



NOBILIS ESTATE

EST. 2012

»Hotel FRAVI« in Kürze



Brief Description

The beautiful bathing, spa and holiday hotel Fravi was built as early as 1828. It is located at the northern entrance to the Graubünden village of Andeer. You now have the rare opportunity to acquire one of the most historic 3-star superior hotels in Switzerland. »Hotel Fravi« has been owned by the founding family since its opening over 180 years ago and is now being sold in the course of succession planning.

The unique hotel features 49 inviting comfort double and single rooms, as well as junior suites, with a total of 81 beds, beautiful lounges, a dining room in art nouveau style, a restaurant à-la-carte, a fantastic garden, beautiful outdoor spaces, its own mineral spring and a direct connection to the famous mineral baths in Andeer. On the property where the mineral bath is located, an independent building permit was established until 2056 in favour of the »Schamser Heilbad Andeer AG«, which was also granted the right to use the water of the mineral spring until the year 2056. All properties are owned by Hotel Fravi AG, a company of the Fravi family.

All shares in this company will be sold.

Sales Price

Over CHF 10 millions

Special Features

- Beautiful, prestigious hotel complex with a representative appeal
- Excellent condition of the properties
- Extensively modernised and continuously maintained
- 38 Comfort rooms, 8 Junior suites, 2 Arven suites (Swiss stone pine fitted) and 1 Tower suite
- Direct access to the mineral baths (indoor and outdoor pools, as well as wellness facilities)
- Separate director's residence and barn
- Extension possibilities
- Independent building right until 2056 (plot no. 584), in favour of Schamser Heilbad Andeer AG
- Reversion of the mineral baths to the hotel in 2056
- Own mineral spring on property no. 2109, water use right until 2056 by Schamser Heilbad Andeer AG
- Very well-run business with long-standing employees

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Alpenstrasse 12 | CH-6302 Zug | T+41 (0)41 709 00 14 | F+41 (0)41 709 00 15
Englischviertelstrasse 24 | CH-8032 Zürich | T+41 (0)44 266 60 39 | F+41 (0)44 266 60 38

desk@nobilis-estate.com | www.nobilis-estate.com

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Overview of Plots of Land	Plot-nr. 556, hotel (incl. plot-nr. (584), mineral bath with independent building right) 2'284 m ²)	4'328 m ²
	Plot-nr. 559, park with barn	2'102 m ²
	Plot-nr. 560, directors residency	419 m ²
	Plot-nr. 2109, source (more Details available)	1'083 m ²
	Total approx.	7'932 m²

Surface Area Details

HOTEL INCL. RESTAURANT

	MUA	SUA
Basement		ca. 316.5 m ²
Ground floor	ca. 650.2 m ²	ca. 104.1 m ²
1st floor	ca. 355.4 m ²	ca. 82.8 m ²
2nd floor	ca. 421.5 m ²	
3rd floor	ca. 410.9 m ²	
4th floor	ca. 405.5 m ²	
Dachgeschoss	ca. 98.5 m ²	ca. 165.5 m ²
Total main usable area	ca. 2342 m²	
Total secondary usable area		ca. 668.9 m²

DIRECTORS' RESIDENCY

	MUA	SUA
Ground floor		ca. 59.4 m²
1st floor	ca. 64 m ²	
2nd floor	ca. 63.5 m ²	
Total main usable area	ca. 127.5 m²	
Total secondary usable area		ca. 59.4 m²

BARN

No current information on secondary floor space on either floor.

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Guest/Space Available **OVERVIEW ROOMS AND SUITES**

38 Comfort-rooms
8 Junior suites
2 Arven suites (Swiss stone pine fitted)
1 Tower suite

Total ca. 81 Beds

OVERVIEW HOTEL

Art Nouveau dining room	120 Seats
À-la-carte-Restaurant	60 Seats
Garden restaurant	40 Seats
Cagliatscha hall	40-50 Seats
Recreational room	30-40 Seats
Vestibule and living room	ca. 25 Seats

Share Deal

The transaction will take the form of a »share deal« (all shares in Hotel Fravi AG will be sold in their entirety). The public limited company - an operating company - owns all real estate, movables and inventory items (with the exception of privately owned items).

Viewings and sales negotiations will be coordinated by NOBILIS ESTATE AG. This documentation does not constitute an offer. All information is for general information purposes and is provided without guarantee. It does not form part of any contractual agreement. Any disclosure of this documentation requires the prior consent of NOBILIS ESTATE AG. Furthermore, in the event of a subsequent brokerage, it does not entitle the client to claim a commission or any other compensation.

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Various Informations

Distances

Thusis: 11.4 km

Chur: 37.2 km

Zürich: 155 km

Milano: 182 km

Restaurants/Cafés

Hotel Weisses Kreuz: 120 m

Bäckerei Konditorei Café Iselin: 280 m

Hotel Post: 350 m

Restaurant Caltgera: 1.2 km

Schloss Schauenstein: 15 km

Hiking Places

Holzbrücke Veia da Muglegn: 350 m

Burgruine Cagliatscha: 2.5 km

Holzbrücke Turclan: 3.3 km

Schamserberg: 3.7 km

Traversiner Steg Viamala: 9.4 km

Hinterein Holzbrücke: 14.7 km

Splügenpass: 24.3 km

Ski Areas

Sarn-Heinzenberg: 20.7 km

Tschappina-Heinzenberg: 21.6 km

Splügen-Tambo: 24.1 km

Avers: 24.6 km

Savognin: 32.9 km

Flims Laax Falera: 45.6 km

Arosa-Lenzerheide: 71.8 km

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Activities

Freiluftschwimmbad: 200 m

Tennisplätze: 200 m

Naturpark Beverin: 2 km

Golfclub Lenzerheide: 32 km

Boulderparadies Magic Wood: 5.5 km

Reitschule Soulmate's Horsemanship: 13.8 km

Sightseeing attractions

Fatimakirche Andeer: 350 m

Viamala-Schlucht: 7.4 km

Rofflaschlucht: 3.8 km

Reformierte Kirche St. Martin: 3.8 km

St. Albin Kapellruine: 10 km

Museums

Casa Storica: 500 m

Festungsmuseum Crestawald: 8.5 km

Rätisches Museum: 37.2 km

Bündner Kunstmuseum: 37.3 km

Bündner Naturmuseum: 41.1 km

Hospitals

Reha Klinik: 100 m

Spital Thuisis: 11.7 km

Klinik Beverin: 15.6 km

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