



EXCELION

Excel, Create, Vision

HUBEL RESIDENCES | LEUKERBAD

SWITZERLAND

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Switzerland

A HAVEN OF TRANQUILITY AND EXCELLENCE

Switzerland, known for its pristine landscapes and exceptional quality of life, epitomizes luxury and precision. Its blend of overwhelming natural beauty, stable climate, and rich culinary traditions offers a unique lifestyle that stands apart on the global stage.

Ranked highly for quality of life and innovation, Switzerland balances respect for tradition with a welcoming attitude towards the future. This land of exquisite timepieces and adventurous outdoor activities like skiing and paragliding in the breathtaking Lauterbrunnental, exemplifies a harmonious blend of past and present.

The nation's commitment to political neutrality and its reputation as the host for international organizations underline its global respect and stability. This same stability is reflected in the robust Swiss housing market, known for its resilience and steady appreciation.

Switzerland is not just a country, but a promise of a life filled with quality, safety, and harmony with nature.





Leukerbad

GATEWAY TO SERENITY & ALPINE CHARM

Nestled in the Swiss Alps, Leukerbad boasts magnificent thermal springs and is effortlessly accessible, being just 40km from Sion Airport and within a few hours' drive from major Swiss cities like Bern, Lausanne, Geneva, and Zurich.



BERN: 150KM

LAUSANNE: 155KM

GENEVA: 200KM

ZURICH: 280KM

SION AIRPORT: 40KM





Leukerbad

A THERMAL RETREAT AMIDST ALPINE SPLENDOR

Embrace Wellness and Nature

Leukerbad, a picturesque village encased in the Swiss Alps, presents the perfect fusion of natural beauty and therapeutic relaxation. Famous for its thermal baths, Leukerbad offers a unique wellness experience, where healing waters meet breathtaking mountain vistas.

Unparalleled Accessibility

Conveniently located, Leukerbad is a hidden gem just a stone's throw from urban centers. A short journey from Sion Airport and close to major cities like Bern, Geneva, and Zurich, it stands as an easily accessible retreat.

A Haven for All Seasons

Leukerbad's charm transcends seasons, making it an ideal destination year-round. In winter, the snow-capped peaks and steaming thermal waters create a magical atmosphere, while summer offers sunny days filled with hiking, mountain biking, and cultural experiences. The changing seasons bring new dimensions to the natural beauty and activities available, ensuring that every visit is as unique as it is memorable.




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21.5 - 64
M²

**STUDIO
-
TWO
BEDROOMS**

**MOUNTAIN
&
VALLEY
VIEWS**



Hubel Residences

MODERN ALPINE LIVING REDEFINED

Discover contemporary living in the heart of the Swiss Alps at Hubel Residences. Each unit, from streamlined studios to expansive penthouses, showcases modern interiors and furnishings, complete with balconies that offer breathtaking views of Leukerbad's enchanting landscapes.

Reflecting a modern architectural philosophy where functionality meets contemporary elegance, the design prioritizes spacious living areas, modern kitchens, and bathrooms that transform into private sanctuaries. Crafted to meet high Swiss standards, every detail is meticulously chosen to ensure a lifestyle marked by convenience, comfort, and aesthetic pleasure.

Indulge in the outdoor swimming pool and sauna, relax in the jacuzzi, and mingle at the on-site bar. With each offering its own charm, the stunning mountain views stand as a phenomenal backdrop, enriching every moment. Together with a winter garden dining hall and ski storage, these amenities not only enhance the living experience but redefine alpine luxury.

Experience a new era of alpine living at Hubel Residences, where contemporary design and the natural allure of the Swiss Alps coexist in perfect harmony.





Hubel Residences

FACILITIES & AMENITIES



OUTDOOR POOL



JACUZZI



SAUNA



BAR & RESTAURANT



SKI STORAGE



MOUNTAIN VIEWS

55
SLOPES

50KM
PISTES

2,610M
ELEVATION

NESTLED AMIDST THE SWISS ALPS, HUBEL RESIDENCES SITS AT THE HEART OF A WINTER SPORTS PARADISE, BOASTING ACCESS TO 55 SLOPES AND OVER 50KM OF SKI PISTES. WITH ELEVATIONS RANGING FROM 1,411M TO 2,610M, OUR LOCATION IS A TESTAMENT TO THE ENDURING ALLURE OF ALPINE SKIING, OFFERING AN EXCEPTIONAL SNOW GUARANTEE IN AN ERA WHERE CLIMATE RELIABILITY IS MORE PRECIOUS THAN EVER. THIS ASSURANCE OF SNOW, THANKS TO OUR HIGHER ALTITUDE POSITIONING, CATERS TO THOSE SEEKING A DEPENDABLE WINTER ESCAPE.

