



# Camperhome Brail

**3.5-ROOM FIRST HOMES – YOUR PRIVATE SANCTUARY  
OFFERING SPACE**

CH-7527 Brail, Via Maistra 321

Reference : 2302



**ENGADIN REM**

Immobilien | Real Estate



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**3.5-ROOM FIRST HOMES – YOUR PRIVATE  
SANCTUARY OFFERING SPACE**

CH-7527 Brail, Via Maistra 321

**Price starting at CHF 1,107,000.-**



## Characteristics | Highlights

Reference:	2302
Type:	Condominium apartment
Rooms:	3.5
Bedrooms:	2
Bathrooms:	1
Gross living area:	121.9 m <sup>2</sup>
Year of construction:	2026
Heating type:	Air to water heat pump
Availability:	To agree

## Visit contact



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## Description

The two CAMPERHOME multiplexes combine high-quality living with a place to unwind when you return from your travels. Each apartment offers comfort and tranquillity, but also peace of mind as your motorhome or campervan is stored safely thanks to the well-conceived facilities. The result is a home that harmoniously balances freedom, flexibility and premium accommodation – ideal for all those who travel widely, but appreciate having a comfortable base to return home to.

The buildings offer residents high-quality living. Bright and spacious residences await that are also fairly priced. Natural materials have been used for the modern architecture, allowing it to blend harmoniously into its surrounds. The multiplexes are being built in an accessible design to Minergie standards (excluding the ventilation and without certification). A photovoltaic system will be installed on the roof, ensuring a sustainable power supply.

Residents are able to create a strong emotional bond with the property by customising their apartment to suit their individual needs.

Two multiplexes are being built, each of which will comprise five condominiums with two 3.5-room apartments per floor and one 4.5-room apartment on the top floor.

A total of 15 parking spaces will be available in the underground car park, some of which will have an adjoining cellar space. There will also be five outdoor parking spaces.

Construction is scheduled to begin in spring 2026 and the building is expected to be ready for occupancy in autumn 2027.

For more information on this exciting project, see [camperhome-brail.ch](https://camperhome-brail.ch)

If you have any questions about the new construction project, please do not hesitate to contact Ms. Regula Cadalbert.

We look forward to hearing from you!

Note that the documents provided are project plans and subject to change. The images are project ideas for better illustration.

## Remarks

Fees:

The notary costs, land registry fees and property transfer tax (approx. 2.3% of sale price) shall be divided equally between the buyer and the seller.

## Location

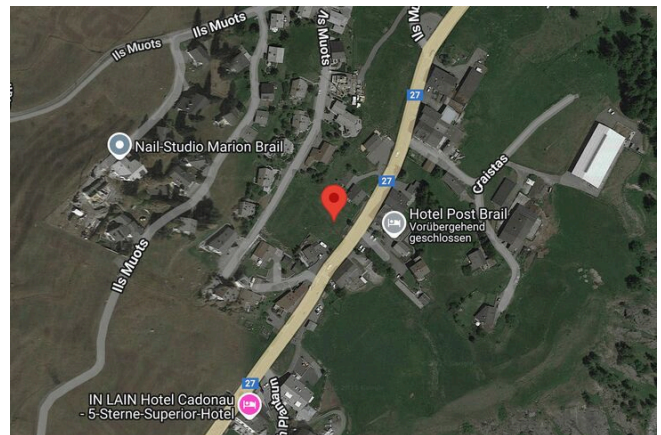
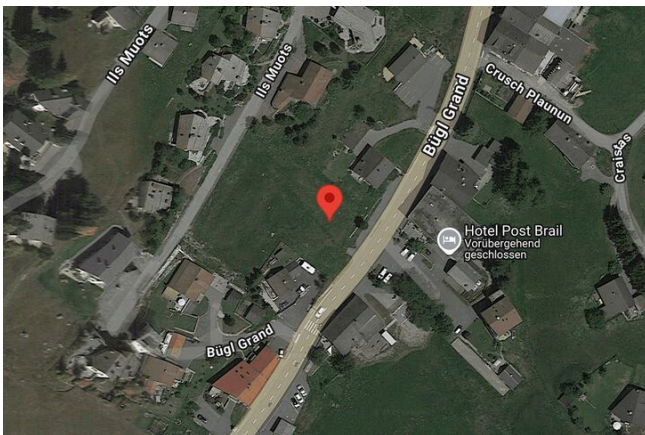
The small village of Brail lies at 1,636 m above sea level and is home to around 100 people, making it both the highest and smallest community in the municipality of Zernez.

