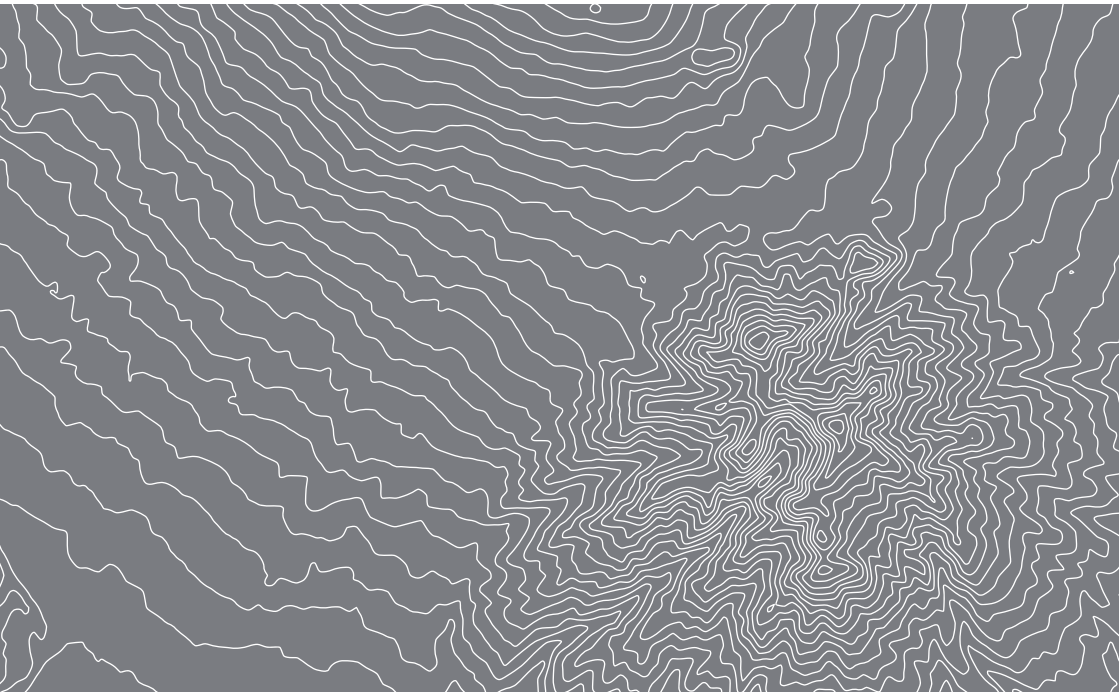
