

EDENBLICK

ÄGERISEE



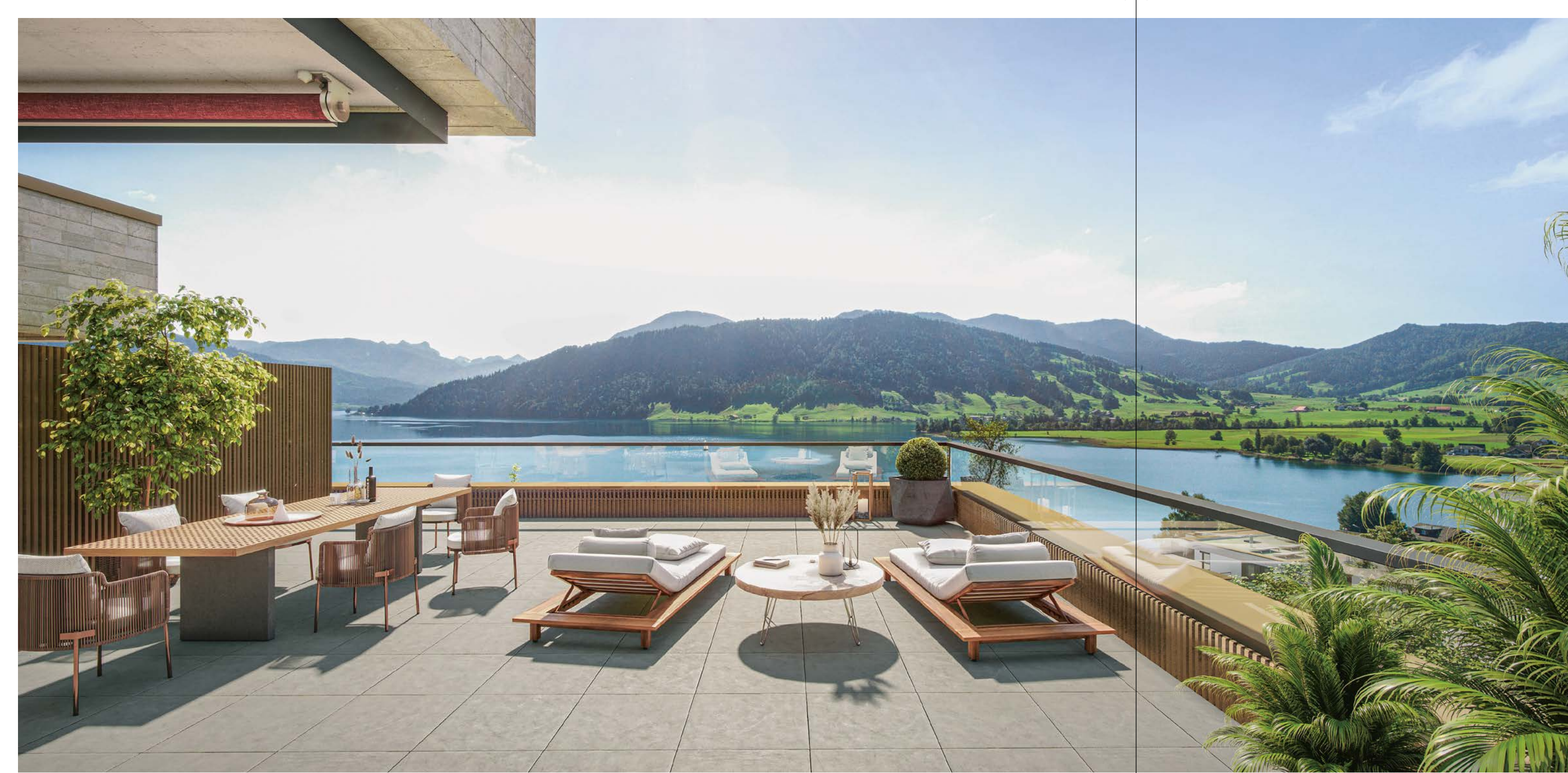


CONDOMINIUMS ON THE SUNNY SIDE

With its sun-drenched south-facing slopes, Oberägeri is the perfect location for an exciting new development project. EDENBLICK is a discreet and elegant condominium complex with sweeping views of Lake Ägeri and the lush green hills and majestic Alpine peaks that surround it.

EDENBLICK maximises its aesthetic appeal while minimising its environmental impact. Every aspect of the construction process and energy production prioritises sustainability. The use of premium natural materials and energy-efficient technologies protects the environment without compromising your comfort and well-being.

