



SWISS LUXURY APARTMENTS

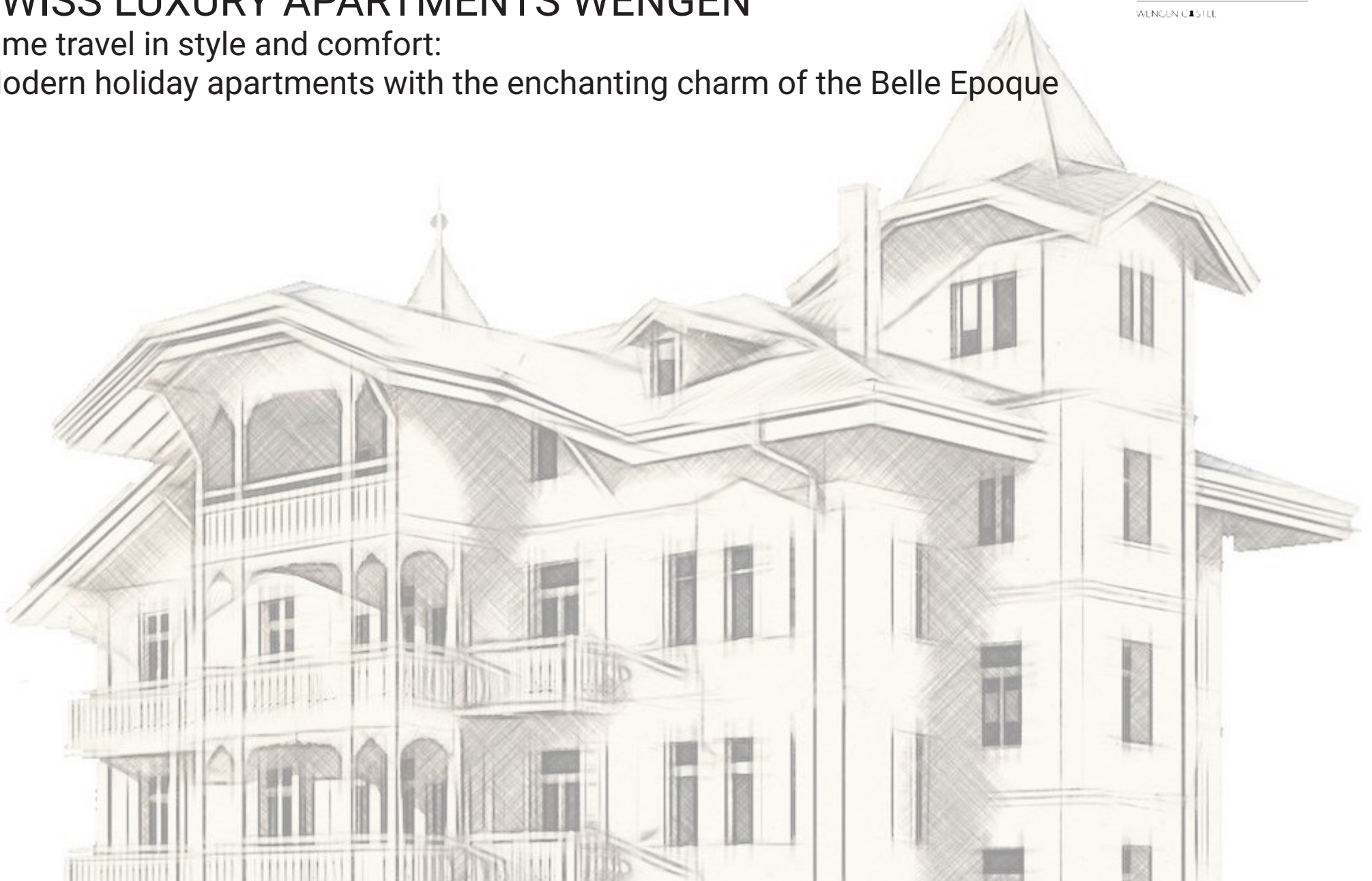
WENGEN CASTLE

raum & zeit
IMMOBILIEN AG

SWISS LUXURY APARTMENTS WENGEN

Time travel in style and comfort:

Modern holiday apartments with the enchanting charm of the Belle Epoque



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PROJECT DESCRIPTION



SCHLÖSSLI WALDEGG

The former Hotel Waldegg was built in 1912 and is listed as a late classicist building in romanticising historicism. Elements such as the stepped staircase tower or the open arcades on the east and west sides with saw-cut decorations bear witness to the Belle Epoque period.

The property in an idyllic location in the immediate vicinity of the finish slope of the Lauberhorn race impresses with its almost completely original building stock. This is to be protected and preserved as part of the conversion into seven holiday flats and one primary residence.

Are you looking for something special? Peace, privacy, unique natural scenery, historic surroundings and plenty of opportunities for sporting activities in winter and summer? Then you've come to the right place!

APARTMENT TYPES

The conversion of the charming little castle has created a total of eight unique residential units that are second to none.

The holiday flats include a spacious 6.5-room flat, four cosy 3.5-room flats and a charming 2.5-room flat. All of them are stylish residential units that meet the highest living standards.