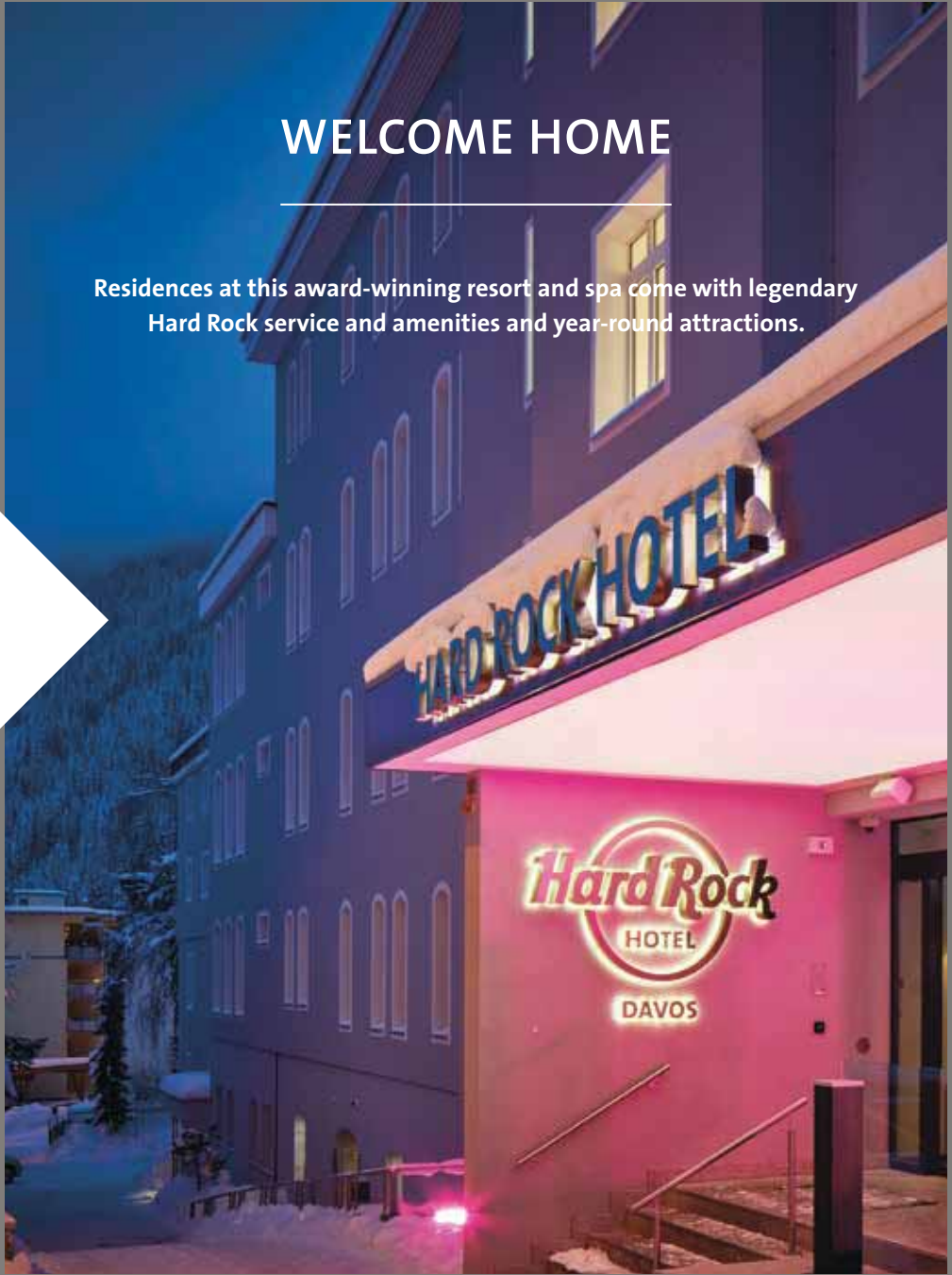
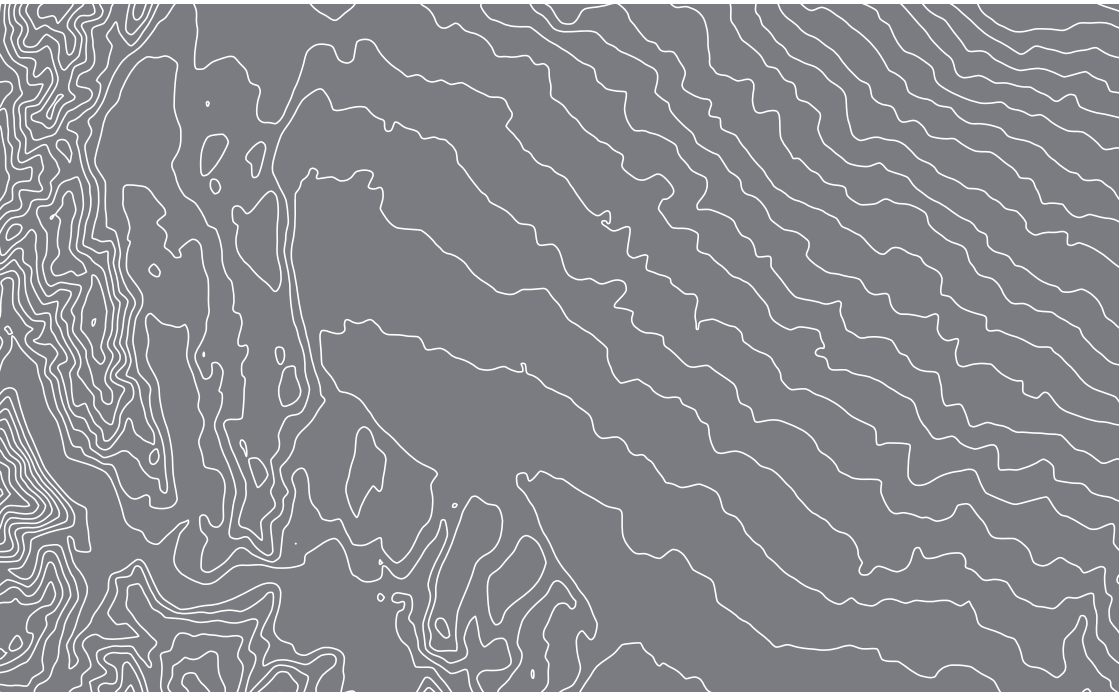