All EDENBLICK condominiums come with attractive and highly flexible floor plans that allow you to furnish and arrange your home exactly how you want it. Every condominium also has its own generously sized private balcony or terrace. There are also welcoming communal outdoor areas directly beside the condominiums and at the lakeside.



ON THE SUNNY SIDE

EDENBLICK is an exclusive development on a prime hillside location. The complex comprises 10 low-rise buildings with a total of 90 contemporary 2.5- to 5.5-room apartments for sale. Thanks to the beautiful simplicity of the architectural design, EDENBLICK exudes understated elegance. Whatever the layout, all living areas in the apartments face south and offer lake views.

Every apartment also comes with its own attractive outdoor space. These private south-facing balconies or terraces are perfect for summer outdoor living.

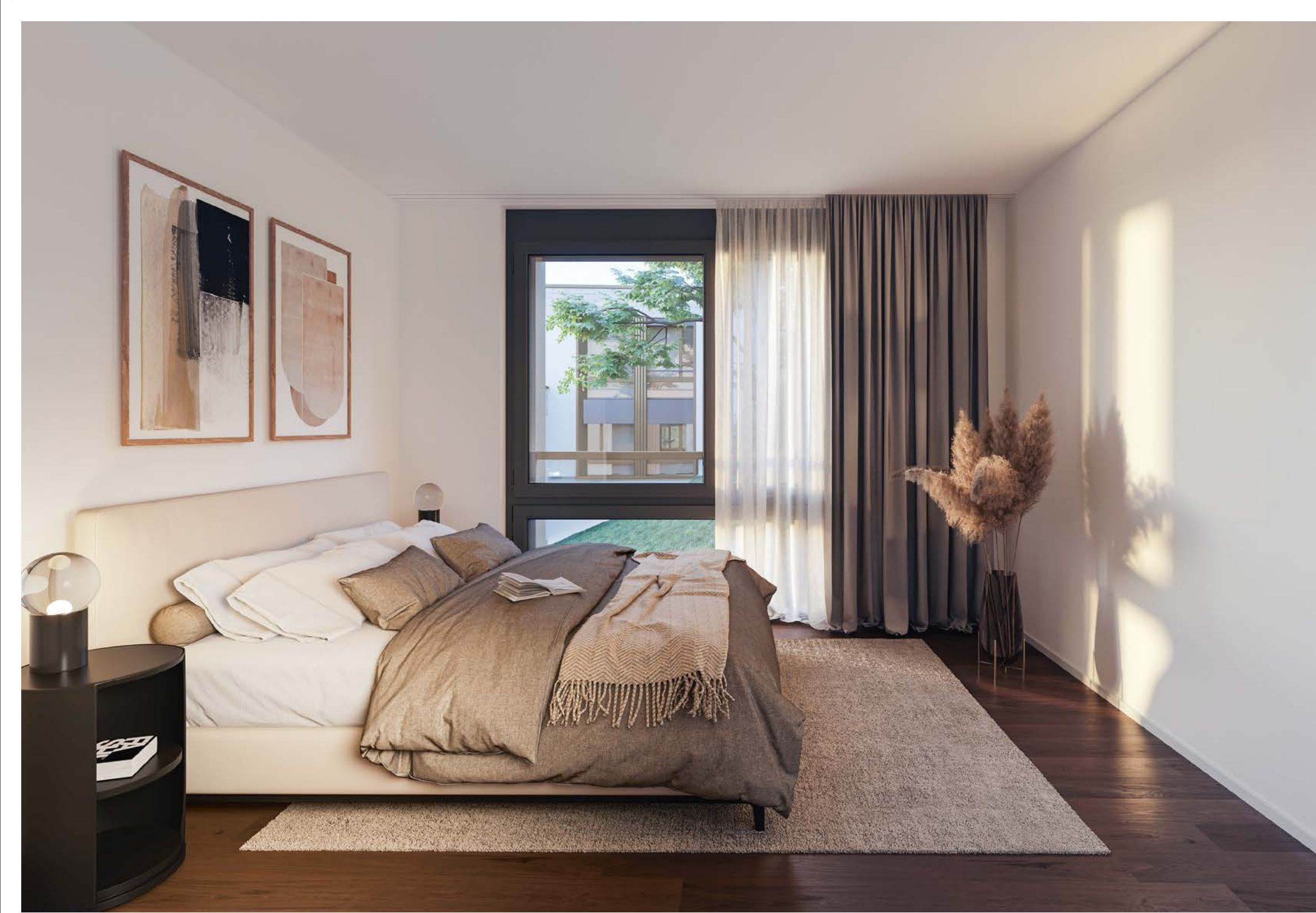


OUTDOOR LIVING

The two communal outdoor areas give EDENBLICK a real sense of community. All owners also enjoy direct access to the lake thanks to the nearby private lakeside plot.

