

VILLA AURA KLOSTERS

PRIVATE ALPINE RESIDENCE

VILLA AURA KLOSTERS

A generational Alpine home



KLOSTERS

Quietly connected to the Davos-Klosters region



THE SOCIAL HEART

Designed around living, not selling



LIVING & DINING

Space to gather. Room to withdraw.



THE RETREAT

Calm, privacy and mountain light



PRINCIPAL SUITE

A private sequence of sleeping, dressing and bathing



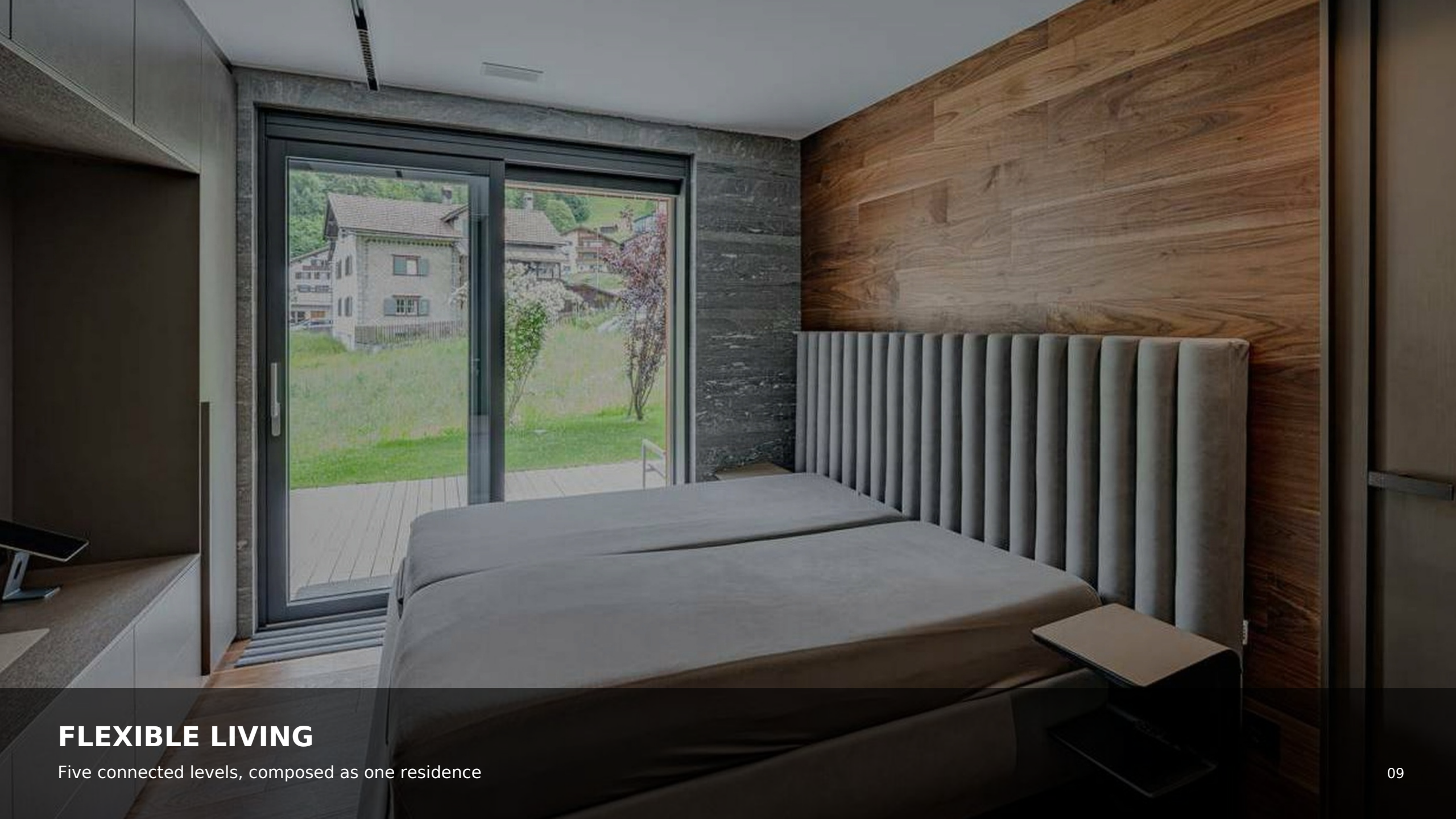
GUEST SUITES

Independent comfort for family and trusted guests



BATHROOMS

Valser stone, walnut and precise detailing



FLEXIBLE LIVING

Five connected levels, composed as one residence



PRIVATE WELLNESS

Sauna, steam, whirlpool, cinema and recovery spaces

Designed for service. Made for living.

V-ZUG / BORA PROFESSIONAL INDUCTION / WINE COOLING / DOUBLE OVENS / DOUBLE DISHWASHERS / COFFEE

KITCHEN & SERVICE

V-ZUG, Bora and a layout made for real living



ENGINEERING

Comfort systems working quietly in the background

07 / INTELLIGENT COMFORT

Technology that QUIETLY ENGINEERED

stays quietly behind the scenes.

MINERGIE-P

High-performance energy standard

KNX SMART HOME

Control by switches, phone or tablet

VENTILATION

Four independent heat-recovery zones

KEYLESS ENTRY

Secure access for residence and garage

CLIMATE

Heat pump, cooling and dehumidification

CONTROLLED AIR

System s for fresh air and moisture

CONTROL

KNX and DALI building intelligence

DALI LIGHTING

LED s with CRI 90 and dimming

ENERGY

Photovoltaics and battery storage

PRIVATE LIFT

Schüco 3000 Group 35 people

Quietly high *performing.*

A six-car garage, managed EV charging and a high-performance energy concept make the residence as capable as it is composed.

MANAGER CERTIFIED

37 KW P INTEGRATED PHOTOVOLTAICS

INTEGRATED ENERGY STORAGE

AIR-WATER HEAT PUMP

ARRIVAL & GARAGE

