

# AESCHI

# Park

BUSINESS  
APARTMENTS

S P I E Z



Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

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# The Commune

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Situated in the heart of the Bernese Oberland, Aeschi reflects the natural beauty of Switzerland. Its privileged location makes it easy to reach cities such as Fribourg, Geneva, Lausanne, Milan and Turin. Berne airport is nearby, and Zurich International is just an hour's drive away.

At an altitude of 860 m, Aeschi offers magnificent views of Lake Thun and is easily accessible from the A6 or by bus from Spiez. Its panoramic views, peacefulness and central location make it an ideal base for exploring the Bernese Oberland's major attractions.

With its many hiking trails, small ski area and cross-country ski runs, Aeschi is an attractive destination all year round. The famous resorts of Gstaad, Jungfrau, Adelboden and Hasliberg are within easy reach in less than an hour.



Bus stop just around the corner



School in the heart of the village



Nearby food store



# The Project

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Set in an exceptional panorama facing the Alps and Lake Thun, Aeschi Park Hotel combines comfort, refinement and nature.

The hotel offers :

- Reception with concierge, contemporary lobby and bar
- Gourmet restaurant for 35 guests and elegant dining room for 70 guests
- Panoramic terrace seating 60
- Fully equipped conference and banquet rooms
- Two private garden terraces
- Spa with swimming pool, sauna and wellness area
- Underground parking for 62 vehicles

For extended stays, 14 exclusive apartments offer :

- Bright spaces and balconies with views of the Alps
- Functional kitchens and top-of-the-range bathrooms
- Premium amenities (minibar, TV, telephone, Wi-Fi)

Becoming an owner allows you to enjoy an Alpine lifestyle while benefiting from an attractive investment: 40% of sales generated by the apartment integrated into the hotel operation, and four weeks of private use per year.

Full management is provided by the hotel.



Idyllic setting



Quiet, green surroundings



View of Lake Thun



# Situation




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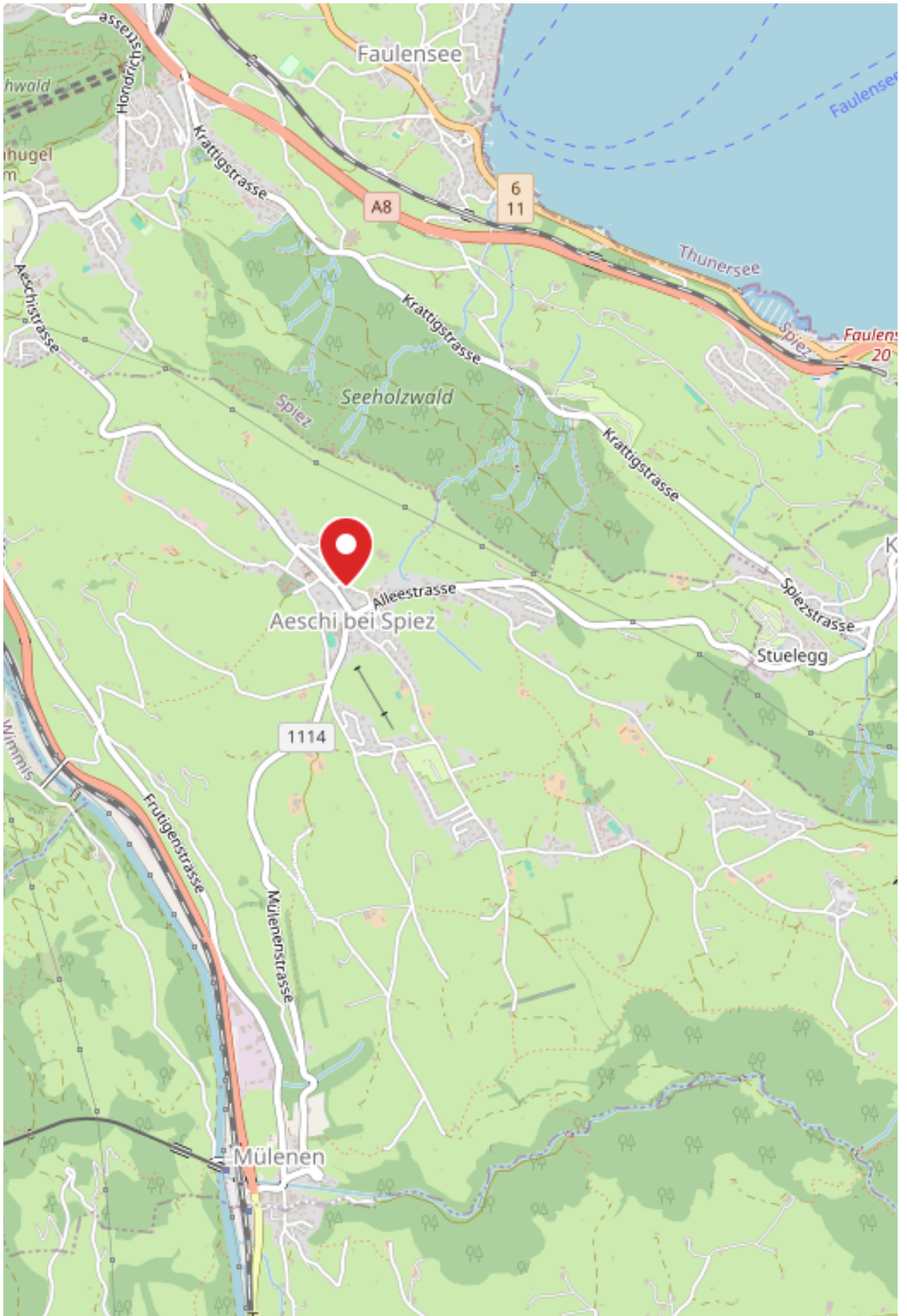
The **Aeschi Park Hotel** enjoys an exceptional location in the heart of the village of Aeschi, where everything is within easy reach.