DURING THE HIGH SEASON, WHEN THE LANDSCAPE TRANSFORMS INTO A PRISTINE SNOWY WONDERLAND, RESIDENTS HAVE THE UNIQUE OPPORTUNITY TO SKI DIRECTLY BACK TO THE PROPERTY.

 **0KM**
GEMINI
PASS

 **1.5KM**
TORRENT SKI
RESORT

 **25KM**
CRANS-
MONTANA

 **35KM**
SAAS-FEE

 **50KM**
4 VALLÉES

 **75KM**
ZERMATT

 **50KM**
VERBIER





Management & Service

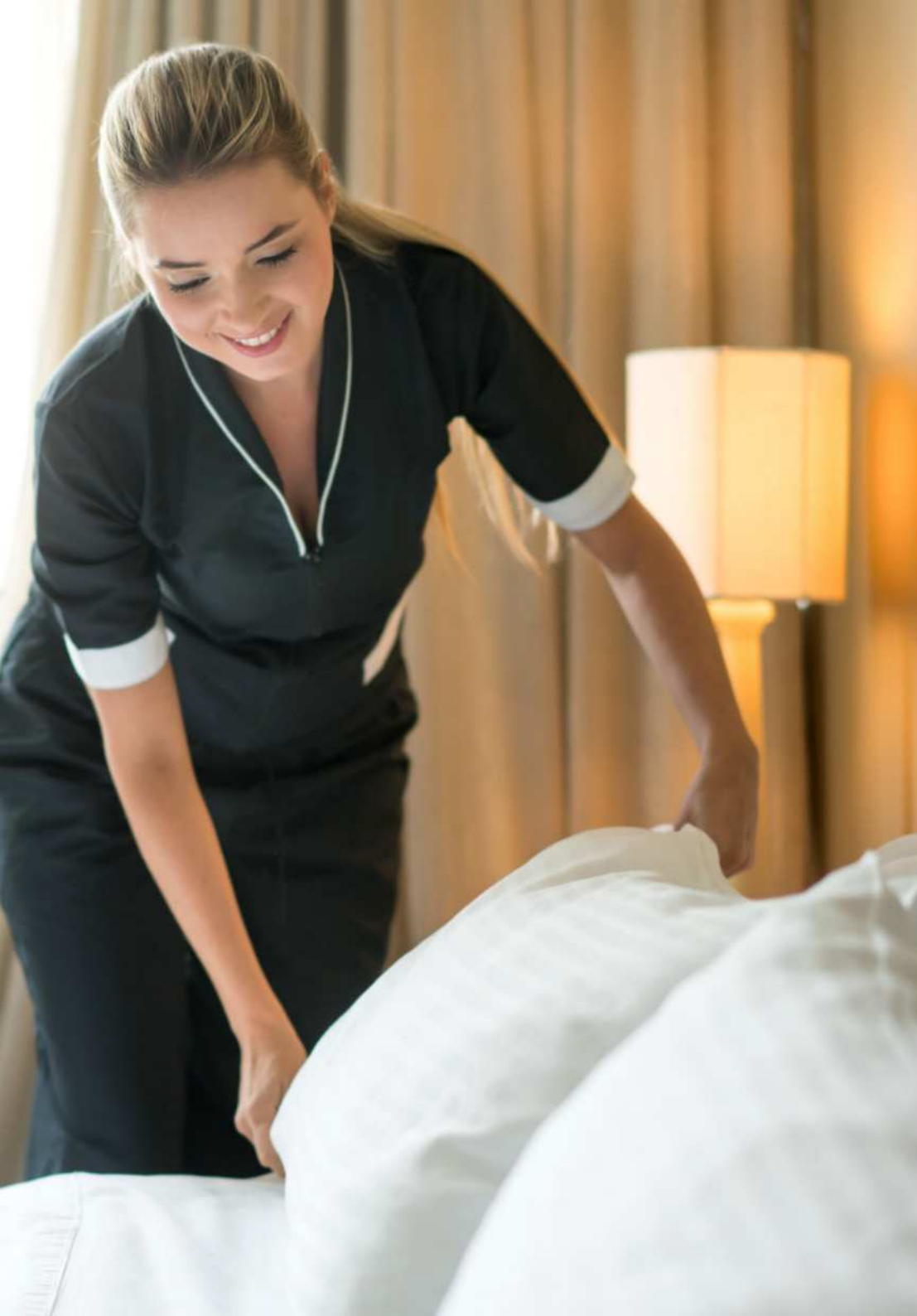
A HASSLE FREE INVESTMENT

The project is managed by the Swiss management company Sunimmo, with which you as the owner can engage in a management and rental mediation agreement. Sunimmo is responsible for the maintenance of the entire project and the technical management of the buildings.