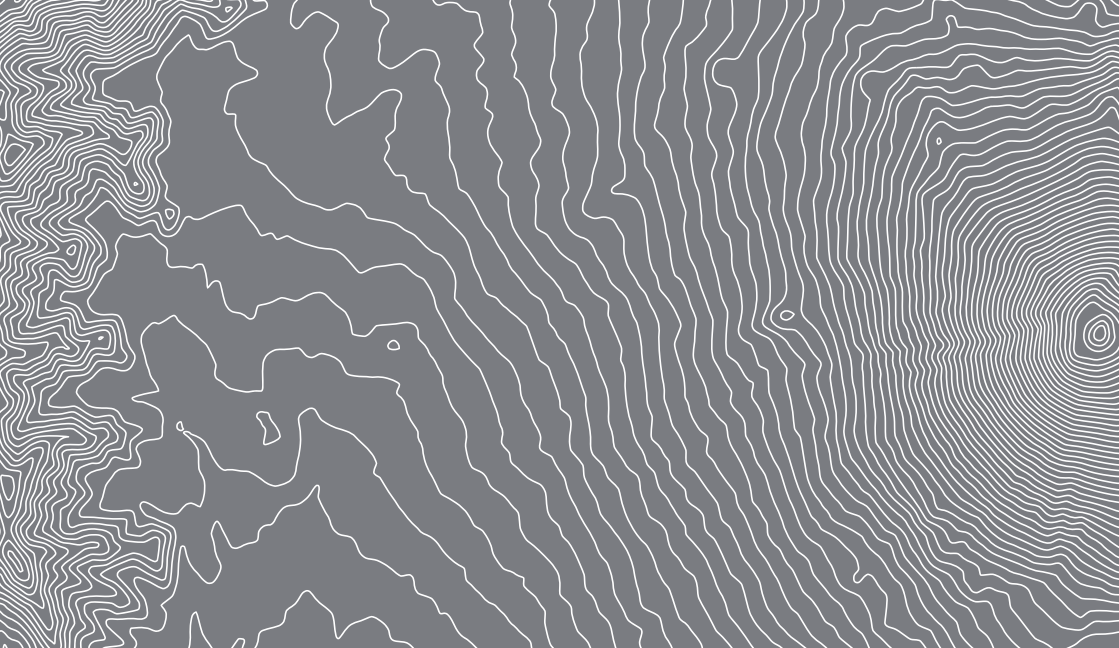


