



UNIQUE APARTMENT DIRECTLY AT THE WALENSEE

Table of content

Resort Walensee	3
Situation & Location	4
Geographical location & Distance	5
Your oasis of well-being at Walensee	6
Apartment House E4 Mürtschen	7
Facts & Figures Apartment 107	8
Photo Gallery	9 - 24
Groundplan Floor 1 & 2	25
Groundplan Basementfloor 107	26
Sales modalities	27
Goal	28
Contact	29

Your Property – Our Priority

Resort Walensee

Located directly on the picturesque Walensee, nestled between the imposing Churfirsten mountain range and the Flumserberg, the Resort Walensee in Unterterzen offers a truly exceptional setting.

The resort's unique location and meticulously maintained infrastructure contribute to its immense popularity. The stunning landscape, coupled with a wide array of leisure activities, makes this apartment an attractive investment property. Whether you choose to make it your permanent residence or a luxurious vacation home, the Resort Walensee promises to enhance your quality of life.

The condominium owners' association, comprising 131 residential units across 17 buildings, ensures a well-kept environment and ongoing maintenance to preserve the value of the apartments.

Benefitting from excellent access to public transportation and the highway, you can reach Zurich in just 40 minutes or Chur in 25 minutes.

The Resort Walensee boasts a unique range of leisure activities. With direct lake access, guests can enjoy various water sports. Additionally, there is a harbor within the resort and another nearby. Access to the cable car, which transports you to the heart of the Flumserberge ski resort and hiking area, is conveniently located just a 3-minute walk away via an underpass.

Experience the perfect blend of tranquility, adventure, and convenience at the Resort Walensee—an idyllic retreat nestled amidst nature's beauty.

“Don't wait to buy real estate! Buy real estate and wait!”

Your apartment 107 is located in the red circled building E4.

The associated and assigned carport is located in the immediate vicinity of your apartment. This is circled in blue.



Carport is not registered in the land register but assigned to the apartment!