The River Inn flows just downhill from the village. This mighty Alpine river passes through the impressive Brail Gorge and is popular for kayaking and canoeing in the summer. The neighbouring national park delights nature lovers and hikers alike with its wilderness and biodiversity. In winter, the «Loipa dal Sulgal» (Sun Trail) links the villages of S-chanf and Brail.

Brail also boasts a true culinary highlight: VIVANDA restaurant in «IN LAIN», which is the smallest 5-star superior hotel in Switzerland, has been awarded one Michelin star and 17 GaultMilliau points. The 600-year-old church of San Tumesch is a cultural gem. Brail also forms the language border between the two Romansh dialects of Vallader and Putèr. The symbolic border of the Punt Ota (High Bridge) lies slightly outside the village, on the road towards Cinuoschel.

The village of Zernez is just 12 minutes away by public bus. The community centre offers a varied leisure programme and events for families. In addition to a school, a selection of shops and a medical centre, there is also an indoor swimming pool, a sports centre and a children's ski lift in the village.

## Location map



## Distances

Public transports:	173 m	Bank:	6.7 km
Stores:	6.8 km	Restaurants:	168 m
Post office:	6.1 km		





## Characteristics

REFERENCE	2302	DOMESTIC WATER HEATING SYSTEM	Air to water heat pump
NUMBER OF LEVELS FOR THE REAL ASSET	3	HEATING INSTALLATION	Floor
ROOMS	3.5	AVAILABILITY	To agree
BEDROOMS	2	BALCONY	1
BATHROOMS	1	ALTITUDE	1,636 m
GROSS LIVING AREA	121.9 m <sup>2</sup>	BASEMENT	1
BALCONY SURFACE	19 m <sup>2</sup>	PARKING SPACES	Yes, obligatory
YEAR OF CONSTRUCTION	2026	FLATS	10
HEATING TYPE	Air to water heat pump	LOCAL TAX	84 %

## Conveniences

### NEIGHBOURHOOD

- Village
- Restaurant(s)
- Bus stop
- Cross-country ski trail
- Hiking trails
- Bike trail

### OUTSIDE CONVENIENCES

- Balcony/ies
- Bench
- Parking

### INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Garage
- Open kitchen
- Guests lavatory
- Cellar
- Unfurnished
- Swedish stove connection
- Triple glazing
- Bright/sunny

### EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Bath
- Shower
- Electric blind
- Interphone

### FLOOR

- At your discretion

### CONDITION

- New

### EXPOSURE

- Good

### VIEW

- Nice view
- Mountains

### STYLE

- Modern

## pictures



Images





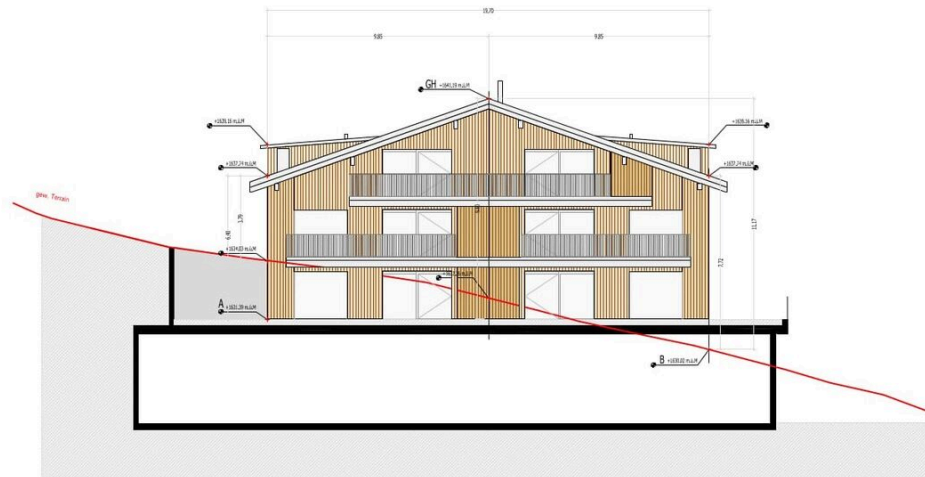