A staffed reception is located in the main building, providing convenient assistance for any inquiries or key collection. In addition, comprehensive supervision is maintained throughout the project premises, ensuring security and support even in your absence.

Each owner contributes to the provision of these services via an annual management fee, guaranteeing the continuous quality upkeep of the resort. Sunimmo offers a comprehensive package, streamlining all recurring expenses such as energy, operational, administrative costs, and renovation funds, providing you with a single point of contact for clarity and convenience. Rest assured, we maintain a detailed and transparent overview of these expenses.

In short, you can relish every comfort knowing that our dedicated management team will handle all the details, allowing you to seamlessly immerse yourself in a worry-free experience.




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Renting

MAXIMISING YOUR INVESTMENT

Effortless Management & Seamless Rental Solutions

Hubel Residences offers a seamless ownership experience, ensuring your Swiss property thrives, even in your absence with a comprehensive rental program to maximize occupancy rates and revenues, affording you the luxury of hassle-free property management combined with the flexibility to enjoy your home whenever you choose.

Enduring Financial Appreciation

Nestled in a sought-after Swiss location and managed by the meticulous Sunimmo, your Leukerbad property is positioned for lasting financial growth, promising steady investment returns.

A Quintessential Real Estate Haven

Leukerbad transcends its therapeutic thermal baths to emerge as a leading real estate destination, offering an unmatched blend of lifestyle enrichment and investment potential.

Where Tradition Meets Investment Prowess

Leukerbad is more than a haven for relaxation and wellness - it's a strategic investment opportunity where the charm of Swiss living meets robust financial returns, set against the breathtaking backdrop of the Swiss Alps.