RESIDENCES  
AT THE





# WELCOME HOME

Residences at this award-winning resort and spa come with legendary Hard Rock service and amenities and year-round attractions.







## LIVE LIKE A ROCK STAR

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**Residences at the Hard Rock Hotel Davos are a unique collection of serviced apartments, situated within the world-famous Hard Rock Hotel's first venture into Europe, in the picturesque Swiss Alps.**



1, 2 and 3 bedroom apartments designed by the internationally acclaimed architects and design studio Woods Bagot reflect the latest trends in Swiss style, with a Hard Rock twist.

These exclusive properties represent a fantastic investment and lifestyle purchase all year round, set against a charming and dramatic Alpine backdrop.





**Residences come with all the benefits of hotel living, including legendary Hard Rock service and signature amenities plus a program of events and entertainment all year round.**

Dining options include Sessions restaurant and terrace, GMT+1 cocktail bar and The Studio private dining. The 5th rooftop bar and terrace is the only one in town with 360° views.

Owners have complimentary access to the award-winning wellness facilities within the Hard Rock Hotel and its state-of-the-art Rock Spa®, Body Rock® gym and Rock Om® yoga. The 800 sqm spa sets the stage for total relaxation with sauna, pool, jacuzzi, experience shower and signature treatments including the unique Rhythm & Motion music-centric spa experience.





Rock Spa





Sessions restaurant



Exciting event venues



360° rooftop bar

## LIVE THE HIGH LIFE

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**Located two hours from Zurich and situated a lofty 1,560 metres above sea level, the Swiss town of Davos is the highest in Europe.**

The town has enjoyed a global reputation since the 19th century as a year-round health resort and long been a well-established hub for leisure and cultural activities with sporting events throughout the winter and summer. And while the World Economic Forum grabs the headlines, Davos is home to many other high-profile international conferences.

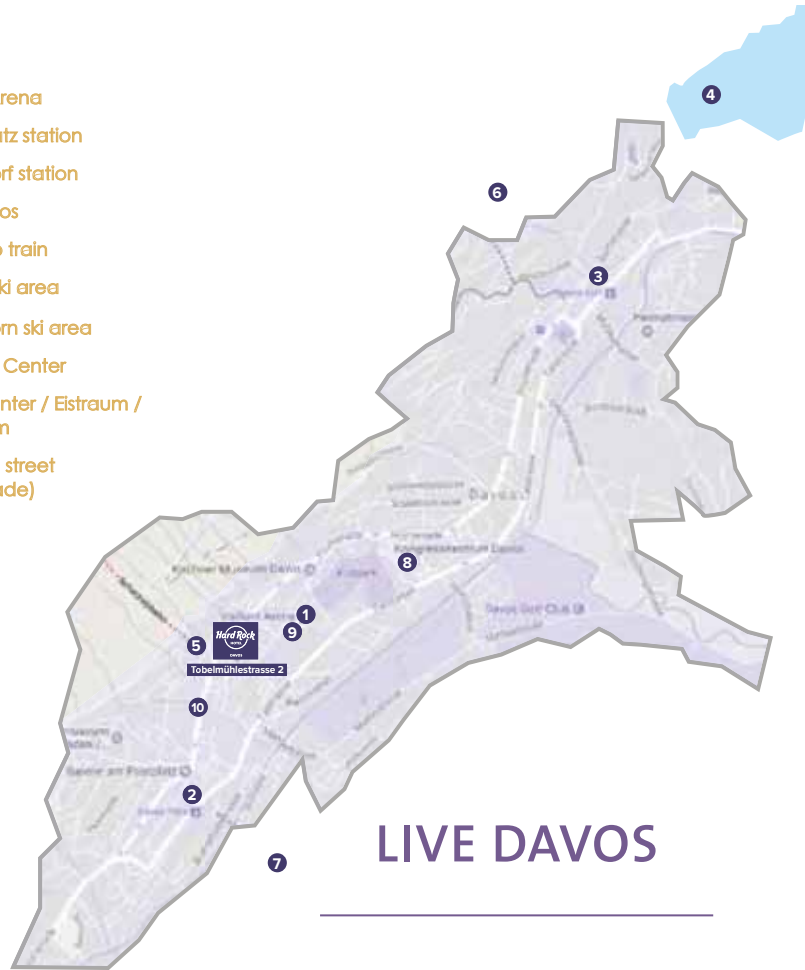
In summer, the Alps and Lake Davos provide a spectacular setting for watersports, hang-gliding and paragliding, hiking, mountain biking and much more. In winter, Davos is a sports metropolis for skiing and snowboarding fans from all over the world. At altitudes between 1124 and 2844 m, guests can enjoy 58 ski lifts, 300 km of slopes, 75 km of cross-country ski tracks, eight sledging runs, two artificial ice-skating rinks, Europe's largest natural ice rink and the new "Ice Dream" for ice hockey, skating and Bavarian curling. From the Hard Rock Hotel, the main ski area of Jakobshorn is accessible from nearby Davos Platz directly by cable car. This is also a favoured take off point for hang-gliding and snowkiters.







