

SULAI —FLIMS—

Wohnen mit Aussicht auf Rendite.
An der allerbesten Lage in Flims.

Invest where others go on vacation.

At the foot of the Flimserstein, a place is emerging that combines alpine lifestyle with ultimate living comfort and smart investment: Sulai Flims.

In the very best location, directly at the valley station, we are creating a project that includes a luxurious 4.5-room maisonette second home, a modern 2.5-room maisonette primary residence, as well as 12 managed holiday apartments. The offering is complemented by a contemporary 16-room hotel and a vibrant ground floor featuring a sports shop and café.

Singles, couples, families, and investors alike will find here a living and investment opportunity that meets every expectation.

Fresh mountain air on your face, ski slopes and hiking trails at your doorstep: the quality of life in Flims is unparalleled. Sustainable construction, smart technology, and an in-house wellness area create an environment that blends modern comfort with alpine permanence.

With the innovative Buy to Use & Let concept, you enjoy your apartment during the best weeks of the season while benefiting from steady income when you are not using it yourself. This way, your holiday apartment in Flims becomes an investment with both cashflow and value appreciation potential.



Numbers that impress.

Sulai Flims is situated in the sunniest part of the village, combining everything that both investors and residents are looking for: alpine tranquility, a spectacular natural backdrop, and immediate proximity to all essential infrastructure. With the valley station right at your doorstep, the Stenna shopping center with restaurants, cinema, and supermarket just a few steps away, and Zurich with its international airport less than two hours' drive, this location offers an unbeatable mix of convenience, comfort, and global accessibility.

The surroundings are defined by true natural treasures: the world-famous Caumasee, the idyllic Crestasee, and a multitude of hiking trails starting just behind the house. In winter, residents enjoy ski-in/ski-out comfort – with 224 kilometers of slopes in the Flims Laax Falera ski area literally ending at their doorstep. In summer, the region transforms into a paradise for outdoor enthusiasts with 330 km of biking trails, over 250 km of hiking routes, and a wide range of sports and leisure activities.

But the location of Sulai Flims offers more than just recreational value: it is also a guarantee of long-term security and appreciation in value. Holiday apartments in prime locations like Flims are a scarce commodity, strictly regulated by the Second Home Initiative. Supply is highly limited, while demand continues to rise thanks to the region's strong international appeal. Ownership at Via Nova 72 therefore means not only access to alpine luxury and quality of life, but also a future-proof capital investment in one of the most sought-after destinations in the Alps.

What is being created here is a lifestyle that uniquely combines relaxation, activity, and comfort – and a location value that can be measured not only in emotions, but also in solid numbers.



More than living – a smart investment.

Apartment	Type	Floor	Rooms	Space	Sales price	Status
Apartment 1	Buy to use & let	2nd floor	2.5	73m ²	CHF 1'100'000	Available
Apartment 2	Buy to use & let	2nd floor	2.5	63m ²	CHF 960'000	Reserved
Apartment 3	Buy to use & let	2nd floor	2.5	74m ²	CHF 1'000'000	Available
Apartment 4	Buy to use & let	2nd floor	2.5	60m ²	CHF 810'000	Available
Apartment 5	Buy to use & let	2nd floor	2.5	58m ²	CHF 880'000	Reserved
Apartment 6	Buy to use & let	2nd floor	2.5	60m ²	CHF 910'000	Available
Apartment 7	Buy to use & let	2nd floor	2.5	65m ²	CHF 910'000	Reserved
Maisonette apartment 8	secondary residence	3rd / 4th floor	4.5	130m ²	Upon request	Available
Maisonette apartment 9	Buy to use & let	3rd / 4th floor	3.5	87m ²	CHF 1'310'000	Available
Maisonette apartment 10	Primary residence	3rd / 4th floor	2.5	58m ²	CHF 940'000	Available
Maisonette apartment 11	Buy to use & let	3rd / 4th floor	3.5	83m ²	CHF 1'260'000	Available
Maisonette apartment 12	Buy to use & let	3rd / 4th floor	3.5	90m ²	CHF 1'400'000	Reserved
Maisonette apartment 13	Buy to use & let	3rd / 4th floor	3.5	95m ²	CHF 1'430'000	Available
Maisonette apartment 14	Buy to use & let	3rd / 4th floor	3.5	107m ²	CHF 1'610'000	Available



We look forward to hearing from you!

Whether you are looking for a holiday apartment for yourself or a high-yield investment property – we will personally guide you from your first inquiry all the way to the handover of the keys. Schedule your personal consultation today and secure your preferred unit.

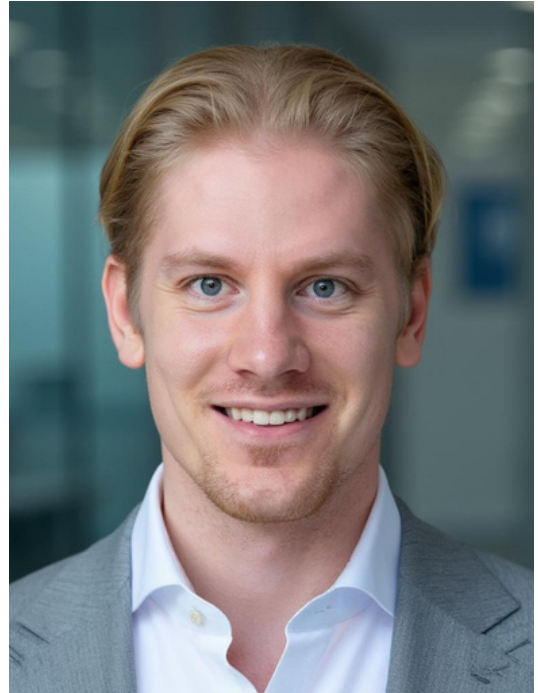


Martin A. Märki

Owner / Partner

martin.maerki@swiss-pm.ch

+41 79 422 27 67



Alexander Ostergaard

Head of Sales

ao@swiss-pm.ch

+41 76 578 30 41

Sulai Flims

Via Nova 72, 7017 Flims

Disclaimer / Reservations

This brochure is provided for information purposes only. It is based on the planning status valid at the time of preparation. All information, plans, floor areas, visualizations, and illustrations have been compiled with the greatest possible care; however, they are non-binding and subject to errors, inaccuracies, or modifications. This brochure does not constitute a binding offer, nor an invitation or recommendation to invest, and it forms no part of a purchase agreement. The only legally binding documents are the provisions and details contained in the notarial purchase contract and its annexes. In particular, the plans included here have no legal effect equivalent to official land registry plans. For execution and area specifications, the detailed construction description and approved plans are decisive. The right to make changes, adjustments, and dimensional deviations during project implementation is expressly reserved at all times. All furnishings and fittings are shown for illustrative purposes only and are not included in the purchase price. This documentation may not be reproduced, either in whole or in part, without the consent of the publisher. The unsolicited provision of brokerage or referral services shall not give rise to any claim for compensation, either against the development company or any third parties engaged.