



The Mountain Suites

Promenada Flem
Farsighted property

Always at your service

Luxurious living, first-class service

At The Mountain Suites residents will not only enjoy pure architecture and breathtaking mountain views, but also receive first-class service. For instance, a concierge is available on site 365 days a year from nine in the morning to ten at night. According to your wishes the concierge services can be extended and remain at your service even when you are not relaxing in Flims.

Further selected offers and services ensure that you will have everything you need. This includes the two private in-house spas and the many diverse spa treatments in the nearby five-star resort Waldhaus Flims as well as the supervised kids' activities at the Waldhaus Flims Kids' Club, baby-sitting services or the private ski shuttle.

Concierge services

Luggage service | Valet parking | Cleaning services | Security/entrance control | Service in "The Lounge" bar and lounge
Information and reservations | Ski tickets for the Flims-Laax region | Spa coordination (private spas and Waldhaus Flims spas)
and much more



Harmony of nature and luxury

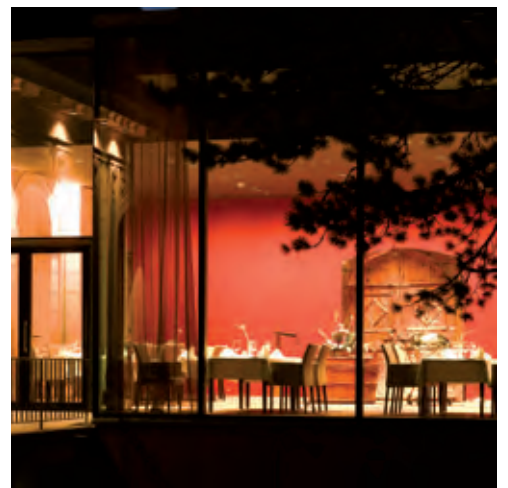


Variety at the highest level

Variety, nature and luxury – what inspires Waldhaus Flims Mountain Resort AG in their real estate development is celebrated every day at the 5-star hotel resort Waldhaus Flims and has been for over 130 years. In the biggest hotel park in Switzerland totally unique hotel offerings await you: the guest houses Grand Hotel Waldhaus (Member of The Leading Small Hotels of the World), Grand Chalet Belmont and Villa Silvana offer around 150 rooms and suites in the widest variety of styles.

In the Belle Epoque Pavillon guests get together in relaxed company – for example in the 17-point GaultMillau gourmet restaurant Epoca, in the Grand Restaurant Rotonde also distinguished by GaultMillau or at the stylish and cosy Chadafö Grand Bar. The award-winning wellness oasis delight spa & beauty is also open to residents of The Mountain Suites. Here, all facets of innovative beauty treatments combined with modern spa and wellness culture are spread across 2500 square metres.

3 guest houses and the Belle Epoque Pavillon | 7 restaurants | 7 bars
2500 m² delight spa & beauty | Hotel museums | High ropes course | Kids' Club
2 outdoor tennis courts | Waldhaus Arena for curling and events



A one-of-a-kind jewel



Fantastic views

Close to the centre yet away in the mountains

A one-of-a-kind jewel, The Mountain Suites unites all the advantages of the top destination Flims in a luxurious residence. The exclusive apartments are located near the centre of the village, and the multifaceted grounds of the Waldhaus Flims Mountain Resort & Spa are only a few steps away. Located on a quiet hill, The Mountain Suites allow a splendid view over Flims and the surrounding mountain landscape. With the completion of the ring road in fall 2007, the area is even more attractive as a living and holiday location – today Flims offers an unrivalled leisure and recreational value. Together with the newly built Waldhaus Arena, the upgraded residential quarter as well as the new design hotel Segnes, Promenada

Flem will become a top address in Flims. The space allocation plan at The Mountain Suites includes a versatile palette of apartments of various sizes. Moreover, the residence is conceived to meet the high standards for Minergie (Swiss sustainability brand for buildings with low energy consumption) – which the highly insulated facade as well as the thermal heat pump system and comfort ventilation system with heat recovery. The premium construction with natural, healthy materials guarantees an aesthetic decor of the highest level which is combined with the unique architecture in this unparalleled location of fantastic views with plenty of sunlight.



Bedroom with fireplace



Highest building standards



Representative entrance and reception area



Two wellness suites

Singular architecture with gorgeous views

With two striking architectonic sections, The Mountain Suites create an impressive accent. One reaches the luxury residence via a generous atrium. Here, residents and guests are welcomed by the concierge. The massive natural stone base comprises individual duplex apartments as well as the representative entrance and reception area. The Lounge with designer furniture and fireplace, a stylish bar with service, and the two private wellness suites invite to linger comfortably. The light-flooded,

flexible-use apartments are located in an overlying curved wood and glass construction, which appears to float above the natural stone base. The two wellness suites can be booked by residents with or without massage units for private sessions. Thanks to their different sizes and infrastructure, the suites can be adapted to the most diverse needs. Both private spas have a whirlpool and ample possibilities for resting as well as a protected place to relax outside beside a small pool and plunge basin.