In order to preserve the exceptional character of the turn-of-the-century building, the remodelling will follow the guidelines for listed buildings. The specifications in the flats have been thoughtfully combined with modern elements.

The result is rooms that offer both a contemporary living ambience in harmony with the style and history of the building and a high level of modern comfort.

UNIQUE LOCATION

Wengen, situated on a sheltered sun terrace at the foot of the Eiger, Mönch and Jungfrau, is a traditional, car-free holiday resort. The village offers a family-friendly skiing and hiking area around the Männlichen and Kleine Scheidegg and, despite its fame, has retained the character of a picture-postcard mountain village. The south-west-facing terrace guarantees an above-average amount of sunshine.

In summer, over 500 km of marked hiking trails and 15 mountain railways lead to the most beautiful vantage points in the Jungfrau region.

In winter, Wengen is the ideal starting point for 110 kilometres of pistes in the Männlichen-Scheidegg ski area. Annual highlight: the World Cup downhill run on the Lauberhorn. From the balcony of your new flat you can even watch the finish line live with a VIP view.

QUALITY OF LIVING

Discover a unique blend of comfort and the highest building quality that combines modernity and tradition:

Enjoy a fairytale living atmosphere with 2-3 bedrooms that offer space for individual design and restful sleep. The inviting entrance area impresses with a cloakroom and fitted wardrobes customised to your wishes, combining functionality and aesthetics.

The fittings in the bathrooms (bath/toilet, shower/toilet) meet high standards of sanitary equipment and the fully equipped kitchen with high-quality appliances invites you to enjoy culinary delights.

Each flat has its own washing machine/tumbler in the bathroom. The exclusive amenities of each flat also include a personal storage room and co-ownership of the communal ski room.

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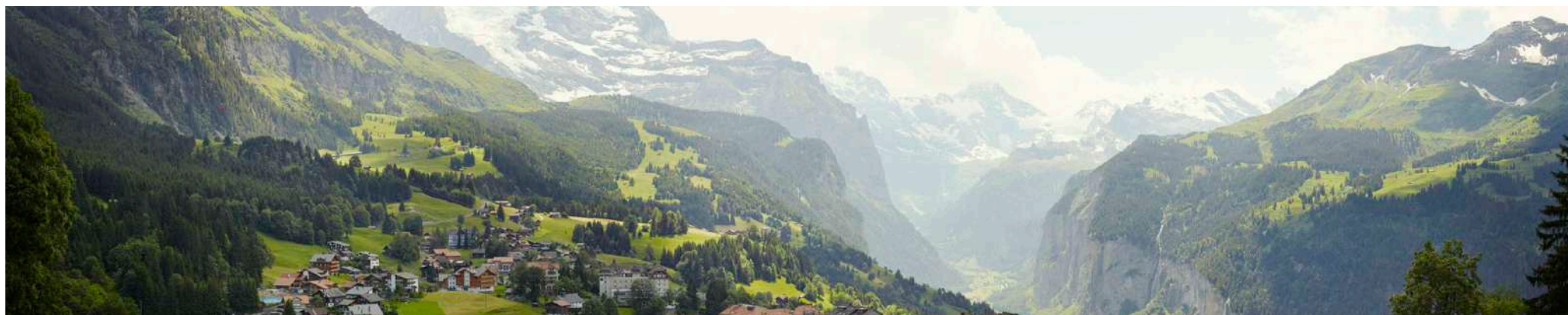
MACRO LOCATION

Wengen, the village of the Jungfrau high above the Lauterbrunnen Valley

The traditional and family-friendly holiday resort of Wengen is part of the municipality of Lauterbrunnen in the beautiful Bernese Oberland and is part of both the Jungfrau Region Tourism Association and the Jungfrau-Aletsch UNESCO World Heritage Site. It towers 400 metres above the Lauterbrunnen Valley at the foot of the Jungfrau and lies on a sunny terrace sheltered from the wind. Situated at 1274 metres above sea level, Wengen offers breathtaking views of the mountains. The village normally has around 1,300 inhabitants, but has more than 10,000 in the winter high season and around 5,000 in the summer high season. In terms of population, Wengen is the largest village in the municipality.

Wengen is the „Village of the Jungfrau“, the venue for the FIS Ski Lauberhorn race and has made a name for itself throughout Europe. In winter, life begins to pulsate here. The idyllic village boasts perfect pistes, the longest downhill run in the Ski World Cup and a varied programme. The surrounding area offers 500 kilometres of hiking trails to keep your legs busy and your eyes in pure nature. The highlight of the season: the Jungfrau Marathon from Interlaken via Wengen to the north face of the Eiger. Almost 2000 metres of climbing await the participants in front of spectacular scenery.

Overall, it is clear that Wengen has retained its idyllic charm since 1893, as it is accessible from Lauterbrunnen via the Wengernalp railway. The fact that the village is not connected to the road network gives Wengen a unique atmosphere of seclusion and tranquillity. The almost car-free environment, where only taxis and vehicles from hotels and small businesses are permitted, emphasises the efforts to preserve the natural beauty and authenticity of the village. These special features make Wengen an enchanting retreat which, thanks to its connection with the Wengernalp Railway, creates a successful symbiosis of tradition and modern travel experience.