Just a one- or two-minute walk away, residents have easy access to the grocery stores, restaurants and cafés that bring the village center to life.

The municipal swimming pool is just as close, providing an ideal space for leisure and relaxation.

The bus stop, just a few steps away, provides quick access to tourist attractions and the surrounding villages, while banks and other essential services round off this proximity perfectly.

				
<b>Airport</b>	0 m	-	-	-
<b>Bank</b>	50 m	2 min	2 min	-
<b>Gondola lift / ski lift</b>	337 m	7 min	7 min	1 min
<b>Highway</b>	0 m	-	-	-
<b>Nursery school</b>	0 m	-	-	-
<b>Post</b>	211 m	4 min	4 min	-
<b>Primary school</b>	113 m	1 min	1 min	1 min
<b>Public transport</b>	74 m	2 min	2 min	-
<b>Restaurants</b>	5 m	-	-	-
<b>Secondary school</b>	0 m	-	-	-
<b>Shops</b>	114 m	3 min	3 min	-
<b>Station</b>	2.4 km	37 min	37 min	4 min



# Construction

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## <!-- x-tinymce/html -->RENTAL PROGRAM

The buyer is obliged to participate in the rental program offered by Aeschi Park Resort.

The owner benefits from a guaranteed annual net return of 3.5% on the purchase price of the apartment.

Under this program, the owner has the same access to the resort's public facilities as hotel guests (with the exception of the consumption of food, beverages or additional services).

There are no additional costs for the owner.

## COMMUNITY OF OWNERS

The owners of the Aeschi Park Resort apartments form a community of owners.

Each owner has a share in the entire building and 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. All proposals, whether from one or more owners or from the manager, are put to the vote.



Oil heating



Under renovation



# Galerie

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# Technical data

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## Exterior

- Shared garden
- Balcony
- Terrace
- Peace
- Garage
- Garden
- Greenery
- Parking
- Jacuzzi
- Sauna

## Proximity

- Village
- Green
- Mountains
- Post
- Bus stop
- School Nursery
- Ski Station
- Ski Trail
- Lake
- Shops
- Bank
- Restaurant
- Children friendly
- School Primary
- Ski
- Lifts
- Hiking Trail

## Interior

- Open Kitchen
- Separated Lavatory
- Jacuzzi
- Exposed Beams
- Lift
- Underground Car Park
- Bath
- Sauna
- Pool
- Furnished
- Glazing
- Bright
- Character
- Spa

## Equipment

- Shower
- Kitchen
- Ceramic Glass
- Oven
- Fridge
- Dishwasher
- Concierge

## Ground

- Parquet Floor
- Tiles

## State

- Good
- Under renovation

## Sunshine

- Optimal
- All Day

## Sight

- Beautiful
- Unobstructed
- Lake
- Mountain

## Style

- Rustic

# Contact

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