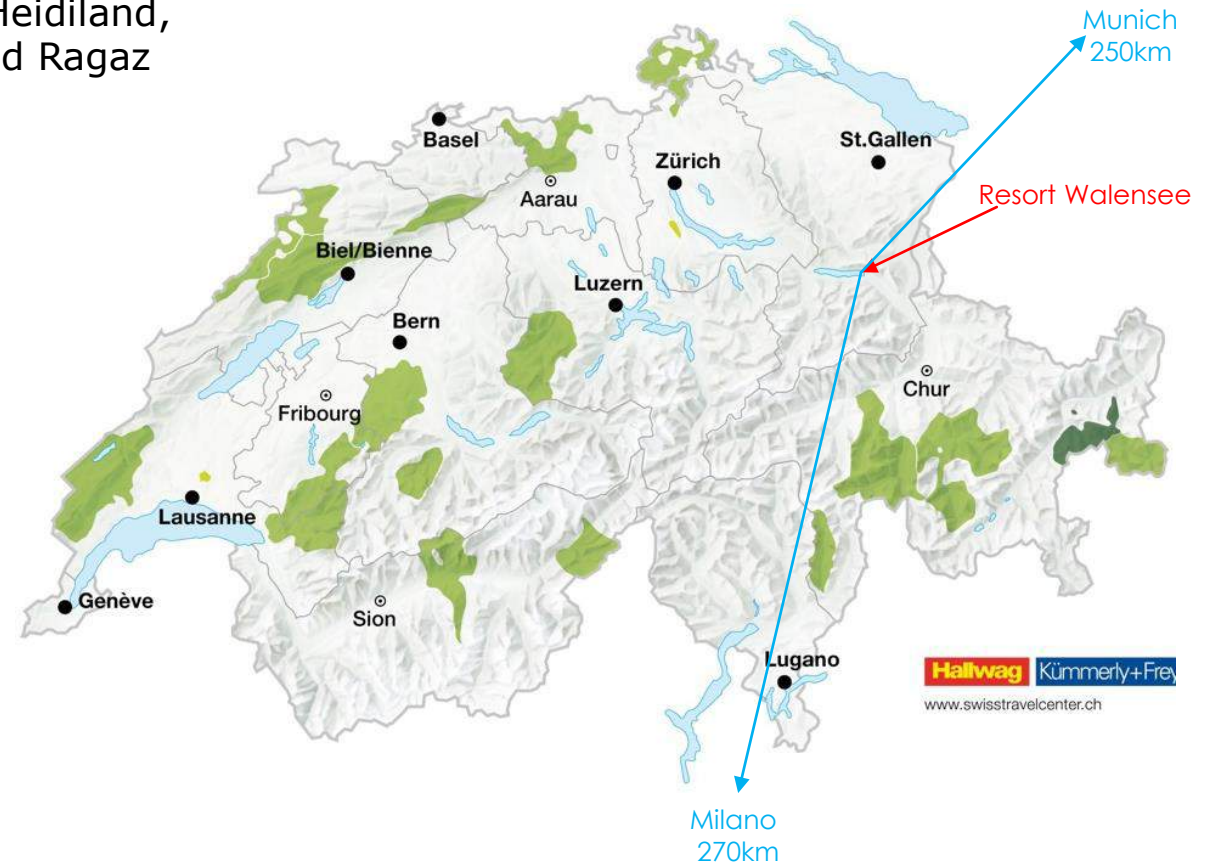
Situation & Location

The location is particularly suitable for excursions to Heidiland, around the Walensee, in the direction of Zurich, to Bad Ragaz or to the whole of Switzerland.

Germany and Austria are also close

Distances:

Bad Ragaz	15 min.
Vaduz	20 min.
Chur	25 min.
Zürich	40 min.
Luzern	60 min.
Lugano	1 h 45 min
Genf	3 h 30 min.
Interlaken	2 h 15 min.
Grindelwald	2 h 00 min.
Milano	2 h 45 min.
München	2 h 30 min.



Geographical location & distances

This exceptional two-storey penthouse with a majestic gallery offers a "house within a house" experience and is truly one-of-a-kind.

Featuring 3 bedrooms, this penthouse can be acquired as either a primary or secondary residence. It captivates with its unparalleled location boasting breathtaking views of picturesque Walensee and the surrounding mountains.

Upon entering the penthouse, you step into a separate corridor with a toilet, a separate bathroom, a bedroom, and a terrace that bathes in morning sunlight. The hallway also features a spacious redit for storage. A door from this area leads into the large, open, and charmingly furnished living room, complete with a cozy fireplace, a dining area, and a fully equipped kitchen.

From the dining area, you can relish a magnificent vista of Walensee and access another expansive terrace offering unobstructed views of the lake and the imposing mountains, creating a picturesque frame for unforgettable sunsets. Ascend the staircase to the second floor, where you'll find 2 additional spacious bedrooms, another bathroom with WC and shower, and a landing. The majestic gallery extends over the entire living area, imparting a unique atmosphere to the penthouse.

This penthouse is offered fully furnished with AC and includes a covered parking space as well as 2 cellar compartments for storing personal belongings on-site, making it convenient for those considering renting out the apartment.

Indulge in luxury and comfort in this exceptional penthouse apartment boasting magnificent views and high-quality furnishings.