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SCHLÖSSLI WALDEGG



Luxury apartments within historic walls

The historic castle Schlössli Waldegg was built in 1912 and served as a Belle Epoque hotel and spa hotel until 1960. In the following years, the residence was used as a holiday home, which was the destination of hundreds of visitors. From 1991 to 2006, the cooperative Zentrum Waldegg ran the small castle as a nature-loving health centre. From 2007 to 2023, the residence was privately owned by a British castle enthusiast.

The former tourist building is situated in an idyllic, remote location in the immediate vicinity of the finish slope of the Lauberhorn race. The house impresses both inside and out with its almost completely original structure. Now, 7 second homes and a first home are being built within the historic walls of this listed building, while respecting the historically valuable building elements.

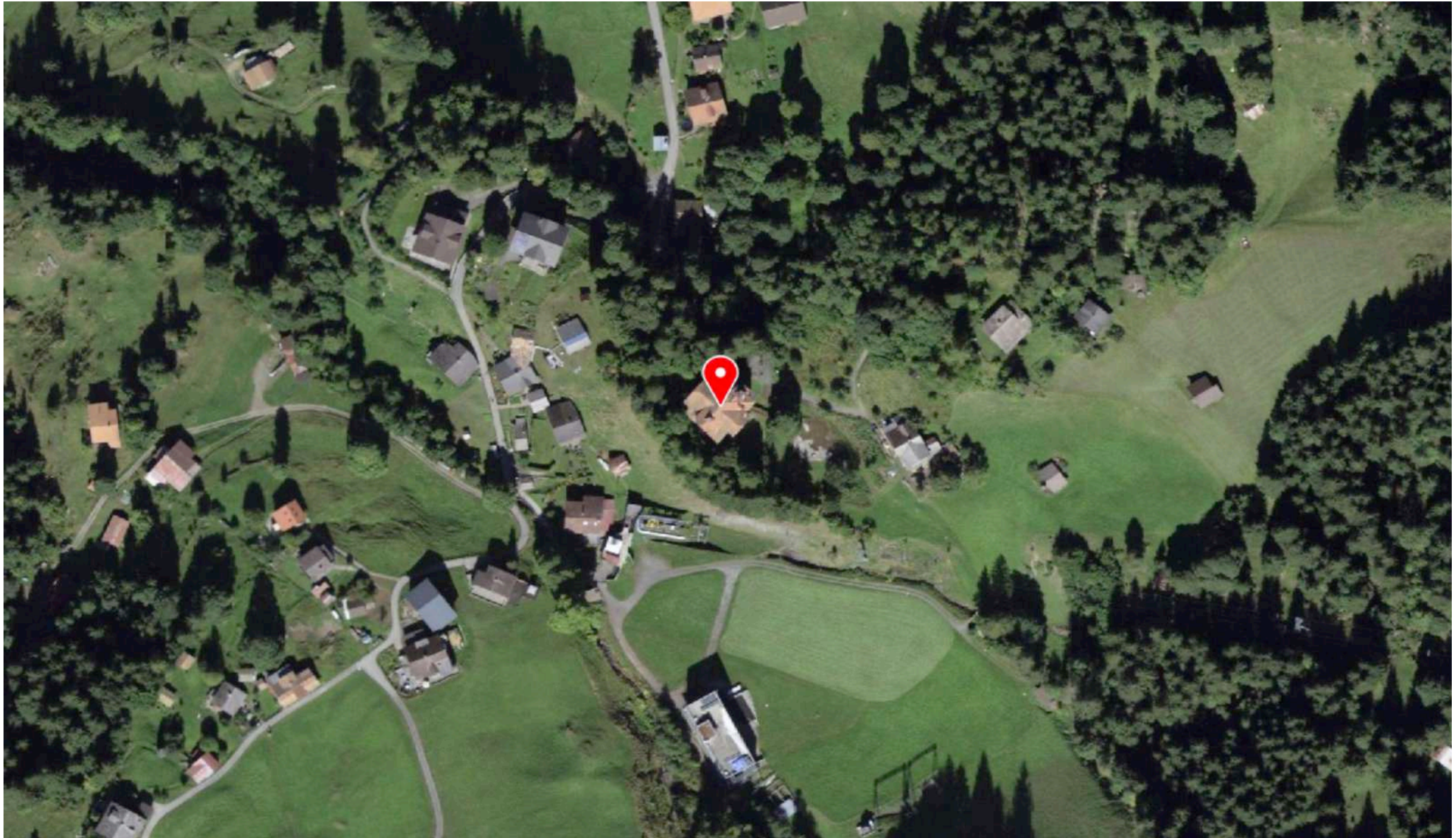
Fantastic views

The location of Waldegg Castle is simply fantastic! Here you will find peace and recharge your batteries in a place of power that is second to none - VIP feeling included: from the balconies you can enjoy the best view of the finish line of the Lauberhorn race.