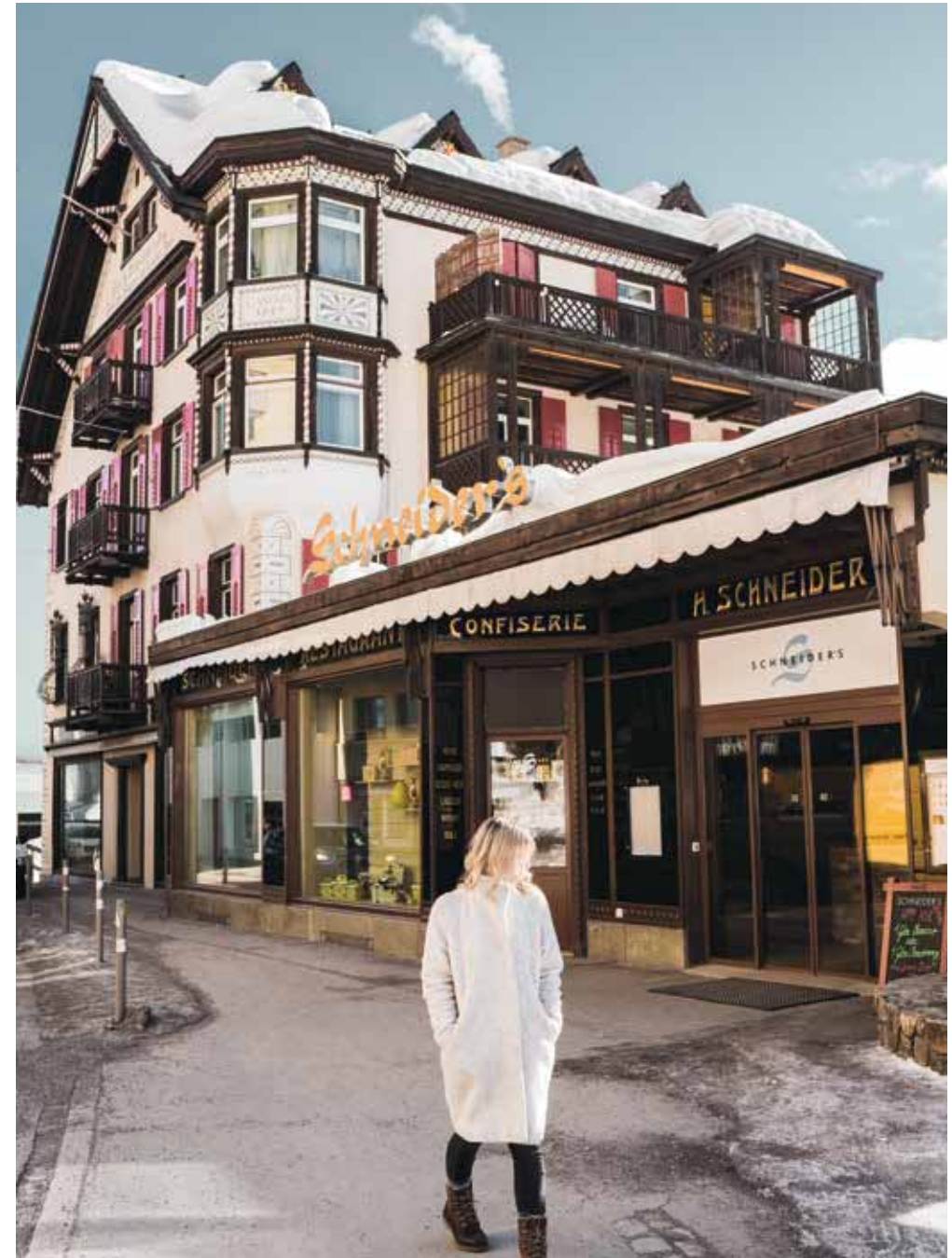
- 1 Vaillant Arena
- 2 Davos Platz station
- 3 Davos Dorf station
- 4 Lake Davos
- 5 Schatzalp train
- 6 Parsenn ski area
- 7 Jakobshorn ski area
- 8 Congress Center
- 9 Sports Center / Elstrum / Ice Dream
- 10 Shopping street (Promenade)



**Centrally located in Davos Platz, close to the Promenade, the town's most popular shops, restaurants, bars and night spots are all moments away by foot.**

Also within easy reach is Davos's rich cultural offering of art galleries, museums and a theatre together with an annual program of events and music festivals to cater for all tastes.