Your oasis of well-being at Walensee

- + direct access to the lakefront
- + lakeview
- + mountain view
- + unique quiet location
- + 2 balconies (east & westside)
- + 6 Apartment – properties in the House
- + spacious basement rooms
- + Air Condition (AC)
- + Sun blinds
- + Carport



Apartmenthouse E4 Mürtschen

Adress Gostenstrasse 26, 8882 Unterterzen

Year of construction 2008
Number of rooms 4 ½
Floor 1 - 77m² + 27m² Terrace
Floor 2 - 56m²

Living space 133m²
Terrace 27m²

Parking Carport assigned
Heating District heating

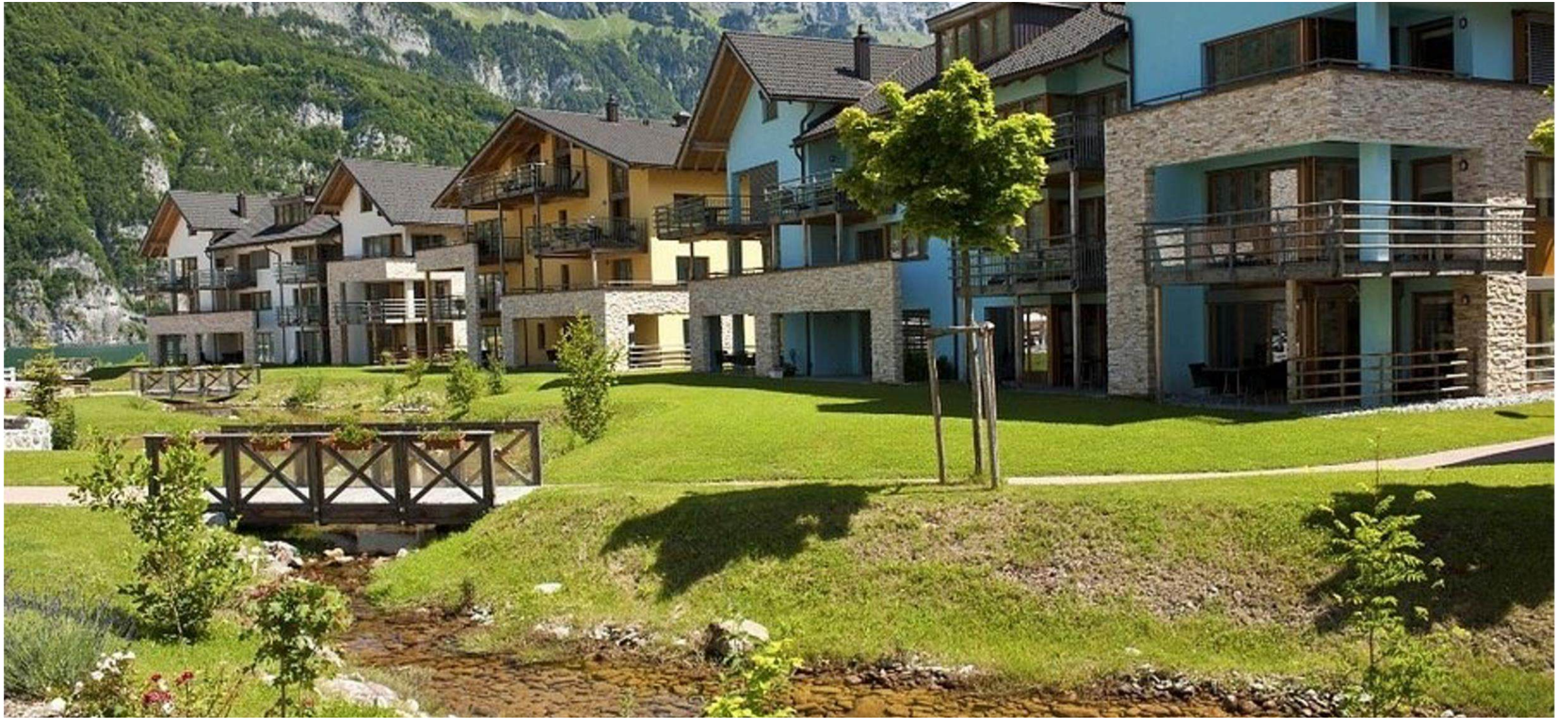
Plot number 758m (Master plot)
10397 (Plot of Apartment)