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LOCATION IN THE VILLAGE



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PRIVILEGED AND UNIQUE



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PARCEL OF LAND

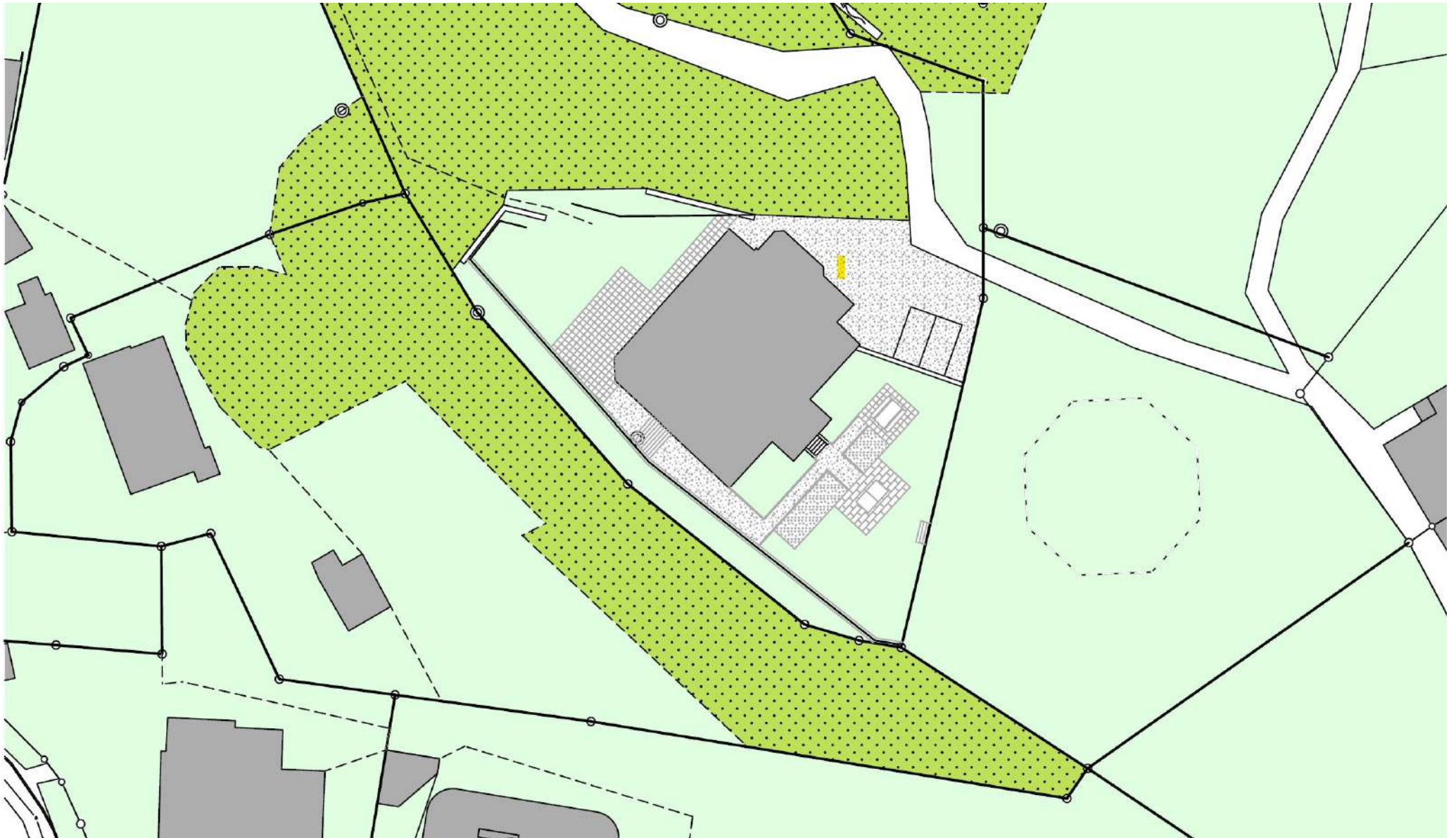
Guaranteed spacious surroundings

Your dream home for exclusive living rises majestically on a generous plot of 3408 m², which not only includes the beautiful Schössli itself, but also the road, paths, a picturesque garden and woodland. The impressive main plot also includes subjective ownership in the form of a further plot (6172) of 1378 m². This plot guarantees you not only additional space, but also maximum privacy. As the new owner, you will become part of an exclusive community of co-owners who look after this property with passion and pride. The Schössli Waldegg not only offers luxurious living space, but also the opportunity to share in the joint responsibility for this jewel.