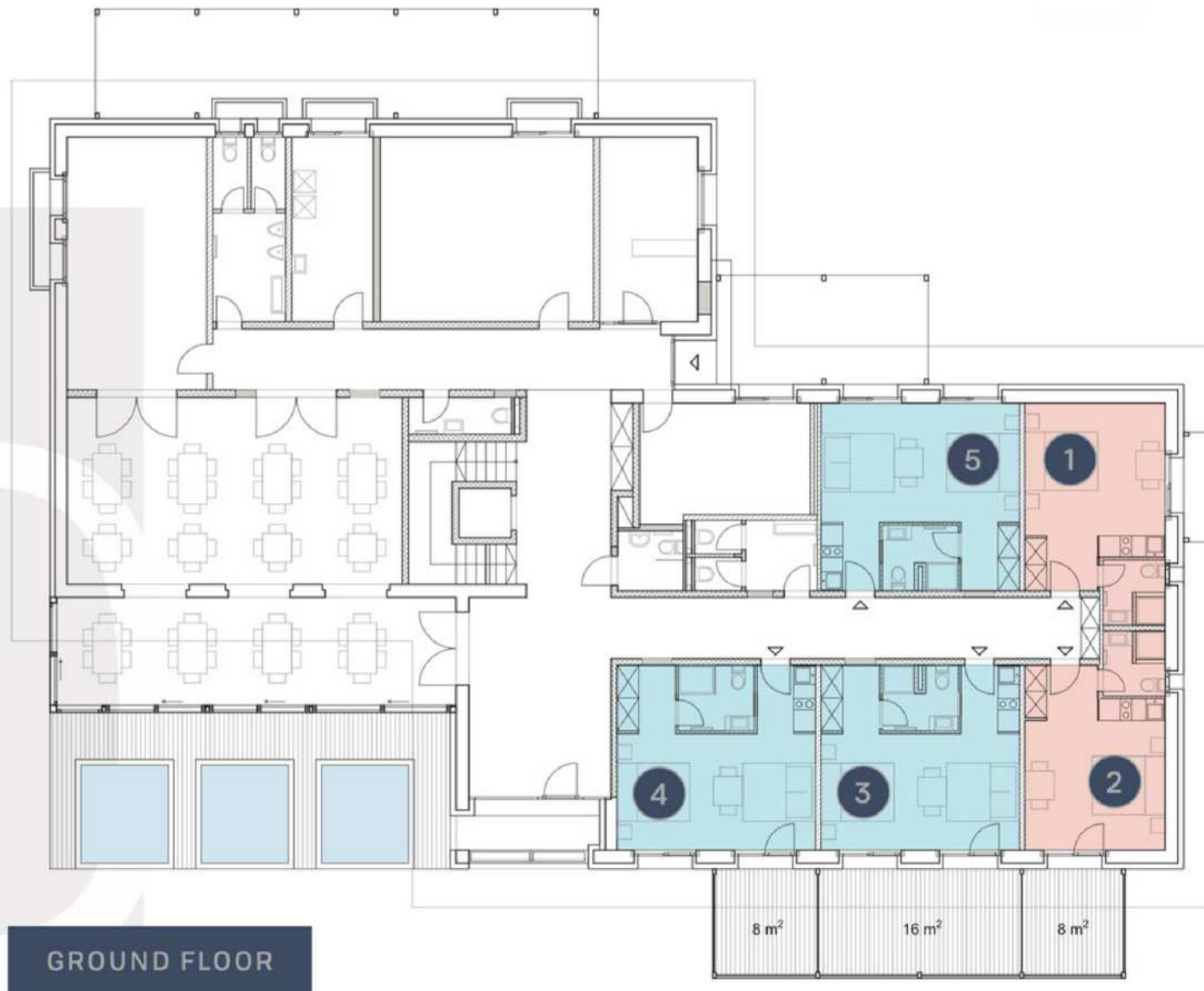




Ground Floor

APARTMENT	TYPE	GROSS AREA	NET AREA
01	01	25m ²	21.5m ²
02	01	29m ² *	21.5m ²
03	02	40m ² *	27.5m ²
04	02	36m ² *	27.5m ²
05	02	32m ²	28m ²

* including deck





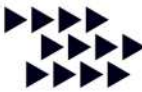
First Floor

APARTMENT	TYPE	GROSS AREA	NET AREA
06	01	29m ² *	21.5m ²
07	01	29m ² *	21.5m ²
08	02	40m ² *	27.5m ²
09	02	36m ² *	27.5m ²
10	02	36m ² *	27.5m ²
11	01	29m ² *	21.5m ²
12	01	29m ² *	21.5m ²
13	04	36m ² *	24.5m ²
14	06	58m ² *	42m ²
15	03	33m ² *	25m ²
16	02	36m ² *	27.5m ²

*including deck



1ST FLOOR





Second Floor

APARTMENT	TYPE	GROSS AREA	NET AREA
17	01	29m ² *	21.5m ²
18	01	29m ² *	21.5m ²
19	02	40m ² *	27.5m ²
20	02	36m ² *	27.5m ²
21	02	36m ² *	27.5m ²
22	01	29m ² *	21.5m ²
23	01	29m ² *	21.5m ²
24	04	36m ² *	24.5m ²
25	06	58m ² *	42m ²
26	03	33m ² *	25m ²
27	02	36m ² *	27.5m ²

*including deck





Third Floor

APARTMENT	TYPE	GROSS AREA	NET AREA
28	01	29m ² *	21.5m ²
29	01	29m ² *	21.5m ²
30	02	40m ² *	27.5m ²
31	02	36m ² *	27.5m ²
32	02	36m ² *	27.5m ²
33	01	29m ² *	21.5m ²
34	01	29m ² *	21.5m ²
35	04	36m ² *	24.5m ²
36	06	58m ² *	42m ²
37	03	33m ² *	25m ²
38	02	36m ² *	27.5m ²

*including deck





Fourth Floor

APARTMENT	TYPE	GROSS AREA	NET AREA
39	08	69m ² *	55.5m ²
40	02	36m ² *	27.5m ²
41	01	29m ² *	21.5m ²
42	01	29m ² *	21.5m ²
43	04	36m ² *	24.5m ²
44	06	58m ² *	42m ²
45	05	53m ² *	38m ²

* including deck

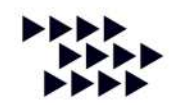




Fifth Floor

APARTMENT	TYPE	GROSS AREA	NET AREA
46	07	61m ² *	46m ²
47	09	82m ² *	64m ²

*including deck



Legal & Fiscal

ASPECTS

Fiscal Benefits And Considerations

Property Tax (Liegenschaftssteuer):

An annual tax imposed by the cantonal or municipal authorities, calculated based on the property's assessed value, aimed at funding local services and infrastructure.

Income Tax on Rental Earnings (Einkommenssteuer):

Switzerland taxes rental income earned by non-resident property owners. The Swiss tax system is known for its equitable structure, with mechanisms that typically benefit the investor through deductions and reasonable tax rates.

Capital Gains Tax (Grundstückgewinnsteuer):

Profits from the sale of real estate are subject to capital gains tax in Switzerland. The tax regime takes into account the duration of property ownership, offering advantageous conditions for long-term holdings.

Switzerland's real estate framework offers a robust and transparent environment that advantages both buyers and sellers, guaranteeing a process characterized by clear communication and security from beginning to end.

As an investor in Hubel Residences, Leukerbad, you will experience a smooth acquisition journey, starting from the initial reservation agreement and thorough due diligence, to the final transfer of ownership, often facilitated by a notary.

Investing in Hubel Residences capitalizes on Switzerland's stable market conditions and Leukerbad's recognition as a premier destination, promising not just a retreat in the thermal spa haven but also a sound financial decision. The nation's investor-friendly legal and fiscal landscape further bolsters the attractiveness, positioning Hubel Residences as a top choice for savvy investors.



DISCLAIMER

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