Land register Community Quarten in Unterterzen
Value ratio 87/10`000
Service charges 23 CHF 12`900.00 CHF (Variably)



Facts & Figures Apartment 107



















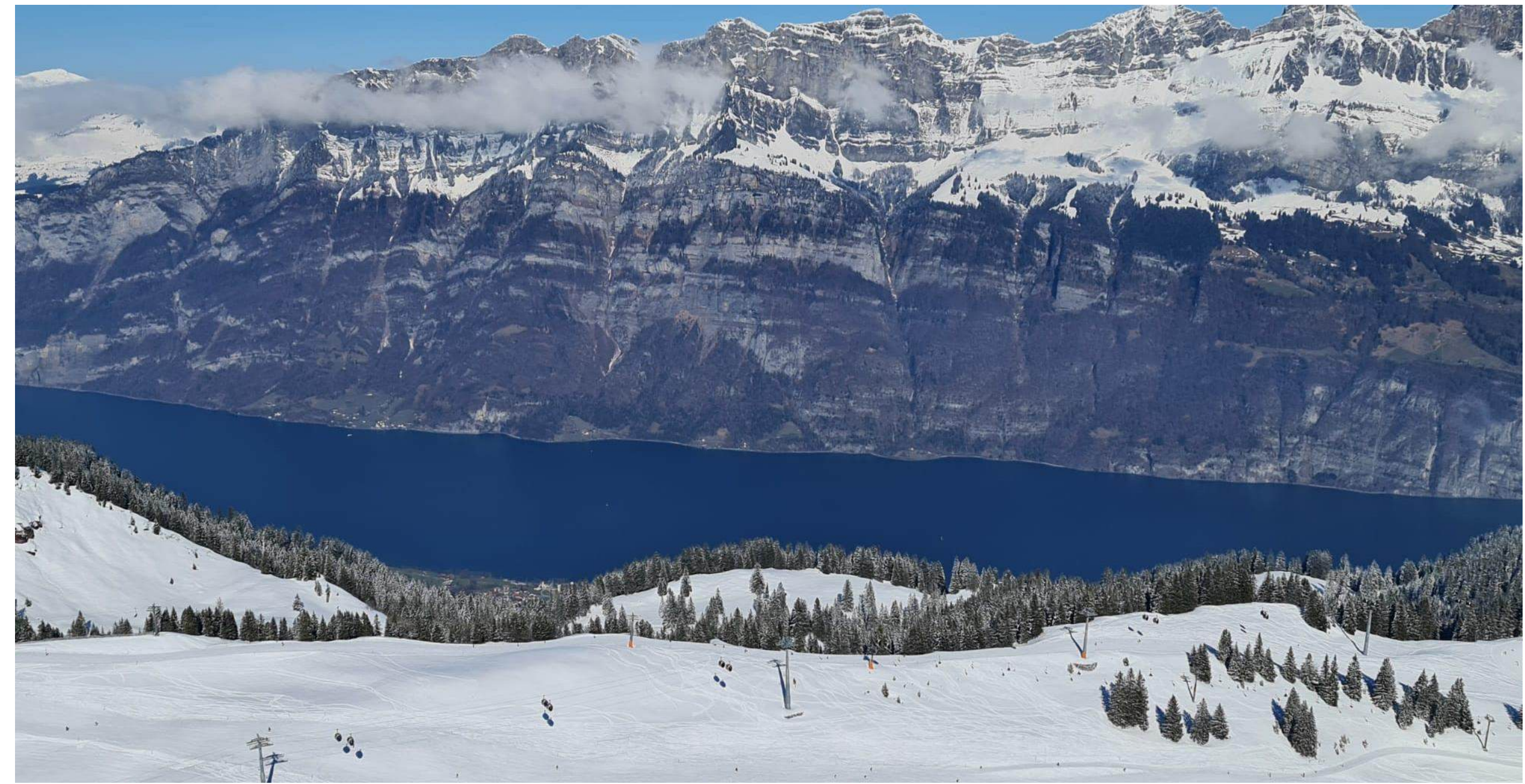




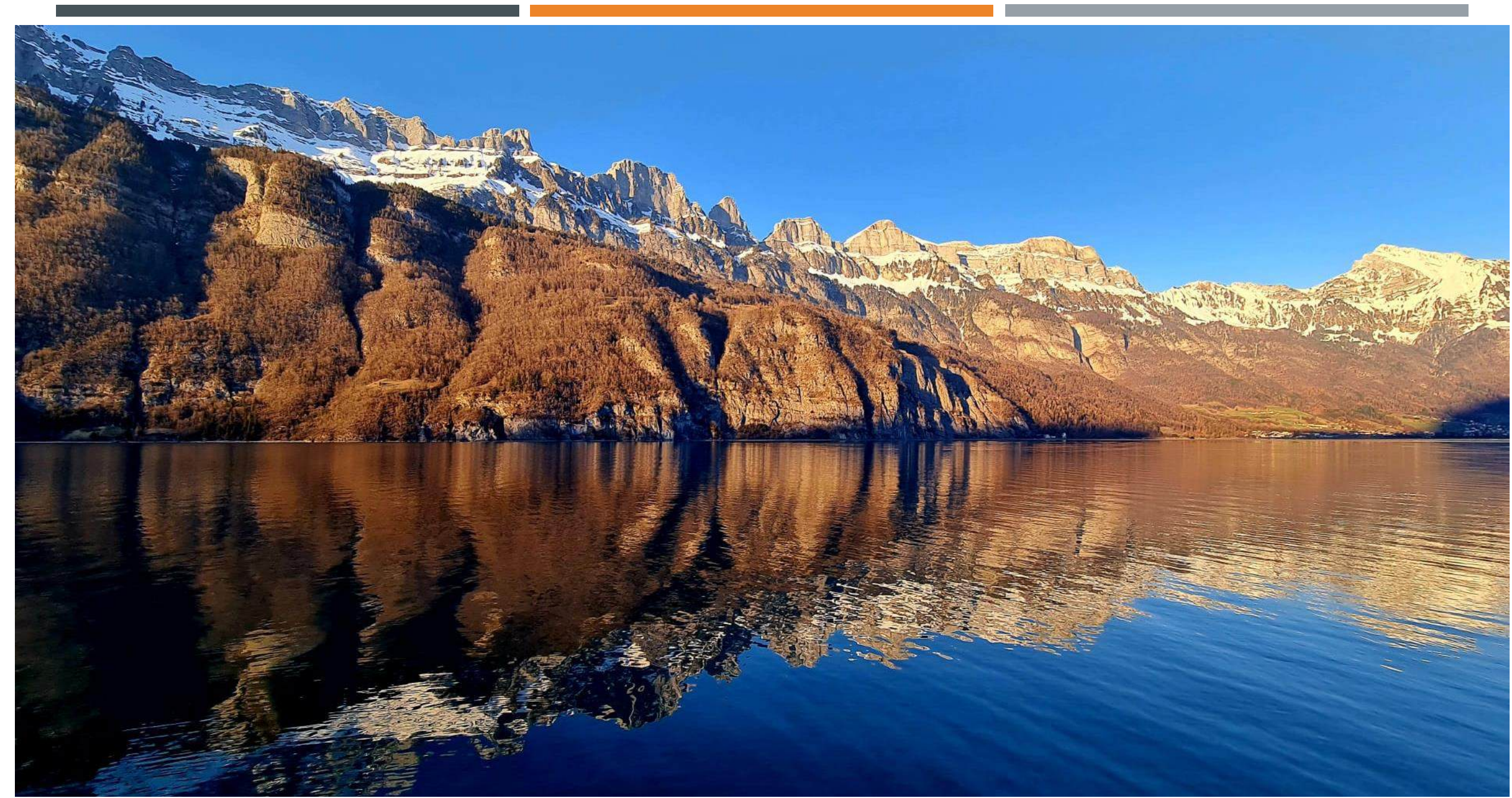
WALENSEE HOUSE & APARTMENTS



**FLUMSER
/ BERG** 



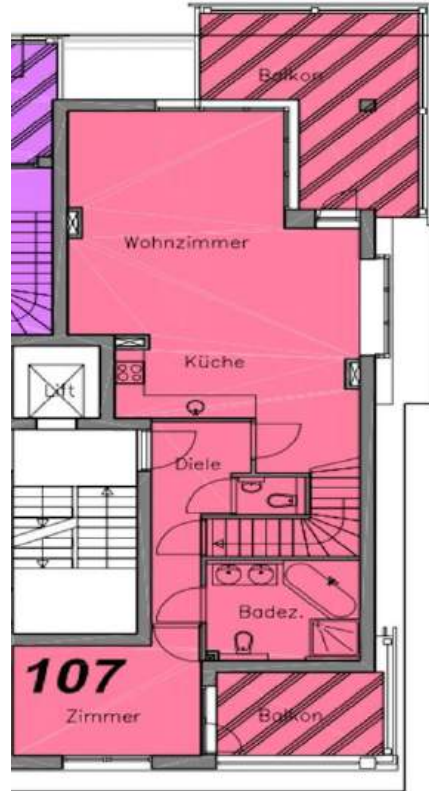