Higher up the hill is the south-facing Belvédère, a terraced, split-level recreational area. Up here, under the shade of the trees, you can enjoy a moment of peace and tranquillity while you soak in the magnificent sweeping views of the lake and the Alps.





SUSTAINABLE ENERGY PRODUCTION

The views of Lake Ägeri not only recharge your emotional batteries, but the lake waters also feed heat exchangers which keep your home warm in the winter and cool in the summer. The exchangers are powered by energy generated by the solar panels on the roofs of each condominium block. The car charging points in the underground garages are also solar-powered, which means that the Oberägeri sun stays with you wherever you go.

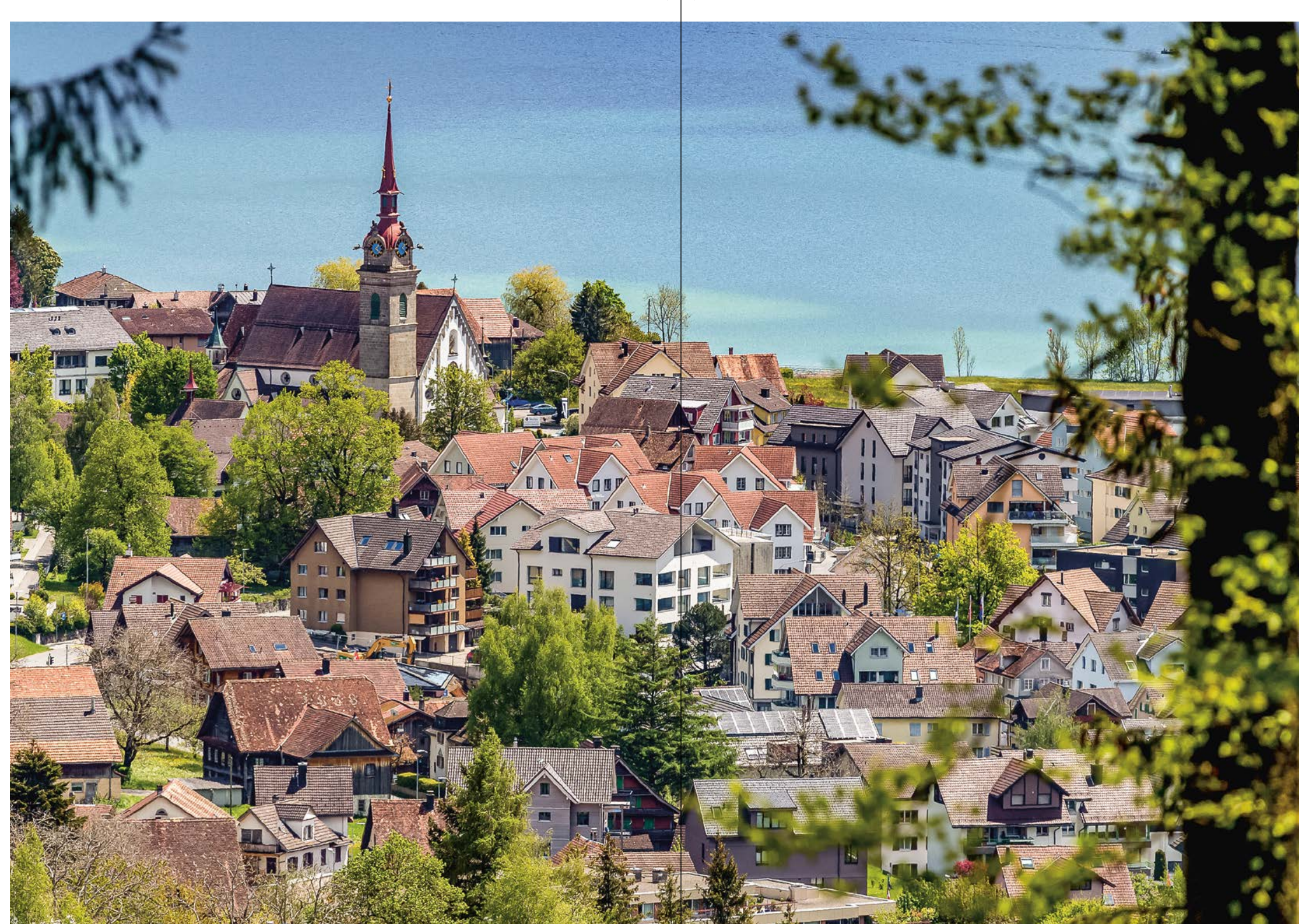


RURAL YET CENTRAL

Oberägeri is nestled in a high valley on the northern shore of Lake Ägeri. Since the mid-1950s, this small municipality (altitude: 737 metres) has enjoyed steady growth. Today, its resident population stands at around 6500 people.



Nature lovers and outdoor enthusiasts feel at home in Oberägeri. Everything is on your doorstep: extensive hiking and cycling trails, sailing on the lake, swimming in the local indoor pool, and much more besides. Thanks to its elevated position, Oberägeri also rises above the fog that typically descends during the autumn and winter months. In less than 30 minutes, the funicular will take you up to the alpine village of Stoos.

Oberägeri has a great choice of local shops selling fresh produce. As well as the butcher baker and cheese dairy, there are also many farms nearby where you can buy homegrown fresh fruit, vegetables, eggs and dairy products directly from their farm shop.



EXCELLENT TRANSPORT LINKS

Oberägeri is within easy reach of Zug, Zurich and Lucerne, either by car or by public transport. Zug, for example, is a 15-minute drive away, while the local bus service, which runs every 15 minutes, will get you there in 30 minutes.

CONVENIENT LOCATION			
			
ZUG	11km	16 min	30 min
LUCERNE	43km	42 min	60 min
ZURICH	36km	45 min	59 min
ZURICH AIRPORT	61km	51 min	85 min





PREMIUM RESIDENCES

EDENBLICK offers high quality architectural design with a wide range of condominium layouts and sizes. The open-plan living spaces let you enjoy the stunning views of the lake and beautiful surroundings that this prime hillside location has to offer.

DEVELOPMENT OVERVIEW

Apartments

- 10 × 2.5 rooms
- 32 × 3.5 rooms
- 36 × 4.5 rooms
- 12 × 5.5 rooms

Floor space (approx.)