## pictures



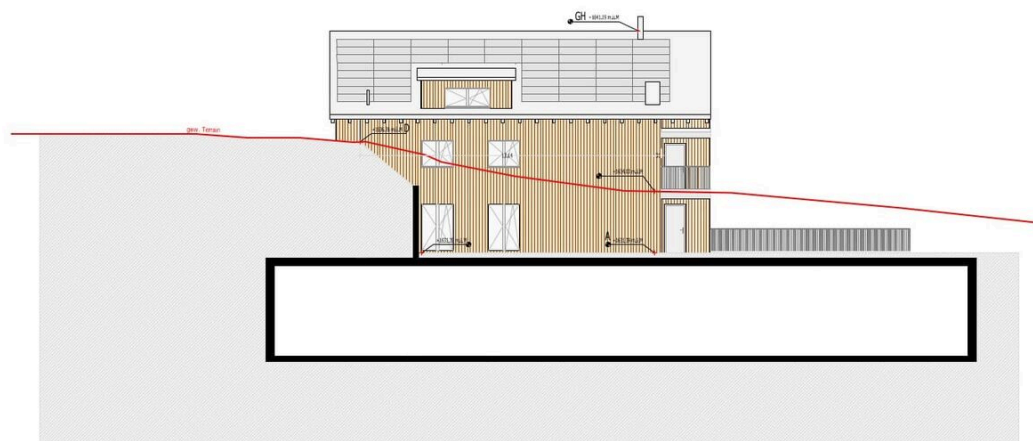




## pictures



### south facade



### west facade

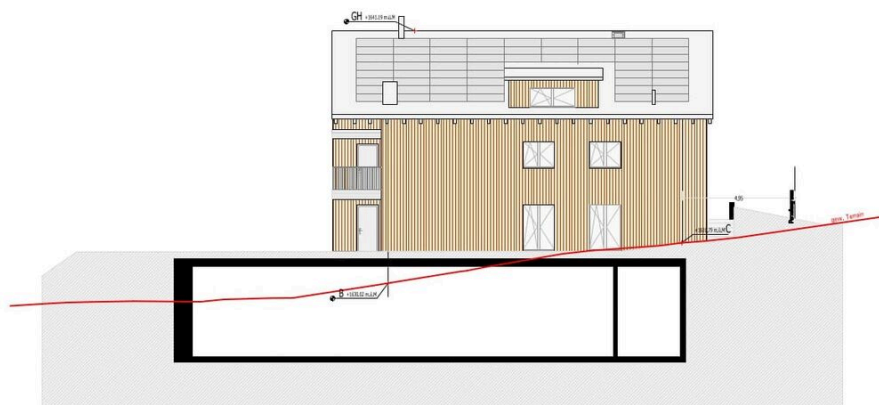




## pictures



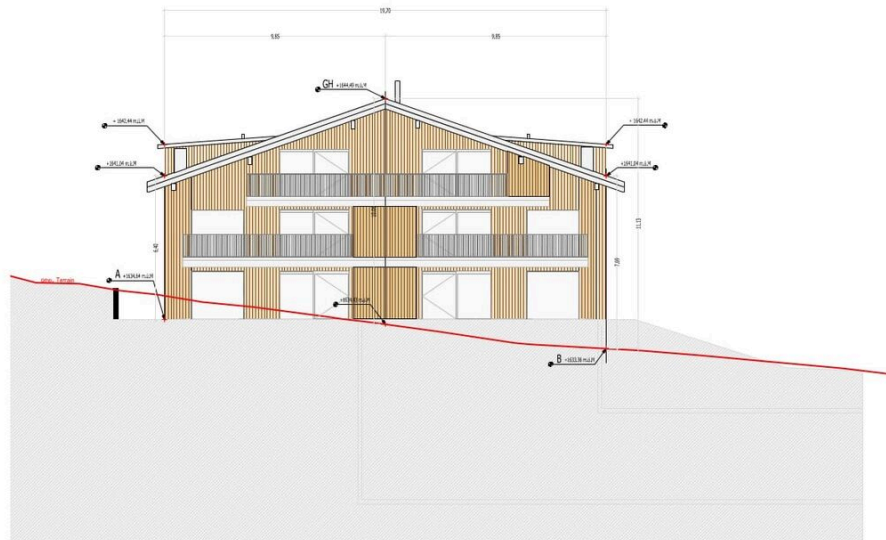
### north facade



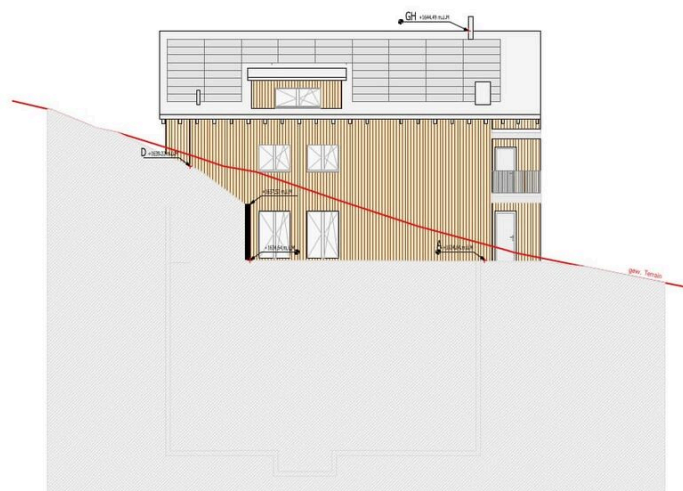
