



Dom Quartier

Facts and Figures

SWITZERLAND

Population 8,327,126

Currency: Swiss franc (CHF)

Official languages: German, French,
Italian, Romansh

Capital: Bern

Largest city: Zurich

VALAIS

Capital: Sion

Area: 5224 km²

Population: 339'176 (12/2016)

Official languages: French and German

Highest mountains:

- Dufour 4634m,
- Dom 4545m,
- Weisshorn 4506m,
- Matterhorn (Mont Cervin) 4478m

SAAS-FEE

Total area: 40.6 km²

Elevation: 1,800 m

Population: 1,636



The Dom



Surface area

m² (net) **2479.9**
m² (gross) **3040.79**

Type of accomodation

28 hotel rooms,
7 wellness rooms

Dom Bar
Dom Stübli

Du Glacier



Surface area

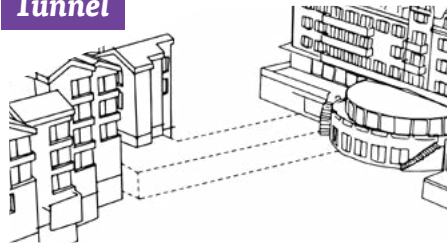
m² (net) **4572.73**
m² (gross) **5560.65**

Type of accomodation

28 hotel rooms
14 hotel apartments

Du Glacier restaurant
4545 Coffee & Lounge

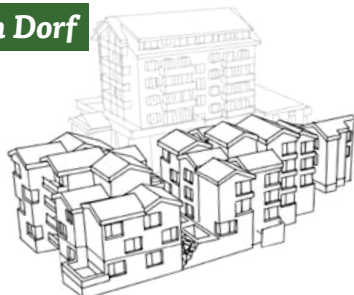
Tunnel



Surface area

m² (net) **1302.45**
m² (gross) **912.28**

Dorf im Dorf



Apartments area

m² (net) **1496.34**
m² (gross) **1941.26**

Type of accomodation

23 apartments

The Dom			
Floor	Type of space	m ² (net)	m ² (gross)
Basement	Wine cellar	18,8	
	Dom Bar / Lounge	254,8	
Total		549,47	715,14
Ground floor	Speisesaal	146,5	
	Dom Stübli	89,4	
Total		463,63	577,56
1. Floor, 7 rooms		254,26	338,65
2. Floor, 7 rooms		254,26	338,65
3. Floor, 7 rooms		254,26	338,65
4. Floor, 7 rooms		254,26	338,65
5. Floor, 7 wellness rooms		272,04	331,88
Hotel The Dom - TOTAL AREA		2302,18	2979,18
New project The Dom hotel total area planned		2479,9	3040,8
SIA 416 norm building volume		9639,83	

Tunnel			
Floor	Type of space	m ² (net)	m ² (gross)
-11,46	Hallway Hotel guests (+ elevator)	358,5	
	Hallway staff (+ elevator)	172,14	
	Mechanical room	9,8	
	Stair case North (+ elevator)	18,76	
	Breakfast level I/buffet	348,9	
	Stair case central + elevator	26,01	
	Kitchen	129,4	
	Rinse room	27	
	Stair case south + elevator	26,01	
	Stock - cooling	23,2	
	WC M	7,8	
	WC W	7,8	
Total		1155,32	668,01
-8,37	Stair case central	26,01	
	Breakfast level Z+airspace kitchen	115	
	Outside stairs	6,12	
Total		147,13	244,27
Tunnel-connection - TOTAL AREA		1302,45	912,28
SIA 416 norm building volume		6543,28	

Du Glacier			
Floor	Type of space	m ² (net)	m ² (gross)
-10,54	Hotel area	433,7	575,7
	Herbort storage	119,36	139,11
	Migros storage	158,26	179,64
Total		711,32	447,22
-7,72	Hotel area	394,03	576
	Herbort	119,36	156,51
	Migros	526,07	575
	Wellness area	124	
Total		1039,46	1307,51
Ground floor	Hotel area	542,17	686,15
	Herbort	134,36	153,55
	Migros	253,55	281,1
	Terrace	177,78	50,94
	Kids club	105,38	
	Coffee & Lounge	116,28	
Total		1107,86	1171,74
1. Floor, 7 rooms, 4 suites		424,44	581,58
2. Floor, 7 rooms, 4 suites		419,99	576,1
3. Floor, 7 rooms, 4 suites		420,45	575,98
4. Floor, 3 rooms, 6 suites		437,94	558,82
5. Floor, 5 suites - connected to 4. floor suites		124,29	341,7
Hotel Du Glacier - TOTAL AREA		4685,75	5560,65
New project Du Glacier hotel Total area planned		4572,73	5560,65
SIA 416 norm building volume		15651,11	