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SURROUNDINGS



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ARRIVE



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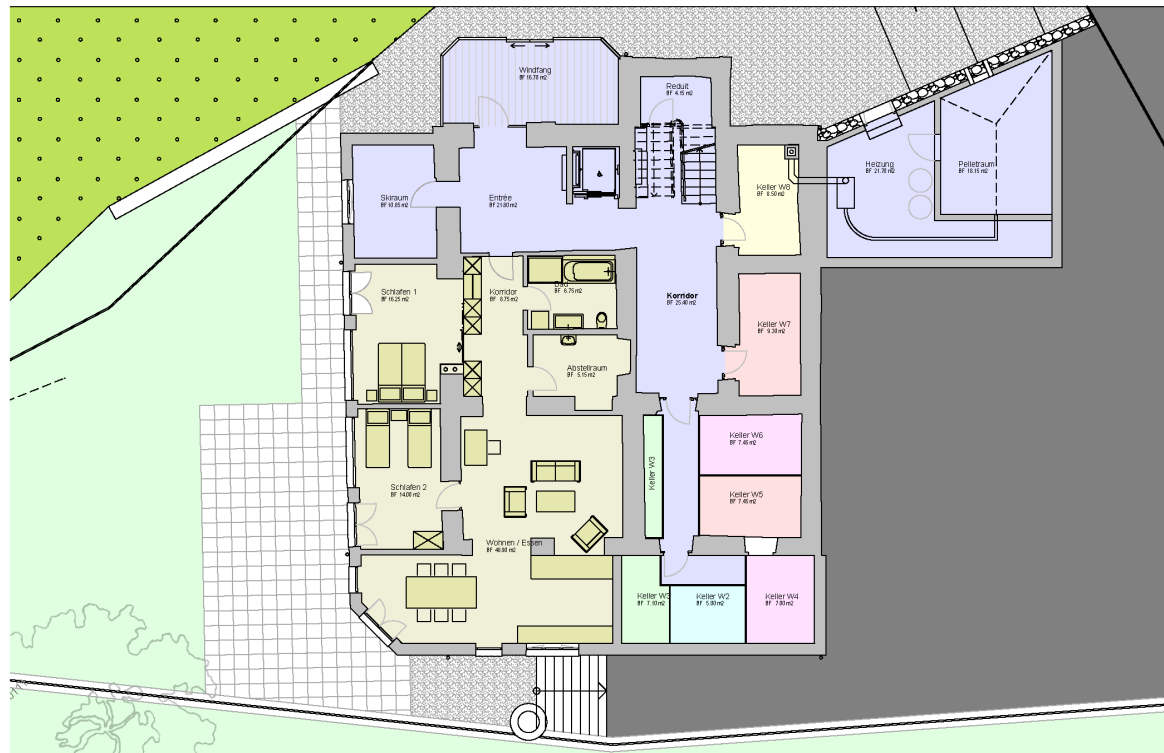
FLOOR PLAN



Basement north-west

apartment no. 1707-1
Principal residence
4.5 rooms
HNF 104 m²
ANF 0 m²
WQ 115 / 1'000

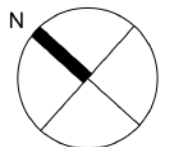
Status: sold



Basement

General:
Ski room
Entrance areas
Heating

Special use:
Basement rooms
W2 - W8



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FLOOR PLAN



Ground floor north-west

apartment no. 1707-3
 3.5 rooms
 basement room no. 3
 HNF 136 m²
 ANF 0 m²
 WQ 160 / 1'000

Sales price property
 CHF 1'780'000.00

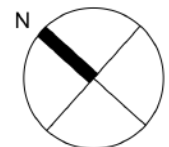
Status: available



Ground floor south-east

apartment no. 1707-2
 3.5 rooms basement
 room no. 2 HNF 96.5 m²
 ANF 0 m²
 WQ 125 / 1'000

Status: sold



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KITCHEN GROUND FLOOR 1707-3



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SEPARABLE ROOM GROUND FLOOR 1707-3



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BATHROOM GROUND FLOOR 1707-3



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KITCHEN GROUND FLOOR 1707-2



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WINTER GARDEN GROUND FLOOR 1707-2



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BATHROOM GROUND FLOOR 1707-2



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BEDROOM GROUND FLOOR 1707-2



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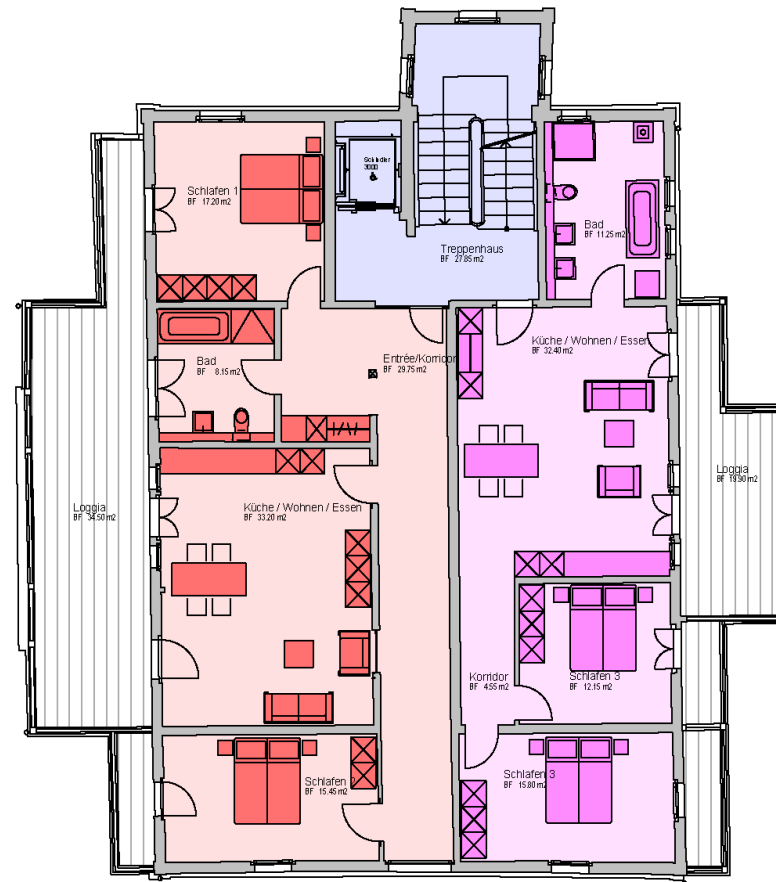
FLOOR PLAN