Genuine sustainability

The Mountain Suites fit harmoniously into the landscape between the centre of Flims Waldhaus and the hotel hill with its historic hotel buildings from the "Gründerzeit". The newly resurrected Hotel Segnes with many diverse shopping and gastronomic possibilities will arise along the new Waldhaus. While the Promenade residences A6 to A8 are constructed in a traditional way, The Mountain Suites (D) form a bridge to hotel architecture.

- A** Commercial centres Segnes and Promenade Felm
- B** Residential and commercial buildings vis-à-vis Segnes
- C** Waldhaus Arena
- D** The Mountain Suites
- E** Entrance The Mountain Suites
- F** Entrance basement car park

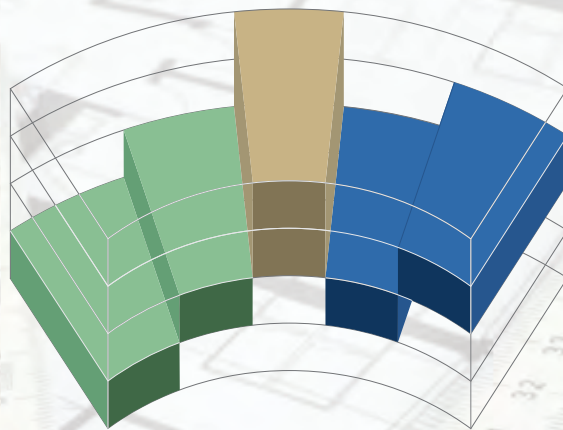


Custom living

As individual as you are

What makes The Mountain Suites exclusive is not only the location and the architecture but also the design possibilities that take the individual needs of the future residents into account. The clearly defined static structures and electrical and sanitary risers allow great flexibility – within individual units as well as for combining apartments.

Should you want a horizontal and/or vertical combination you have the possibility to discuss your proposals with the architect prior to construction. As construction progresses, flexibility will be limited. The facade, balconies and exterior spaces are defined and cannot be altered.



Attractive habitat



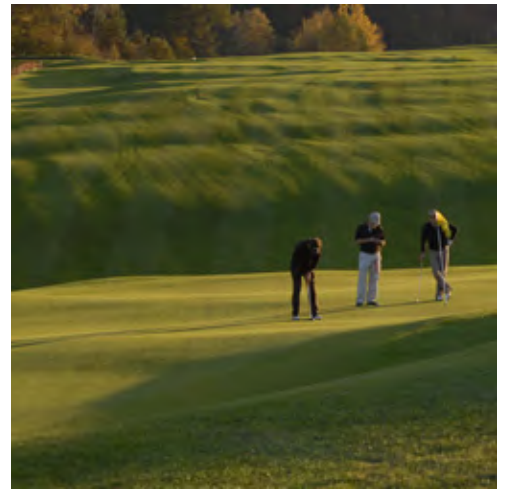
Surrounded by the gorgeous Graubünden mountains

In the midst of the unparalleled beauty of the Graubünden mountains, Flims offers you pristine living in summer and winter. Flims is located on a sunny terrace shielded from wind at approximately 1,100 meters above sea level, high above the imposing Rhine canyon.

The special topography emerged in the interglacial period by the biggest landslide of the Alps and today forms the unique character of Flims with numerous springs, creeks and beautiful lakes. The "Glarner Hauptüberschiebung", a notable fault in Alpine geology that lies in the border region of the Cantons Glarus, St. Gallen and Graubünden and stretches high above the most part of the town of Flims, was designated a natural UNESCO World Heritage Site in 2008.

Today the Flims Laax Falera region is renowned for its unique selection of sporting and cultural activities and events. As one of largest and most attractive winter recreation areas in the Alps, the region is a paradise for winter sports enthusiasts and hikers.

www.flims.com
www.laax.com



Building description

211 Structural works

211.5 Concrete and reinforced concrete structures: foundation and external basement walls in reinforced concrete, unfinished. Internal basement walls in concrete or plastered brickwork, dimensions according to engineers specifications. Floor slabs in reinforced concrete, dimensions according to engineers specifications and sound insulation requirements. Balcony slabs in reinforced concrete, Schöck Isokorb construction. Static structure of hipped and flat roofs in reinforced concrete, dimensions according to engineers specifications. Stairs in concrete. Retaining and garden walls in natural stone. Sun roofs, external partition walls and window lintels of elevated ground floor apartments in exposed concrete.

211.6 Masonry: external walls in masonry or concrete, dimensions according to engineers specifications with 18 cm thermal insulation and natural stone face. Dividing walls (between neighbouring apartments and to stairwells) in brick or concrete, double-layered and insulated. Internal walls in brick or concrete, according to engineers specifications. Non-load-bearing internal walls in brick.

214 Woodworks

214.1 Roof construction: projecting roof over balcony, visible rafters and beams in untreated larch wood. Balcony construction: wood struts, balustrade in glass, balcony floor in hardwood, underside with untreated larch wood cladding.