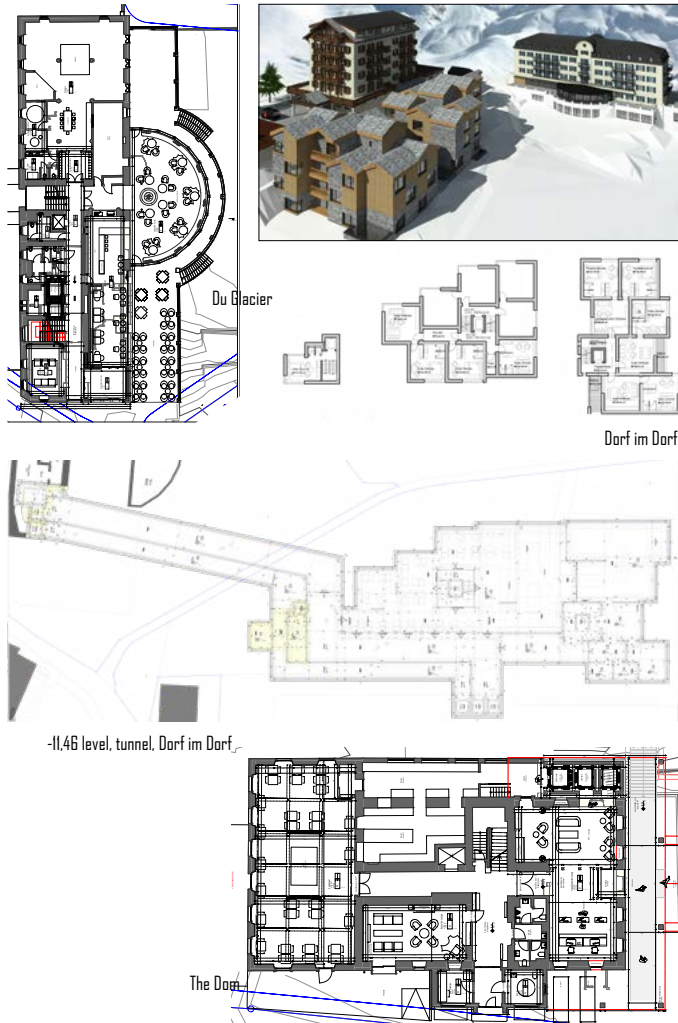
Dorf im Dorf			
Floor	Type of space	m ² (net)	m ² (gross)
Dorf im Dorf Nord			
-6,72	Hallway (+ elevator)	14,2	
	Mechanical room	19,9	
Total		34,1	24,58
-3,84	Hallway (+ elevator)	12,48	
	Living / Dining Suite	23,9	
Total		36,38	49,17
-0,96	Hallway (+elevator, storeroom)	14,9	
	Suite room (WC, Shower)	20,31	
Total		35,21	49,17
Total area: Nord		105,69	122,92
Dorf im Dorf Central			
-6,72, 2 suites, corridor		112,01	149,72
-5,28, 2 suites, hallway + staircase		127,7	167,02
-3,84, 2 suites, cleaning room, corridor		116,17	149,72
-2,4, 2 suites, staircase, hallway		127,7	167,02
-0,96, 2 suites, cleaning room, corridor		116,59	152,22
0,48, 1 suite, hallway, stair case		50,09	70,32
Total area Central		650,26	856,02
Dorf im Dorf South			
-8,37, 1 Family suite, 1 suite, hallway, staircase		200,67	264,68
-6,72, Family suite, 2 suites, hallway, staircase		205,56	264,69
-3,84, 1 Family suite, 2 suites, hallway, staircase		205,56	264,69
-0,96, 3 suites, hallway, staircase		128,6	168,26
Total area: South		740,39	962,32
Total area - 23 Apartments		1496,34	1941,26
SIA 416 norm building volume		7361,3	



8539.83 m² Total area of existing buildings
11454.99 m² Total area of the complete project