first floor north-west

apartment no. 1707-5
3.5 rooms basement
room no. 5 HNF 104
m²
ANF 34.5 m²
WQ 110 / 1'000

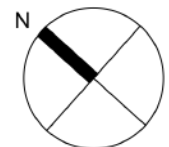
Status: reserved



first floor south-east

apartment no. 1707-4
3.5 rooms
basement room no. 4
HNF 76 m²
ANF 20 m²
WQ 100 / 1'000

Status: sold



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KITCHEN FIRST FLOOR 1707-5



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LOGGIA FIRST FLOOR 1707-5



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BATHROOM FIRST FLOOR 1707-5



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HALLWAY FIRST FLOOR 1707-5



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BEDROOM FIRST FLOOR 1707-5



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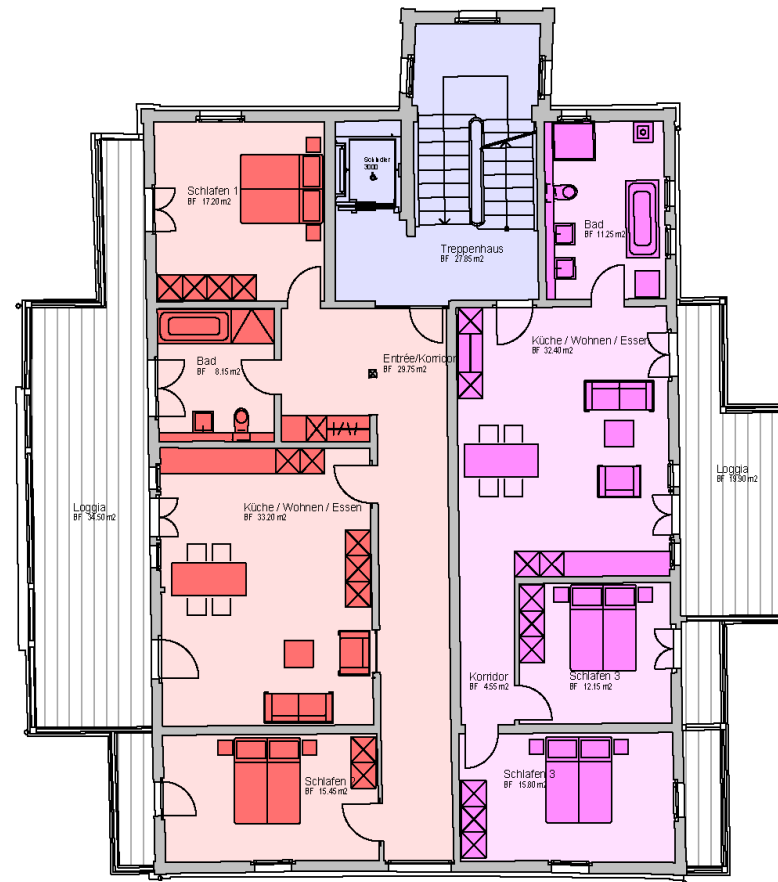
FLOOR PLAN



second floor north-west

apartment no. 1707-7
3.5 rooms
basement room no. 7
HNF 104 m²
ANF 34.5 m²
WQ 110 / 1'000

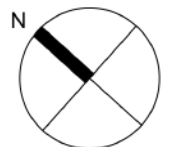
Status: sold



second floor south-east

apartment no. 1707-6
3.5 rooms
basement room no. 6
HNF 76 m²
ANF 20 m²
WQ 100 / 1'000

Status: sold



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BEDROOM SECOND FLOOR 1707-7



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LOGGIA SECOND FLOOR 1707-7



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LIVING ROOM SECOND FLOOR 1707-7



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BEDROOM SECOND FLOOR 1707-7



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BATHROOM SECOND FLOOR 1707-7



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KITCHEN SECOND FLOOR 1707-6



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BEDROOM SECOND FLOOR 1707-6



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BATHROOM SECOND FLOOR 1707-6