### east facade



## pictures



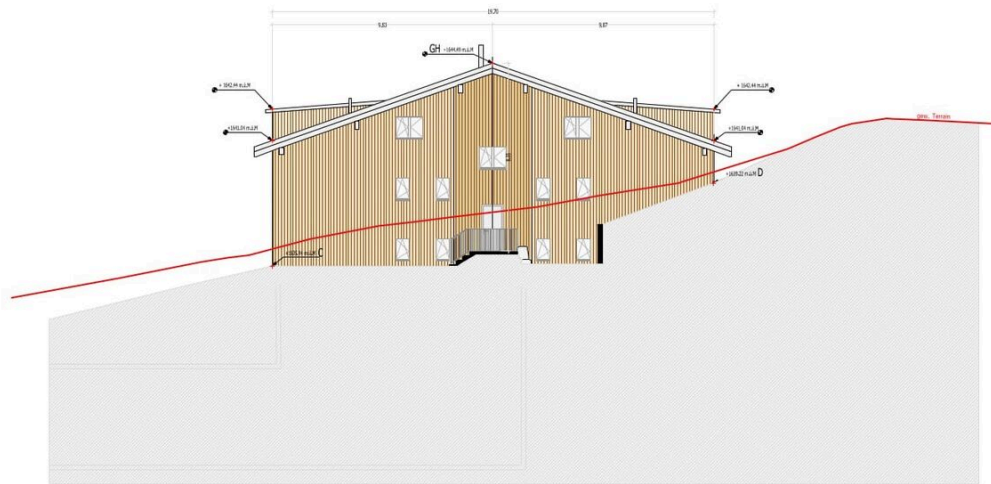
### south facade



### west facade



**pictures**



**north facade**



**east facade**

## Overview of flats







## Site map





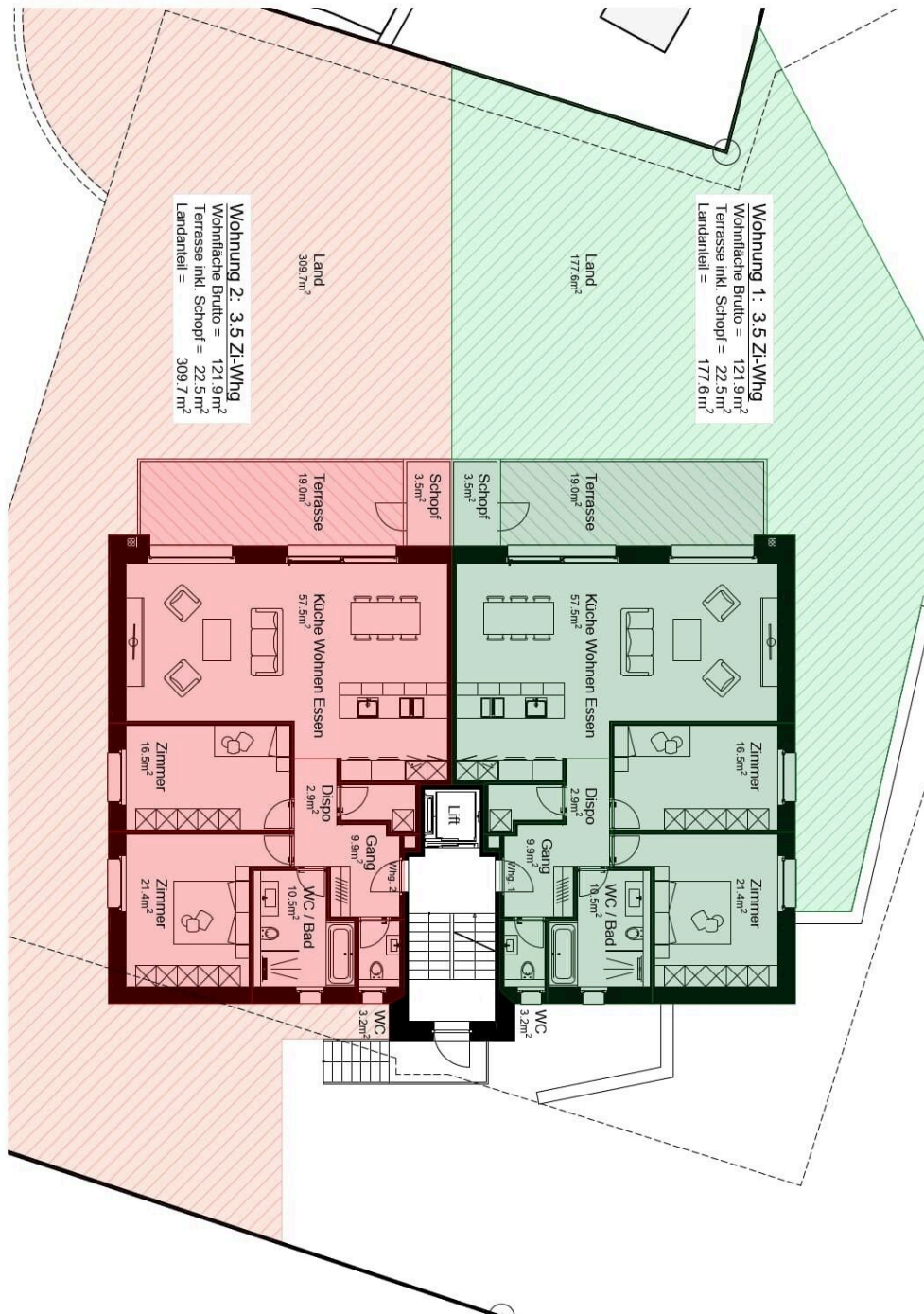
## Garage floor, Building A & 2nd basement floor, Building B