Version A

A

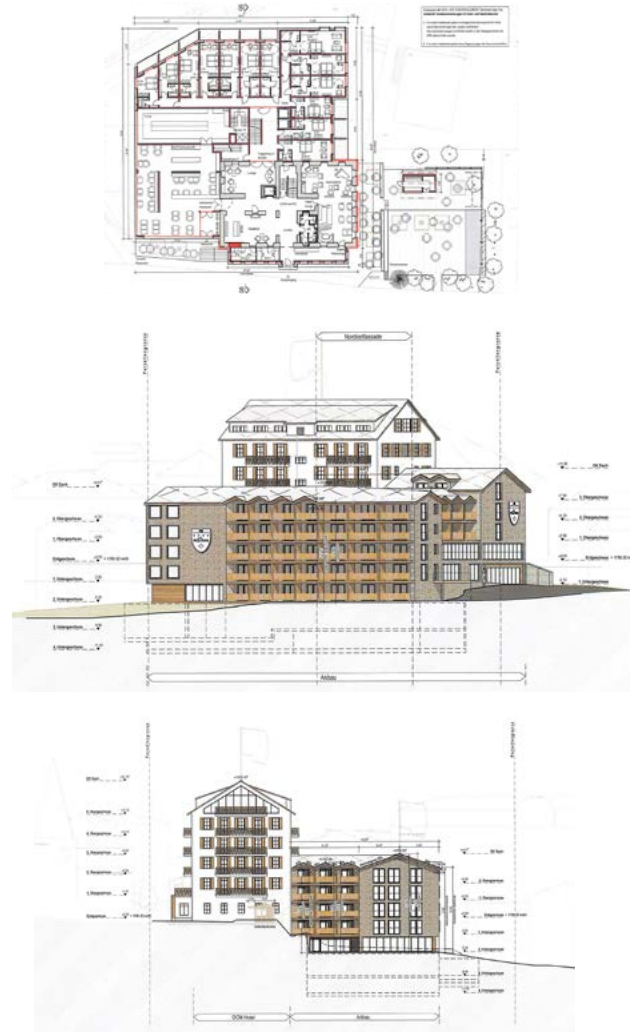


Building permit exists

Existing hotels plus new apartment building connected by tunnel.
Developed with maximum flexibility in mind.

Version B

B

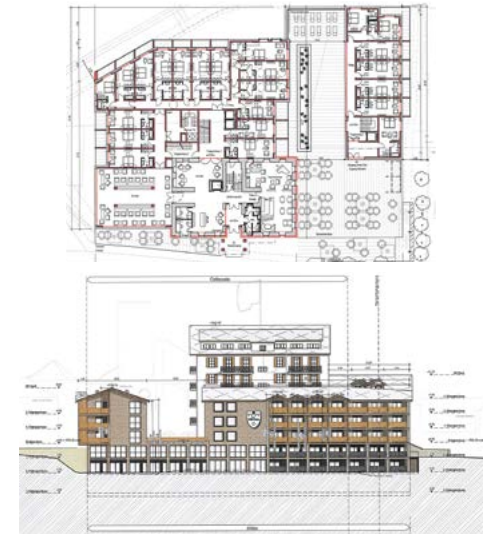


Possible to get permit via canton Wallis

Focus on hotel rooms.
Less public area, no fitness, no conference room, etc.

Version C/D

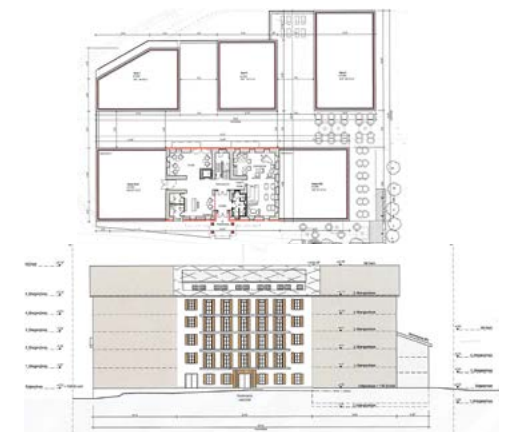
C



Possible to get permit via canton Wallis

4* hotel with large public areas, including fitness, conference rooms, playrooms etc.

