

LIFE IS BEAUTIFUL.  
ON TOP OF THE WORLD



GRACE  
ST. MORITZ  
APARTMENTS



## INTRODUCTION

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Welcome to Grace St. Moritz Apartments – a rare opportunity to own a luxury serviced apartment in the heart of St. Moritz. Your apartment will form part of Grace St. Moritz, the stylish boutique hotel currently under development in the heart of the town. The landmark property has perfect views of the resort's lake and valley and is just minutes away from the luxury shops and restaurants which define the town's 'jet set' status.

Effortless living in the world's most prestigious mountain resort.



## ST. MORITZ – PURE ALPINE LUXURY

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For 150 years the name 'St. Moritz' has invoked a unique sense of style and luxury. Other Alpine resorts may go in and out of fashion. But there is only one St. Moritz.



## GRACE. ELEGANCE. STYLE

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At Grace St. Moritz we are undertaking a sympathetic preservation of the historic La Margna – a hotel that helped to put the resort on the tourist map over 100 years ago.

Connected to the original building is the Grace Wing, an all-new addition providing generous proportions and deep windows that capture the famed Alpine light. There are serviced apartments for sale in both parts of the development.

When not in residence owners earn revenue from hotel guest usage of their apartment.





## ATTENTION TO DETAIL

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Grace St. Moritz – a bright vision for the 21<sup>st</sup> Century created by Grace Hotels' architects, Divercity, that preserves the distinguished original façade while adding a stylish new addition offering a breath-taking window to the world of St. Moritz.

All the signature Grace design touches and quality finishes are to be found throughout these exceptional properties. Our interior designers' approach is based on crafting timeless interiors without ever losing touch with the practicalities of life – creating engaging, restrained luxury. Residents can enjoy spacious, serene living spaces that integrate beautifully with their environment.





## A UNIQUE OWNERSHIP PLAN

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The amenities available to apartment owners are an integral part of the ownership experience. Maintenance and housekeeping come as standard. You also have access to all that the hotel has to offer – the bars, restaurants, pool, spa and more. The Grace concierge caters for your every need such as restaurant and theatre reservations, car rental and fresh flowers daily.

Under a unique ownership plan, Grace St. Moritz Apartments combines revenues from guest usage with access for personal use that is hassle-free and simplicity itself – your apartment will be waiting for you, just as you left it, immaculately prepared by the Grace team.



## BUYER'S GUIDE & ESSENTIAL INFORMATION



### A RARE OPPORTUNITY

Whether you are a Swiss national or an overseas resident, this is a rare chance to acquire a property in a new and highly sought-after development in one of the world's most attractive real estate markets.

For the full story visit [www.gracestmoritzapartments.com](http://www.gracestmoritzapartments.com)

#### 1. Grace St. Moritz Apartments

The Grace St. Moritz Apartments are structured in the legal form of condominium ("Stockwerkeigentum") which is a qualified form of real estate ownership that provides to each Buyer the individual and independent freehold ownership of an apartment. By acquiring a Grace St. Moritz Apartment a Buyer will in addition simultaneously own a proportional share in the common areas of the La Margna Wing and Grace Wing.

With the purchase of a Grace St. Moritz Apartment, each Buyer is registered as the exclusive and independent owner of this particular apartment in the local land register.

Grace St. Moritz Apartments shall be maintained and operated by Grace Hotels in the same manner as regular hotel rooms in Grace St. Moritz (see details below).

#### 2. No Restrictions on Acquisition of Grace St. Moritz Apartments

The acquisition of Grace St. Moritz Apartments is specifically exempted from the restrictions and limitations that generally apply on the sale and purchase of Swiss real estate by non-Swiss persons.

Any foreign Buyer can acquire one or more Grace St. Moritz Apartments without any prior governmental authorization or approval and similarly sell such apartments to any (foreign and/or non-foreign) future buyer without any legal restrictions and/or governmental pre-approvals.

In addition, the recently adopted legal regime, imposing quantity restrictions on the purchase of second homes by non-Swiss Buyers, do not apply on the Grace St. Moritz Apartments.

Last but not least, the acquisition of a Grace St. Moritz Apartment is permissible without any restrictions under the condition that the Buyer uses his apartment in combination with the hotel's services and makes the apartment available to the hotel for rental in line with the regular hotel operations.

The Grace St. Moritz hotel, operating in the La Margna Wing, is running a Rental Program for all Grace St. Moritz Apartments which enables business use through the rental of the Grace St. Moritz Apartments by regular Grace St. Moritz hotel guests and safeguards the Buyer's compliance with all local and legal requirements.

#### 3. Grace St. Moritz Apartments Rental Program

Grace St. Moritz Apartments will be part of the Grace Hotels' Rental Program. Under the Rental Program Grace Hotels will provide to the Grace St. Moritz Apartments a broad list of management services, supervisory and administrative services, as well as sales and marketing services equivalent to those offered to the Grace St. Moritz hotel (a copy of the Grace St. Moritz Rental Program is available to review upon request).

Furthermore, a reservation system will be maintained and operated by Grace Hotels through which all reservations for the Grace St. Moritz Apartments will be processed.

In parallel, Grace Hotels will make available to the Grace St. Moritz Apartments a list of extensive hotel services, facilities and amenities (copy available to review upon request).

Owners of Grace St. Moritz Apartments will generate revenue from the participation of their apartment in the Grace Hotels Rental Program and its rental to Grace St. Moritz hotel guests.

#### 4. Acquisition of Swiss Real Estate. Process and Costs

The agreement for the sale and purchase of Swiss real estate has to be a notarial deed (the "Transfer Deed"), which will be registered with the local land registry.

The acquisition of Swiss real estate is subject to a transfer tax equal to 2% of the value of the sold property, which is paid by the Buyer to the local community.

The Transfer Deeds notarization cost amounts to 0.2% of the purchase price, never exceeding the amount of CHF 30,000.00. Charges by the land register for the filing of the Buyer as the new owner of the sold property amount to 0.1% of the purchase price.

#### 5. Taxes Related to the Grace St. Moritz Apartment's Ownership and Rental Program

Switzerland and the Canton of Graubünden provide a transparent and moderate tax regime that will be carefully assessed by any Buyer of Swiss real estate.

In particular, by acquiring a Grace St. Moritz Apartment the Buyer becomes liable to local tax to the extent described below.

The income/net profit that a Grace St. Moritz Apartment Buyer generates from having the Grace St. Moritz Apartment in the Rental Program is assessed annually and taxed.

In addition, a moderate wealth tax is assessed on the net value of privately held real estate. Estate or gift tax is not applicable on direct descendants. In certain circumstances, an estate and gift tax may occur.

The sale of privately held Swiss real estate, like a Grace St. Moritz Apartment, is subject to a capital gains tax on the net capital gain from such sale. If held through a legal entity, such capital gain is generally subject to the regular profit tax.

#### 6. Residency and Visa Requirements

The acquisition of a Grace St. Moritz Apartment does not trigger any type of residence permit for Switzerland.

The requirement of a visa for entry into Switzerland (Schengen area) depends on the visitor's citizenship. A regular Schengen visa provides for a stay of up to 90 days within a 180-day period from the date of the first entry.



## CONTACT

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### NOTE:

INTERIOR AND EXTERIOR ARTIST'S IMPRESSIONS  
ARE FROM PRELIMINARY DESIGNS AND ARE FOR  
ILLUSTRATION PURPOSES ONLY AND MAY BE  
SUBJECT TO CHANGE