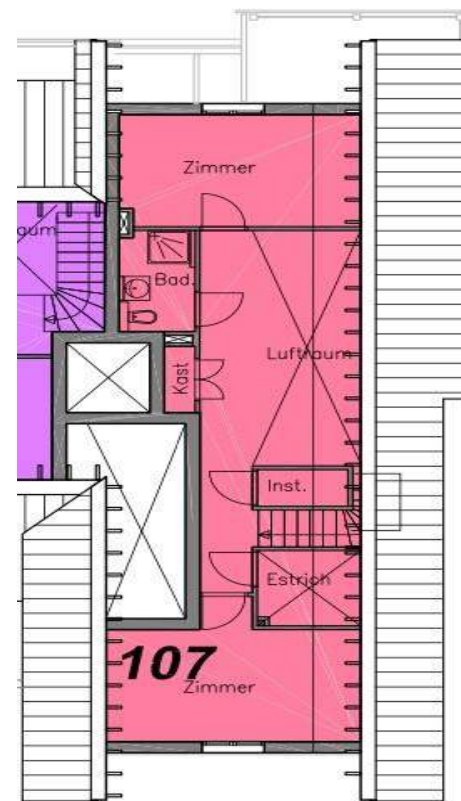


Groundplan floor 1 →

- + open, bright, spacious,
- + large Terrace
- + Lake & Mountainview



4½-Zimmerwohnung Nr.107
ebene 1 77m² + Balkon ca. 27m²
(STWE 10397)