EV LOAD MANAGEMENT
Secure six-car parking with EV charging



MATERIAL PROVENANCE

Swiss precision. International craft. Direct-to-maker quality.

VALSER STONE

Natural Swiss quartzite

CUMARU

Durable exterior timber

BANG & OLUFSEN

Integrated audio-visual systems

BESPOKE METALWORK

Purpose-made architectural details

LISTONE GIORDANO

Engineered walnut flooring

INTRA LIGHTING / DALI

Architectural lighting control

STENAL WELLNESS

Private sauna and steam environments

INDEPENDENT VENTILATION

Four recuperation zones with dehumidification

MATERIAL PROVENANCE

Swiss precision. International craft.



THE ALPINE SETTING

Exceptional without exhibition

VILLA AURA - AT A GLANCE

A complete private residence in Klosters, Switzerland

975 m2

TOTAL USABLE AREA

582 m2

LIVING AREA

218 m2

TERRACES

12

ROOMS

12

BATHROOMS

6

GARAGE SPACES

2025

COMPLETION

MINERGIE-P

ENERGY STANDARD

Valser stone | Listone Giordano walnut | Cumaru | Intra Lighting / DALI | B&O | Stenal wellness

FLOOR-PLAN OVERVIEW

Five levels. One complete residence.

Garden: wellness & cinema · Ground: arrival & reception · First: private suites · Second: principal suite + panoramic saloon · Roof: intimate retreat



FIVE LEVELS. ONE COMPLETE RESIDENCE.

Indicative architectural overview. Final guest allocation and restricted operational details are confirmed privately.

Floor-plan overview - detailed plans and private tour available on request

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VILLA AURA KLOSTERS

A Generational Alpine Home

Designed around living, not selling.

Exceptional without exhibition.

PROPERTYOWNER - EXCLUSIVE SALES INTERFACE

Acquisition enquiries, dossier, viewings and negotiations

alpinevision.pro/aura/buy

Private residence and January enquiries: alpinevision.pro/aura