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FLOOR PLAN



third floor

apartment no. 1707-8

5.5 rooms

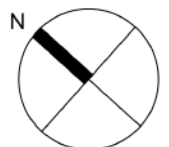
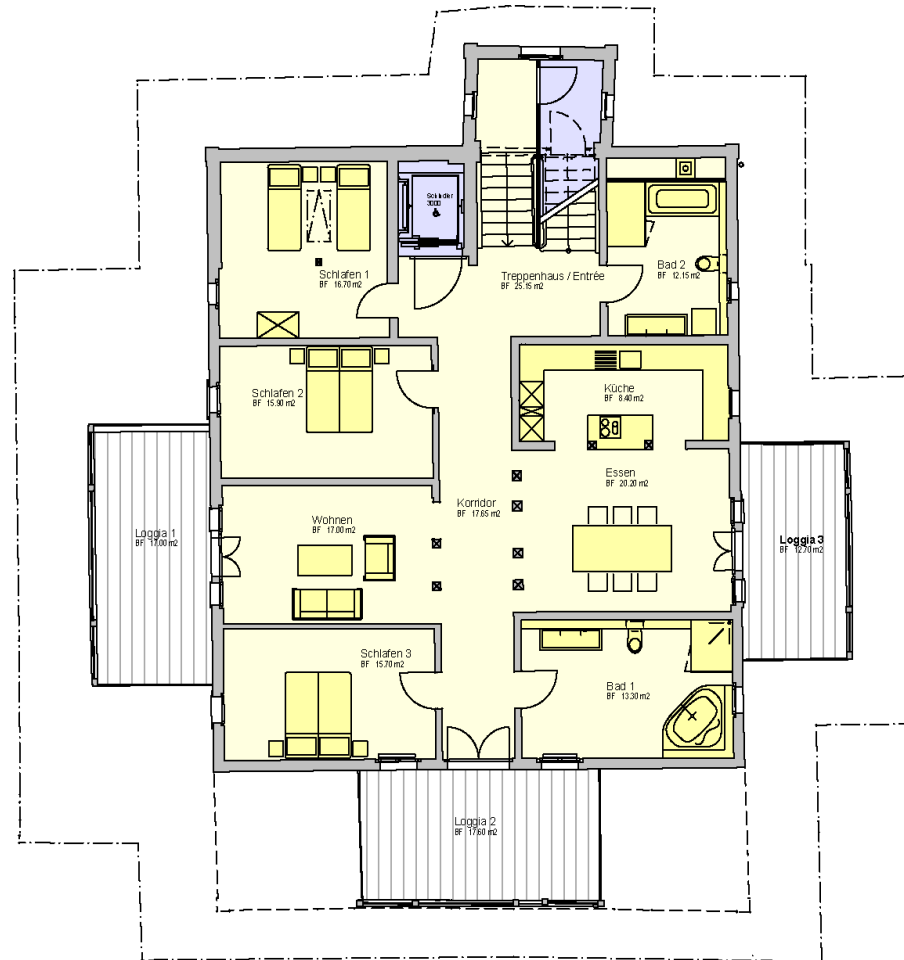
basement room no. 8

HNF 167.5 m²

ANF 47 m²

WQ 180 / 1'000

Status: sold



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BRIEF DESCRIPTION OF CONSTRUCTION



EXTERIOR WALLS/FAÇADE

Extension: exposed concrete
Exterior painted with new wooden shingles, colour according to architect

ROOF

Flat roof: At the lift extension and above the main entrance, copper 0.8 mm
Gabled roof: Tiled roof, colour according to architect

ELECTRICAL INSTALLATIONS

Main distribution board and meter in the basement.
One sub-distribution board per flat.
Lighting, power and heating installation in the flats and in the stairwell under plaster. Installation in the basement on plaster.

WINDOWS

Wooden windows: Insulating glazing, glass 1.1W/m²K, natural on the outside and painted white on the inside. Metal windows: Between the existing façade and the

lift extension. Lift shaft glazing.

BALCONIES

Wooden grid with groove and comb boards. Colour according to colour concept.
Coat hooks; external socket

LIFT FACILITY

Lift for 8 people with a payload of 630 kg.
The lift provides access to the basement and all floors from the main entrance.

HEAT PRODUCTION

Room and water heating via an automatic pellet firing system.
Location, heating centre in the outbuilding. Water heating via storage tank with integrated hot water preparation, summer and winter via pellet firing.

HEAT DISTRIBUTION

Heat distribution via underfloor heating from the flat manifold, in flush-mounted box, to the towel radiator heating circuits in the bathrooms. Flat heat meter with

central reading unit.

BATHROOMS

Floor: Ceramic tiles stoneware of your choice.
Walls: glazed stoneware ceramic tiles, floor-to-ceiling.
Underfloor heating;
washing machine and tumble dryer 5 kg in the wet room. All general sanitary appliances white, according to detailed description.

FLOOR COVERINGS

Living areas, rooms, kitchens: Natural wood parquet factory-sealed; Entrée/corridor: Ceramic tiles stoneware

INTERIOR DOORS

Flat entrance doors from stairwell with wooden frames and solid core door leaf; room doors semi-heavy, painted.

LOCKING SYSTEM

Cylinder with 5 keys per flat, combined with front door, letterbox and cellar compartment.