D



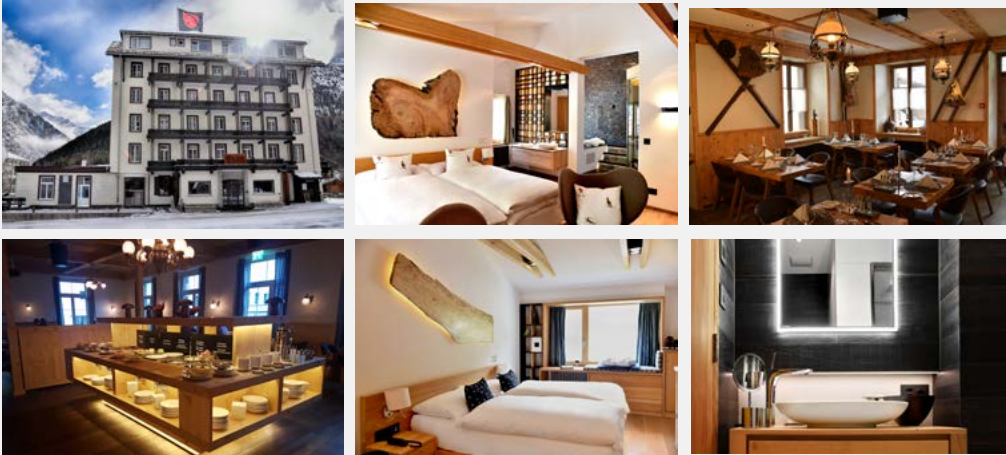
Possible to get permit via canton Wallis

4* hotel with extensive public areas, including fitness, wellness, conference rooms, playrooms etc.

		A Dorf im Dorf	B Bed Hotel	C High class	D With apartments to sell
4. UG	Wellness	159.06	182		
3. UG	Wellness	124	618.09	649.74	649.74
2. UG	Wellness	0	151.17	494.06	494.06
	D-room	9	7	10	10
1. UG	Dom Bar	207.67	283.74	283.74	283.74
	Ski room	86.6	89.95	108.85	108.85
	D-room	7	13		10
	Dining room	348.9		368.17	
	Conference room/wine cellar	56		444	444
EG	Dining room	262.45	208.98		423.39
	Lounge	68.9	133.48	275.4	133.48
	Reception	97.5	45.79	45.79	45.79
	D-room	17	13	23	
	Living area BFA	15256.63			549.5
1.0G	Seminar room		51.2	51.2	
	Multiple purpose room		38.37	38.37	
	New D-rooms	19	20	27	12
	Existing D-rooms	18	5	5	7
	Living area BFA	985.07			549.5
2.0G	New D-rooms	18	20	27	12
	Existing D-rooms	18	6	7	7
	Living area BFA BGF	914.63			549.5
3.0G	New D-room	16	4	4	12
	Existing D-room	16	7	7	7
4.0G	New D-room	7			12
	Existing D-room	8	7	7	7
5.0G	Ski Lounge		89.24		
	New D-room	7			6
	Existing D-room	7	4	7	

		A Dorf im Dorf	B Bed Hotel	C High class	D With apartments to sell
SUMMARY	Wellness area	283,06	951,26	1143,8	1143,8
	Dom Bar	207,67	283,74	283,74	283,74
	Dining and conference room	404,9	208,98	812,17	867,39
	Lounge; reception	166,4	179,27	321,19	179,27
	Multiple purpose/seminar room		89,57	89,57	
	Breakfast area	463,9			
	Tunnel + staircase and elevators	601,42			
	The Dom rooms / Dorf im Dorf	60	106	124	102
	Beds		212	248	204
	Du Glacier rooms	40	40	40	40
	Beds		90	90	90
	Room total	100	146	164	142
	Volumen SIA 116 The Dom	9639,83	19723,16	26670,66	28403,542
	Volumen SIA 116 du Glacier	1565,11			
	Volumen SIA 116 Dorf im Dorf	7361,3			
	Volumen SIA 116 Tunnel	6543,28			
	Existing BFA	8539,83	5527,19	7845,55	8341,3
	New BFA	2915,15	5527,19	7845,55	8341,3
	Total BFA	11454,98	11054,38	15691,1	16682,6
	Apartments				1648,5
Costs					
The Dom purchase including construction					
Land					
House Kea					
Du Glacier purchase					
Planning costs/general costs					
Subtotal					
New construction					
Total					
Apartments sale					
Costs per room					
Total costs					

The Dom current state



Du Glacier current state



The Dom new construction renders



Du Glacier new construction renders



Tunnel new construction renders



Dorf im Dorf new construction renders