214.4 Roof/balcony cladding: form work with tongue and groove, butt joint. Solid larch wood, planed. Underside with natural finish.

216 Natural stone works

Visible parts of retaining walls and façade of elevated ground floor, finished with natural stone. Window sills in natural stone.

221 Windows and external doors

221.0 Wooden windows: natural larch wood. Circumferential rubber lip seal, thermal insulating safety glass, with raised insulation value of 0.7 W/m²K or better. Sealed internally and externally. Allocation according to the floor plan.

221.5 Apartment entrance doors: soundproof door leaf, smooth finish, painted white, heavy duty hinges and latch set with three-bolt lock. Door frame mounted on masonry.

222 Sheet metal works

Entire sheet metal works in copper.

224 Roof: outer skin

224.0 Vapour barrier and thermal insulation 24 cm on concrete hipped roof, waterproof seal, extensively planted on top. Flat roofs: 20 cm thermal insulation, sealing and soil covering for landscape design.

227 Exterior surface treatment

227.1 No painting foreseen.

228 Sun protection

228.2 Venetian blinds: in all bedrooms on the elevated ground level and in the curved building, classic metal slat venetian blinds with electric motors. Vertical fabric blinds: between the wooden columns on all balconies of the curved building.

23 Electrical installation

231 The plans with detailed description represent a working basis.

24 Heating and ventilation systems

Space heating and warm water heating generation: geothermal heat pump. Consumption and billing separately for each unit. Controlled decentralized ventilation system in each unit.

243 Space heating system: low temperature under-floor heating. Warm water circulates through a jointless tube, laid into the floor. Warm air convects from the radiant floor surface. Temperature controls for each room separately.

244 Ventilation system: recirculating extractor hoods in kitchens with active coal filter.

25 Sanitary facilities

251 The plans with detailed description represent a working basis.

258 Kitchen fit out: size, arrangement and appliances according to project drawings. Cupboards with white finish, worktops in glass or natural stone. Budget to be determined for each apartment separately.

271 Plaster works

271.0 Internal plaster works: ceilings of habitable rooms with skimmed plaster or equally smooth, to be painted. Walls of habitable rooms plastered and skimmed, to be painted. Bathroom walls: cement-based plaster to be tiled, partly skimmed to be painted.

272 Metal works

272.2 General metal works: external metals galvanized and painted according to architect's specifications.

273 Carpenter works

273.0 Internal wooden doors: solid frame and rubber seal, veneered door leaf in larch, natural finish. Basement doors solid, to be painted. Standard latch set and door handles.

273.1 Closets: neither closets nor furniture are included in the sales price.

275 Lock system

Security system KABA STAR. 5 keys per unit.

281 Floor constructions

281.0 Build-up in flats: floating cement-based floor screed (50–70mm) on noise insulation according to engineer's specifications. Sound-proofing strip along walls. Basement floor: approx. 30 mm screed, partly with gradient. Smooth finish or to be painted.

281.3 Floor coverings: parquet floor in all habitable rooms. Price allowed for is CHF 170.– per m² for the finished product, including baseboards, soundproofing measures and all related works. Stairwells: carpet throughout.

281.6 Floor tiles: natural stone tiles in WCs, bathrooms, showers and around working areas in kitchens. Price allowed for is CHF 170.– per m² for the finished product including baseboards, soundproofing measures and all related works.

282 Wall coverings

282.4 Natural stone wall tiles in WCs, bathrooms and showers at full room height. Price allowed for is CHF 170.– per m² for the finished product including all related works. Natural stone wall tiles in kitchens in working areas approx. 60 cm over worktop. Price allowed for is CHF 170.– per m² for the finished product including all related works.

284 Fireplaces

Fireplaces as per architect's plans.

285 Internal surfaces

285.1 Paint works: walls and ceilings to be painted white. Basement floor and wall base (10 cm) painted with dust-binding 2-component paint, grey. Two coatings on metal works, anthracite.

Door leaves and frames: two coatings white.

Wooden windows primed in factory, larch, 2-component natural treatment.

273.3 General carpentry: curtain tracks: white metal profile, 2 pieces, screwed into the plaster.

421 Landscaping

Shaping of the final terrain, sowing and all other landscaping works. Planting according to architect's specification. Band of gravel stones at façade area around the building.

431 Footpaths

Footpaths as per architect's drawings. Finish of entrance area in natural stone paving flags on gravel base, footpath through the park in asphalt.

432 Communal open spaces and seating areas

Surfaces as per architect's drawings, in natural stone paving flags on gravel base.

Comments

The furniture shown on drawings has to be considered as a suggestion only and is not part of the flat's purchase price. The right for minor alterations that will not affect the value of the property remains to be reserved.

At completion of the contract the buyer receives a detailed fit-out description for each room separately, documentation of the sanitary equipment, installation plans and working drawings for the apartment.

May 2010

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