Davos Platz has a cable car station giving direct access to the main ski area of Jakobshorn which also doubles as the region's most popular take-off point for hang-gliding and snowkiting. There's just as much to entice visitors and sports enthusiasts in summer; in fact the whole Alpine region now sees more visitors in summer than in winter.







## LIVE IT UP

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**The Residences are sleek and contemporary, combining Swiss quality and design with a Hard Rock twist.**



The Residences are all spacious, ranging from 60 to 128 square meters, and provide the individuality and privacy buyers expect together with the service levels and convenience of a luxury hotel.

The style is a homage to Swiss quality but also fashionable and funky to reflect its Hard Rock heritage, with memorabilia on display including Bruce Springsteen's guitar and Jimi Hendrix's jacket. The result is a classy yet homely feel together with a good vibe.

## LIVE A LIFE IN HARMONY

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Hard Rock Davos combines the iconic Hard Rock experience you've come to expect with the beauty of the Swiss Alps to create a vibe like no other.

### Residences

- Exquisite, fully furnished residences
- Woods & Bagot interior design
- Fully equipped kitchens including wine humidor
- State of the art bathrooms
- Balconies and terraces
- Private parking
- Ski room with private ski locker
- Room service and housekeeping
- Owner benefits

### Hotel amenities

- Rock Spa®
- Body Rock® Fitness Center
- Rock Shop®
- Sound of Your Stay®
- Restaurants & bars
- Private event spaces
- 24-hour front desk
- Smoke free accommodation
- Year round events and entertainment







## OWNERSHIP INFORMATION

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Residences at the Hard Rock Hotel Davos are exquisitely planned, spacious one-, two- and three- bedroom apartments, ranging from 60 square meters to 128 square meters. Modern, functional furnishings create a welcoming, cozy and relaxing sense of effortless harmony combined with Hard Rock's legendary service and signature amenities. The fully furnished apartments offer a perfect balance of homely comfort with modern functionality, chic style and the legendary Hard Rock vibe.

### Attractive return on investment

Buyers at the Residences participate in the unique rental program offered by the Hard Rock Hotel Davos with an attractive return on investment depending on the apartment price and individual terms of the management contract. This means your investment can work for you throughout the year catering to both leisure and business guests – a benefit few holiday home owners are able to match.

### Exclusive right to acquire for non-swiss nationals

The Residences offer a rare opportunity to buy in Switzerland – widely recognised as the world's most stable economy – without the usual restrictions on foreign ownership.

Residences at the Hard Rock Hotel Davos have been granted an exemption from the terms of the Lex Koller Act by the Swiss Federal Council, meaning international and Swiss buyers have identical, unrestricted rights and obligations to acquire Hard Rock Residences.

## OWNER BENEFITS

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Imagine two months a year to live like a rock star in Davos, with all it has to offer, in your own Hard Rock Residence.



Residence owners at the Hard Rock Hotel Davos also benefit from exclusive benefits and attractive discounts:

- Rental program
- Full access to spa and gym with no fee
- Parking space, 1 per residence included during the stay
- Ski storage
- Spa treatments, massages and spa products - 5% discount
- Restaurants and bars - 10% discount
- Rock shop - 5% discount





## ABOUT HARD ROCK®

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**With venues in 74 countries, including 188 Hard Rock Cafes, 240 Rock Shops®, 29 hotels and 11 casinos, Hard Rock International (HRI) is one of the most globally recognized companies.**