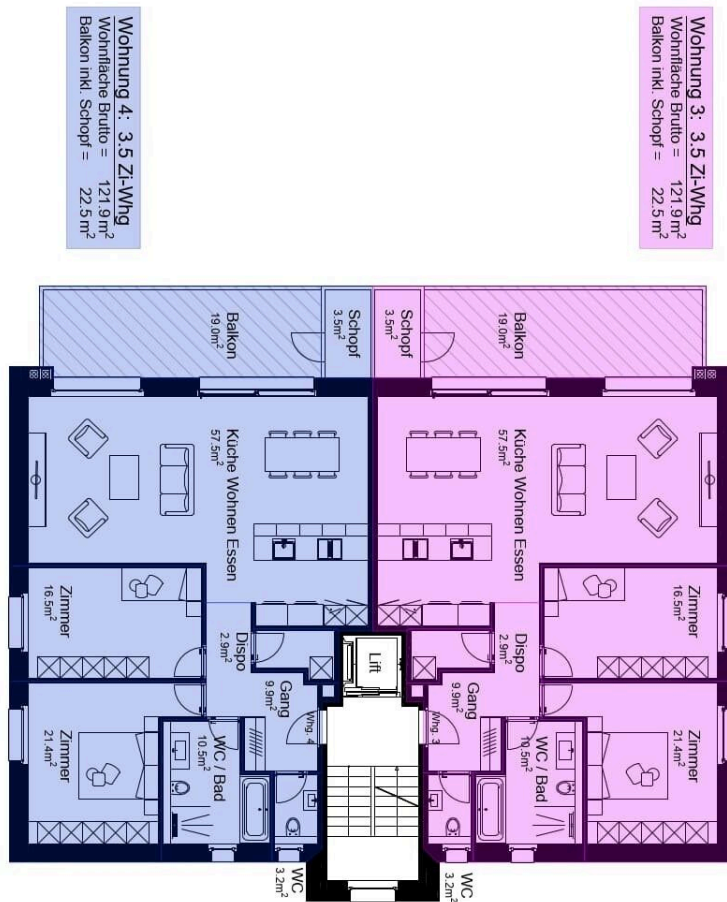


## House A - ground floor





## House A - upper floor





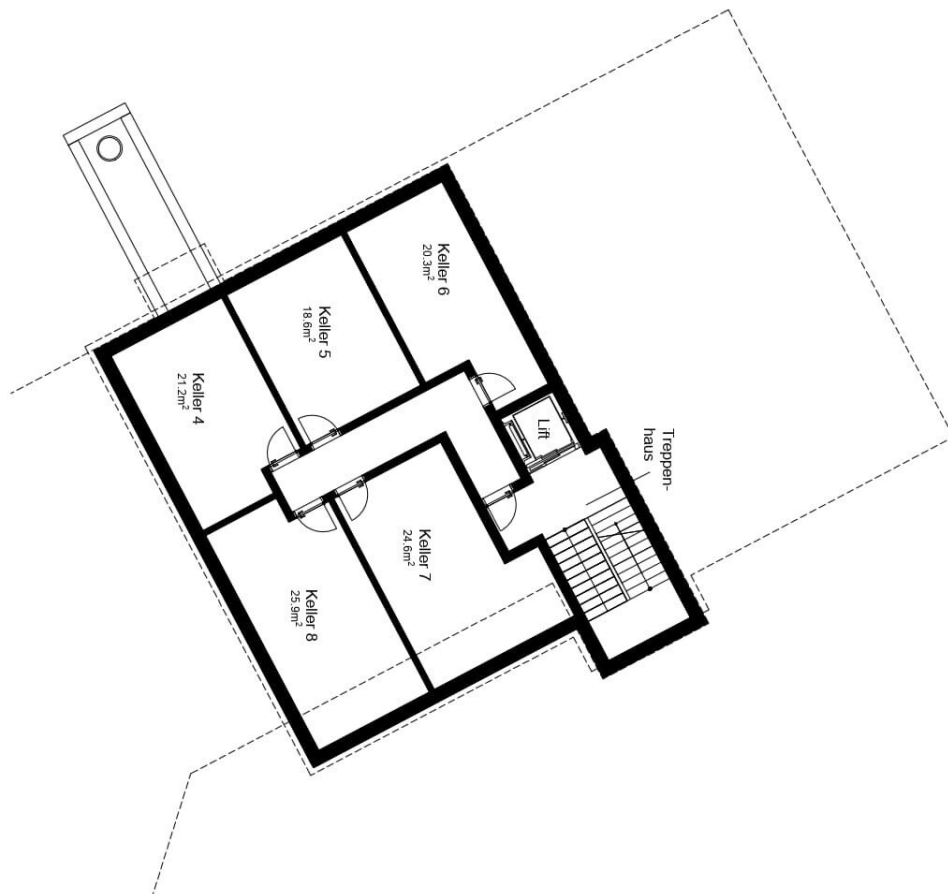