- ø 76 m²
- ø 104 m²
- ø 125 m²
- ø 140 m²

Parking

- 171 resident parking spaces
- 13 visitor parking spaces

STYLE

The EDENBLICK condominiums come in one of three distinctive yet complementary designs. To get a better picture of these styles, simply visit edenblick.ch.



DEEP

With its earthy hues, the DEEP style exudes an enveloping feeling of warmth, comfort and peace.

MELLOW

With its subtle colourways and sophisticated slate kitchen, the MELLOW style exudes serenity and understated elegance.

PURE

With its light materials and clean, pared-down Scandi chic aesthetic, the PURE style exudes a light, airy and effortlessly minimalist vibe.





OVERVIEW

Ceilings and walls

- Foundation slab and basement perimeter walls in reinforced concrete
- Floor slabs in reinforced concrete
- Stairwell walls in reinforced concrete
- Partition walls in reinforced concrete
- Concrete lift shaft
- Floating underlays

External walls

- External walls in reinforced concrete and brick
- Exterior insulation finishing system, rendered
- Exterior insulation finishing system, with natural stone cladding
- Exterior insulation finishing system, with clinker panels
- Metal windowsills

Roof

- Reinforced concrete roof with thermal insulation, waterproofing, extensive greening and solar panels
- Skylights above stairwell and in attic flats

Terraces and balconies

- Reinforced concrete floors, waterproofing, porcelain stoneware slabs on support pads
- Glass balustrade with metal handrail (fall protection)
- Metal dividing walls

Seating areas

- Porcelain stoneware tiles laid in chippings
- Metal dividing walls

Windows

- Triple glazing, wood/metal
- Triple glazing, lift-and-slide windows, wood-metal
- Patio window with roller catch and pull handles
- Plaster-in dual recessed curtain tracks

Sun protection and blackout system

- Electric aluminium venetian blinds in every room
- Electric articulated awning in seating area/balcony/terrace

Electrical systems

- Recessed ceiling light fixtures in the entrance hall, kitchen and wet rooms
- Ceiling light fixture in the living area and bedrooms
- One multimedia socket for TV, internet and network in the living area, and one extra socket in the living area and in each bedroom
- A minimum of two power sockets in each bedroom and in the living/dining area
- Cabinet with inbuilt mirror and socket in bathroom/shower room
- Recessed ceiling light fixture and outdoor socket in seating area/balcony/terrace
- Video intercom