KITCHEN

Furniture: Resin-coated fronts; granite worktop, drawers for pans and bottles, full-extension runners.
Appliances: Refrigerator, built-in oven, glass ceramic hob, dishwasher hob, dishwasher, steam extractor, chrome steel sink, waste disposal system.

WARDROBE

Open wardrobe with built-in cupboards at the entrance to the flat.

SKI ROOM

Floor: Ceramic tiles stoneware
Walls: Fine abrasion painted
Heating: Underfloor heating.
Room temperature control via thermostatic valves.

CELLAR

Floor: Cement coating painted
Walls: Fine abrasion painted
Ceiling: Wood-based panels painted

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BUDGET LIST



KITCHEN

Furniture: Resin-coated fronts, granite worktop, drawers for pans and bottles, full-extension runners.
Appliances: Refrigerator, built-in oven, glass ceramic hob, dishwasher hob, dishwasher, steam extractor, chrome steel sink, waste disposal system.

BATHROOMS

White sanitary appliances, according to detailed description.
Own washing machine and tumble dryer 5 kg in the wet room.

PANELLING

Wet rooms: Floor: Ceramic tiles stoneware of your choice
Walls: Ceramic tiles, glazed stoneware, room-high
Entrance / corridor: Ceramic stoneware tiles
Ski room: Stoneware ceramic tiles

PARQUET

Living room/dining room: Natural wood finished parquet sealed.
Room: Natural wood engineered parquet, sealed.
Kitchen: Natural wood engineered parquet, sealed.

EXPLANATIONS

All prices are quoted in CHF including VAT. In the event of special requests or the omission of work categories, the amounts will be credited less any loss of quantity discounts. Unutilised budget items can be transferred to other items.

BUDGET

SECONDARY RESIDENCES	CHF 40'000.00
PRIMARY RESIDENCES	CHF 30'000.00

CHF 125.00 / m²

CHF 100.00 / m²

CHF 140.00 / m²

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SALES PRICE LIST APARTMENTS



Apartment 1707-1
Floor
Use
Number of rooms
Living space
Basement area
Value ratio (WQ)
Sales price (CHF)
Status

Basement
Primary Residence
3.5
104 m²
-
115 / 1'000
-
sold

Apartment 1707-3
Floor
Use
Number of rooms
Living space
Basement area
Value ratio (WQ)
Sales price (CHF)
Status

Ground Floor
Secondary Residence
3.5
136 m²
7.1 m²
160 / 1'000
1'780'000.00
available

Apartment 1707-2
Floor
Use
Number of rooms
Living space
Basement area
Value ratio (WQ)
Sales price (CHF)
Status

Ground Floor
Secondary Residence
2.5
96.5 m²
5 m²
125 / 1'000
-
reserved

Apartment 1707-4
Floor
Use
Number of rooms
Living space
Basement area
Value ratio (WQ)
Sales price (CHF)
Status

First Floor
Secondary Residence
3.5
76 m²
7 m²
100 / 1'000
-
sold

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SALES PRICE LIST APARTMENTS



Apartment 1707-5

Floor	First Floor
Use	Secondary Residence
Number of rooms	3.5
Living space	104 m ²
Basement area	7.45 m ²
Value ratio (WQ)	110 / 1'000
Sales price (CHF)	1'600'000.00
Status	available

Apartment 1707-7

Floor	Second Floor
Use	Secondary Residence
Number of rooms	3.5
Living space	104 m ²
Basement area	9.3 m ²
Value ratio (WQ)	110 / 1'000
Sales price (CHF)	-
Status	reserved

Apartment 1707-6

Floor	Second Floor
Use	Secondary Residence
Living space	3.5
Wohnfläche	76 m ²
Basement area	7.45 m ²
Value ratio (WQ)	100 / 1'000
Sales price (CHF)	-
Status	sold

Apartment 1707-8

Floor	Third Floor
Use	Secondary Residence
Number of rooms	5.5
Living space	167.5 m ²
Basement area	8.5 m ²
Value ratio (WQ)	180 / 1'000
Sales price (CHF)	-
Status	sold

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SALES CONDITIONS



COMPLETION AND OCCUPANCY

expected winter 2026

BUYING PRICE

Please refer to the price list for the purchase price of the flats. The final price is a fixed price for the turnkey flat according to the building description and plans, excluding modification requests and options.

RESERVATION

The apartment is bindingly reserved for you when you sign the purchase confirmation and pay the respective reservation amount.

PURCHASE CONTRACT

You conclude a purchase contract with the landowner and builder purchase contract with the landowner and builder with contractual agreements. The contract includes the turnkey construction of the building. Upon notarisation, the buyer also makes a partial payment of 35% of the price of the work (incl. reservation deposit). The remaining payments are made in accordance with a separate payment plan.

NOTARY FEES

Notary and land registry costs are borne by the buyer.

DISCLAIMER

The information contained in this sales documentation, visualisations and floor plans contained in this sales documentation are for general information purposes only and are provided without guarantee. They are not part of a contractual agreement. We expressly reserve the right to make changes and adjustments to the design, layout and authorisation, as well as corrections to dimensions and areas.

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WE ARE LOOKING FORWARD TO SEEING YOU!



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