
Hohneggweg 65,  3906 Saas-Fee

21 x 29.7cm (A4)

30.10.2015_rk

0443-35-24

04.08.2016_rk

7.02 m²

39.87 m²

166.66 m²

4.62 m²

3.31 m²

2.31 m²

69.71 m²
**ORCHIS** (STWE-14)

Garden Floor
BGF 254 sqm + Land 171 sqm
PRIMULA (STWE-15)

Penthouse
BGF 158 sqm
Hohnegg Lodge (3 Zim. Wohnung)  
Hohnegg Lodge (6 Zim. Wohnung)  

Umgebung / Parzelle  
Treppenhaus  
Lift  
Parkplatz  
Elektrofahrzeuge  

Terrasse  60.00 m² / 4 = 15 m²  

Hohneggweg  

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Hohgiblätt 17,  3906 Saas-Fee  

Hohneggweg 65,  3906 Saas-Fee  

30.10.2015_rk  
04.08.2016_rk  

174.91 m²  
87.72 m²  
22.62 m²  
115.82 m²  
260.37 m²  

38.26 m² / 2 = 19.13 m²  

B
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THE HOHNEGG LODGE

STWE-16: THE HOHNEGG LODGE Garden Floor  
"Gentiana" BGF 277 sqm + Land 274 sqm  
CHF/sqm 12.635.38  CHF 3.500.000.00

STWE-17: THE HOHNEGG LODGE First Floor  
"Campanula" BGF 173 sqm  
CHF/sqm 12.716.76  CHF 2.200.000.00

STWE-18: THE HOHNEGG LODGE Penthouse  
"Soldanella" BGF 263 sqm  
CHF/sqm 14.828.90  CHF 3.900.000.00

THE HOHNEGG LODGE ANNEX

STWE-14: THE HOHNEGG LODGE ANNEX Garden Floor  
"Orchis" BGF 254 sqm + Land 171 sqm  
CHF/sqm 11.417.32  CHF 2.900.000.00

STWE-15: THE HOHNEGG LODGE ANNEX Penthouse  
"Primula" BGF 158 sqm  
CHF/sqm 12.025.32  CHF 1.900.000.00

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BUILDING SPECIFICATIONS & PRICES  
Autumn 2016
Substructure
- Beams with integrated heat insulation coated with horizontal wood paneling
- Larch in front of transparently painted laminated wood panels
- Larch balustrades with wooden panels
- The roof design (inside and outside) is the principal of maximizing exposed beams and timber to create the combination of a traditional building with a contemporary finish.

Electrical Installation
- Insulation in accordance with S.E.V. regulations
- Functional rooms such as the utility rooms, ski room, store rooms are equipped with light fittings and ample switches and sockets
- All rooms with connections for wall or ceiling lamps and ample sockets for bedside lamps etc.
- Living room with connections for telephone and Cable TV.
- Kitchen connections for all electrical appliances such as fridge, cooker, oven, washing machine and extractor fans

A central master key-system with intercom will be supplied & fitted

Lighting plan to be provided by Architects prior to commencement of building

Heating
- Very high-efficient oil heating system controlled by a Digital Control System
- Hot water (set at 60 degrees but adjustable) provided by the heating system
- Living and bed rooms regulated via thermostats
- Full under-floor heating
- New high-efficient oil heating system controlled by a Digital Control System

Electrical Installation
- Ground floor (if reqd) tiling - CHF 120 m²
- Carpets - CHF 150 m²
- Hard wood flooring – CHF 150 m²

Bathrooms
- Bathrooms, each (supply & fit) – CHF 10,000
- Fully fitted kitchen – CHF 35,000
- Bath fitting full-height (supply & fit) – CHF 120 m²

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Floors
- Hard wood flooring – CHF 120 m²
- Carpet – CHF 155 m²

Kitchen, bathroom, ground floor (if reqd) tiling – CHF 110 m²

PLEASE NB:
- Taken as a whole, this Building Specification provides for a high standard building. The right is, however, reserved to make any changes that may become necessary for technical reasons. Further, any services that are not included in this document but subsequently become required will be provided at an equivalent level of quality. At all times, the buyer’s wishes will be taken into consideration if received early enough not to adversely affect the building schedule and/or budgets. Prices indicated are in Swiss francs and include the applicable rate of VAT.

Specialty Walls
- One wall in each bedroom to be in Old Wood
- Kitchen wall and kitchen back in Old Wood
- Chimney/reading room wall to be in stone (to match external)

Sitting Room
- Kitchen back included chimney/bricks etc – CHF 10,000

Common Parts and Outside Space
- High quality lobby & external doors
- Lift, serving all floors
- Front porch by key-access
- Outside pathing - in local stone (Granite) – as per designs

Basement
- Wine racks
- Sitting furnitures
- Sitting furnitures
- Ski-boot dryer
- Toilet
- Shower
- Sauna (KLAFS or equivalent)
- Sitting room

Wine Cellar
- Wine racks

Sitting room
- Chimney/reading room wall to be in stone (to match external)

General Construction Principles
- The current concrete and natural stone base is maintained together with the existing foundations.
- More or less everything else will be replaced.

Structure
- Reinforced concrete frame
- Internal walls and ceilings – brick/ block, finished in organic plaster and painted
- Staircases – concrete structure covered in wood or stone (buyers choice)
- Kitchen connections for all electrical appliances such as fridge, cooker, oven, washing machine and extractor fans
- Substructure
- Beams with integrated heat insulation coated with horizontal wood paneling
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