## House A - top floor





## House B – 1st basement floor / cellar





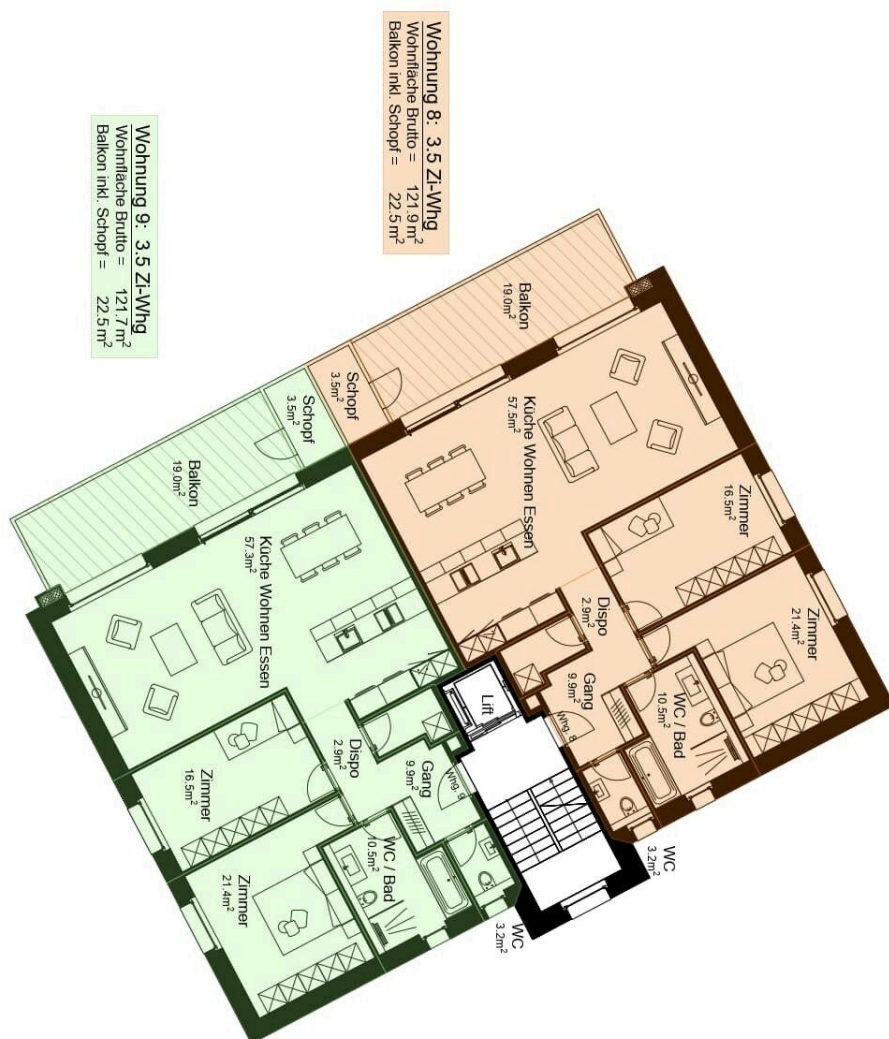


## House B – ground floor





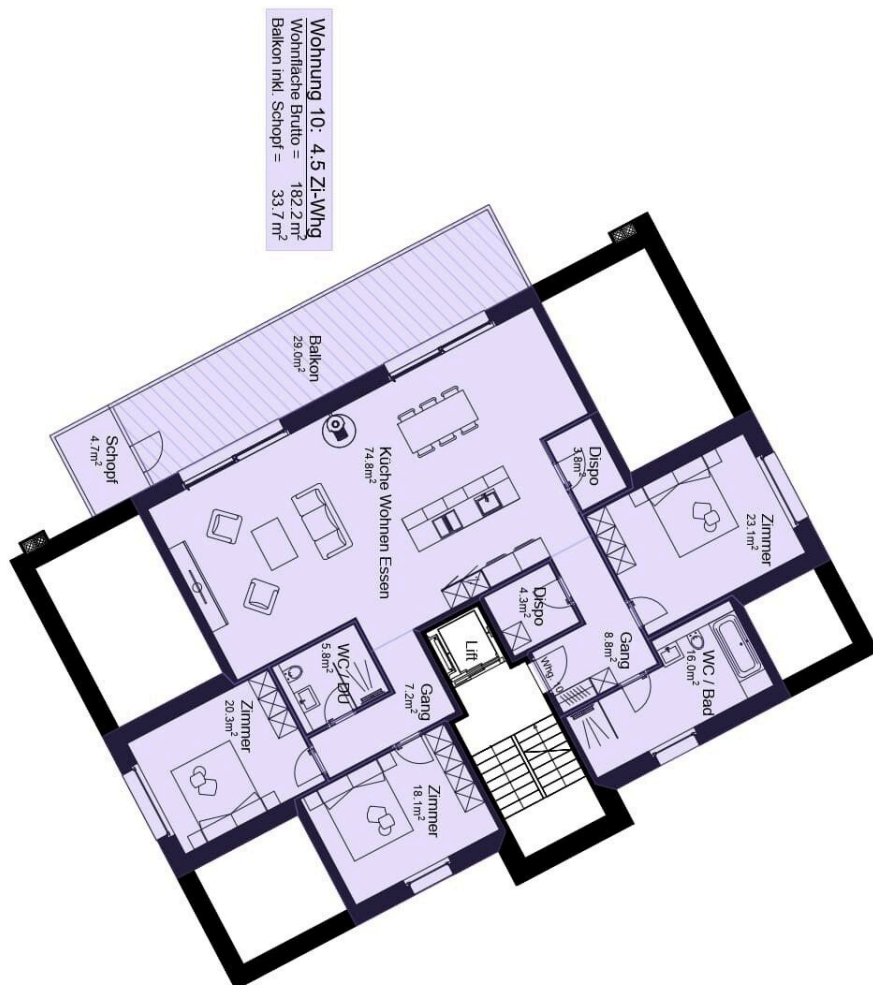
## House B – upper floor







## House B – top floor





Your **REAL ESTATE**  
is our **TOP PRIORITY.**



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