Heating system

- Heat generation: lake water and heat pump
- Heat distribution: underfloor heating and free cooling system
- Individual temperature control in the living areas
- Minergie standard

Ventilation system

- Controlled ventilation and ventilation unit in all condominiums
- Mechanical extract ventilation in the garage and cellar areas

Plumbed fixtures and fittings

- Plumbed fixtures and fittings as per budget
- Washing machine/dryer (washing tower) as per budget

Kitchen equipment

- Kitchens with tall and base units, and cooking island
- Built-in appliances with fridge-freezer, wine cabinet, oven, sink, combi steam cooker, dishwasher and induction hob with integrated convection hob extractor as per budget

Lift system

- 1 passenger lift per condominium block, wheelchair accessible

Living rooms, bedrooms and kitchen

- Rendered walls (grain: 0.5mm), painted white
- Plastered ceilings, painted white



- Parquet flooring and wooden skirting as per budget
- Storage rooms
- Rendered walls (grain: 0.5mm), painted white
- Plastered ceiling, painted white
- Ceramic floor tiles and skirting tiles as per budget

Wet rooms

- Ceramic wall tiles as per budget
- Rendered walls (grain: 0.5mm), painted white
- Plastered ceilings, painted white
- Ceramic floor tiles and skirting tiles as per budget
- Glass shower screen

Stairwell

- Walls painted as per architect's colour scheme
- Ceilings and stairwell underside painted as per architect's colour scheme
- Artificial stone flooring
- Door mats in front of each condominium and at the main entrances

Garage

- Direct stair access
- Walls painted as per architect's colour scheme
- Hard concrete floor with markings
- Automatic overhead garage door, remote control and keypad

Doors

- Condominium entrance door: solid frame, wood panelled, veneered
- Internal doors: steel frame, wood panelled, painted
- Sliding doors: wood, painted

Wardrobes

- Wood-based panelling, coated with synthetic resin

Garden design

- Lawns and planting as per the landscape architect's design
- Outdoor communal areas, seating and bicycle as per the landscape architect's design
- Outdoor path lighting
- Tarmacked garage entrances and pathways
- Visitor parking spaces as per design plan

GENERAL SALES INFORMATION

Sales conditions

The purchase price for the turnkey apartments/houses, including co-ownership of the land (as per the bill of quantities and contract documents) are all-inclusive.

Purchase and payment

- A deposit of CHF 30 000 must be paid following the signing of the reservation agreement (this deposit is neither interest-bearing nor secured).
- Following certification of the contract of sale by a notary public or following the conclusion of the conveyance, the purchaser must pay 40% of the purchase price (minus the CHF 30 000 deposit) to the vendor.
- The outstanding balance, including any additional costs, must be paid following the handover or when the property is ready for occupancy.

The following items are included in the purchase price

- Turnkey and ready-to-occupy apartment, including co-ownership of the land on which the apartment complex is built and its surroundings.
- Fees for the connection of all services, including sewerage, water mains, electricity and cable TV connections.
- All finishing and installation work to the extent detailed in the building specifications.
- All fees for services provided by geologists, surveyors, architects, engineers and HVACR specialists in connection with the construction of the property.
- Costs of construction period, builders' liability and building insurance cover until the handover or occupancy of the property.

In addition to the all-inclusive purchase price, the purchaser must pay the following:

- Costs for additional services and structural changes (special requests) as well as any fees incurred as a result
- Mortgage certificate costs
- 50% of the notary and land registry fees
- Any newly prescribed fees and charges that were previously unknown to the authorities

Other

In the event of a buyer being found, the vendor may not claim a commission. No claims can be derived from any plans, renderings, images or specifications. The layouts and room sizes presented in the detailed building description and the 1:50 plans apply.

We reserve the right to make changes and alterations, where necessary, during the execution of the building work.



EDENBLICK

ÄGERISEE

All information, images and renderings are purely indicative and are for illustrative purposes only. They are not intended to be relied upon for, nor to form part of, any contract unless stated otherwise. We reserve the right to make changes and alterations, where necessary, during the execution of the building work.

SALES AND ADVICE

Mobimo Management AG
Seestrasse 59
8700 Küsnacht
mobimo.ch

info@edenblick.ch
+41 44 397 11 07
www.edenblick.ch

MOBIMO
Leidenschaft für Immobilien