Beginning with an Eric Clapton guitar, Hard Rock owns the world's most valuable collection of music memorabilia, which is displayed at its locations around the globe. Hard Rock is also known for its collectible fashion and music-related merchandise available in global Rock Shops and online at <https://shop.hardrock.com>. HRI owns the global trademark for all Hard Rock brands including Hard Rock Live performance venues. HRI also owns, licenses and/or manages hotel/casino properties worldwide. Destinations include the company's two most successful Hotel and Casino properties in Tampa and Hollywood, FL, both owned and operated by HRI parent entity The Seminole Tribe of Florida. Another exciting Hotel & Casino location includes Atlantic City. Hard Rock Hotels are located in vibrant city and resort destinations such as Bali, Cancun, Daytona Beach, Desaru Coast, Ibiza, London, Los Cabos, Orlando and Shenzhen. New Hard Rock Hotel, Casino or Hotel & Casino projects include Amsterdam, Berlin, Budapest, Dublin, Madrid, Maldives, New York City, Ottawa, Sacramento, Dalian and Haikou in China. In 2018, Hard Rock International was recognized as a Forbes Magazine Top Employer for Women and Land Operator of the Year at the Global Gaming Awards. In 2019, Hard Rock International was honored as one of Forbes Magazine's America's Best Large Employers, Forbes Magazine's Top Employers for Women and No. 1 in J.D. Power's 2019 North America Hotel Guest Satisfaction Study among Upper Upscale Hotel Chains. For more information on Hard Rock International visit [www.hardrock.com](http://www.hardrock.com).

## CONTACT US

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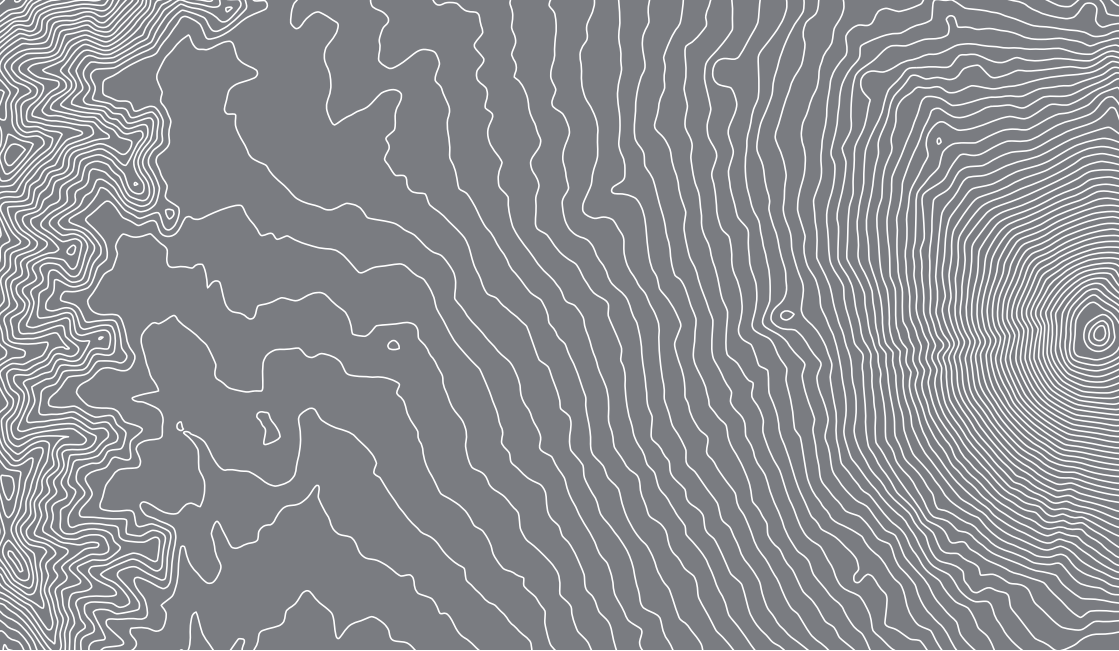
+41 78 806 70 45  
apartments@hrhdavos.com

Tobelmühlestrasse 2  
CH – 7270 Davos Platz

Want to live like a rock star?  
Find out more.

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