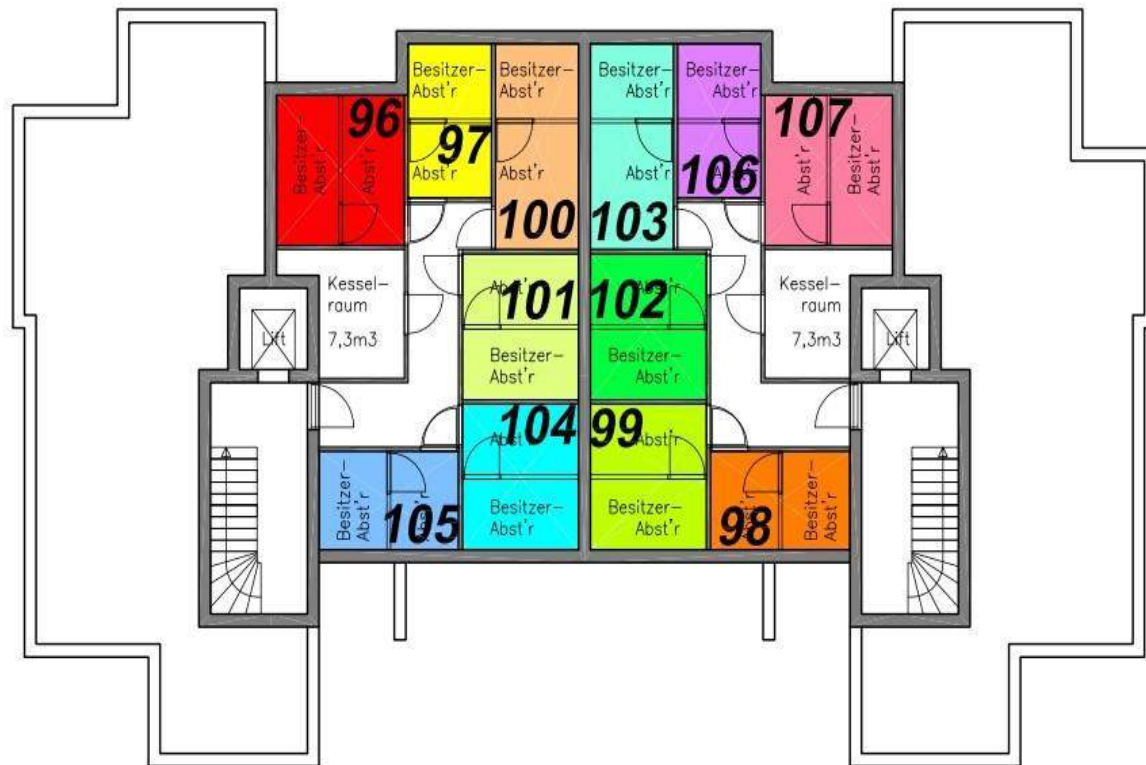


4½-Zimmerwohnung Nr.107
ebene 2 56m²
(STWE 10397)

← Groundplan floor 1

- + open, bright, spacious,
- + Lake & Mountainview

Groundplan floor 1 & 2



Storage room

In case of renting out your apartment, this can be used as a storage room for your guests. You can gain access to this cellar compartment with the apartment key.

Owner storage room

This cellar is intended for you as the owner. The access to this compartment is only for the owner.

Groundplan basement floor 107

Sales price for the Apartment incl. furniture

CHF 1` 225` 000.00

Important:

The apartment can be visited at any time by appointment.

The apartment can be occupied immediately after the transfer (handover)

The notary fees (change of ownership tax & land registry fees) are borne by the buyer!

Realised projects:

Photovoltaic system at the Resort Walensee has been approved and is currently being installed according the plan and producing electricity.

New waste disposal system has been been built and will be aktiv from 01. January 2025.

Sales modalities

We are pleased to present you this unique project.

Property Management - Real Estate sells this apartment exclusively. This documentation is intended to give you some important key data. However, it will never give you that as if you personally visit this dream property on site.

- Our goal is to ensure that nothing remains hidden
- No questions remain unanswered
- you decide to buy with full conviction

Because with this property, you are not only acquiring a home or diversifying your investment. You are acquiring quality of life.

We hope to have given you a clear and understandable overview with this documentation. For a visit and further information, please do not hesitate to contact us at any time.

Goal

Your contact for advice and sales:

Property Management – Real Estate a Walensee House & Apartment Company

CEO - Property Management Group
Teba Cosentino
Gostenstrasse 20
8882 Unterterzen

Telefon: +41 78 920 36 66

Email: tc@walenseehouse.ch

Website: www.resort-walensee.ch
www.walenseehouse.ch
www.walenseeapartment.ch

Trust us in your decision making process



Contact