

Unique Luxury Apartment directly at Walensee

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"Don't wait to buy real estate. Buy real estate and wait!"

Resort Walensee

Resort Walensee in Unterterzen is located directly on the picturesque Walensee between the imposing Churfirsten chain and the Flumserberg.

Due to its unique location as well as the very well-maintained infrastructure, the Resort Walensee enjoys enormous international popularity.

A wide range of leisure activities in this breathtaking landscape make this apartment an interesting investment property.

Whether as a permanent residence or as a luxurious vacation home, your quality of life will increase.

The international condominium owners' association Resort Walensee comprises 131 residential units in 17 buildings. The well-maintained surroundings as well as the ongoing building maintenance guarantee the value retention of the apartments.

Thanks to very good connections to public transport and the freeway, you can be in Zurich within 40 minutes or in Chur within 20 minutes.

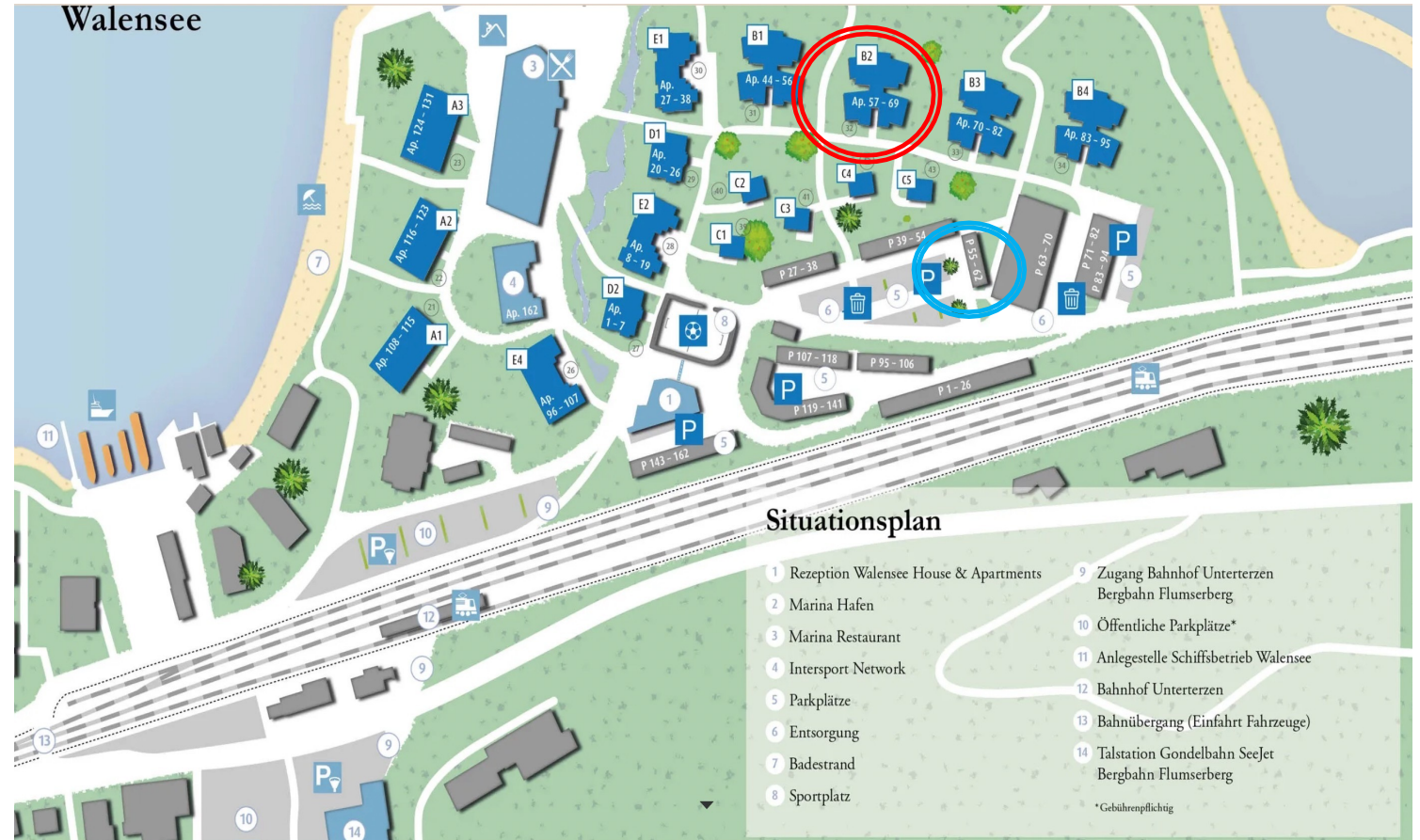
The Resort Walensee is unique as far as leisure activities are concerned. The direct lake access offers all kinds of water sports. There is a harbor directly in the Resort Walensee and one in the immediate vicinity. The mountain cable car which takes you to the heart of the skiing and hiking area of the Flumserberge can be reached on foot in 2 minutes through an underpass.

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Situation & Location

Your apartment 58 is located in the apartment building B2 circled in **red**.

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



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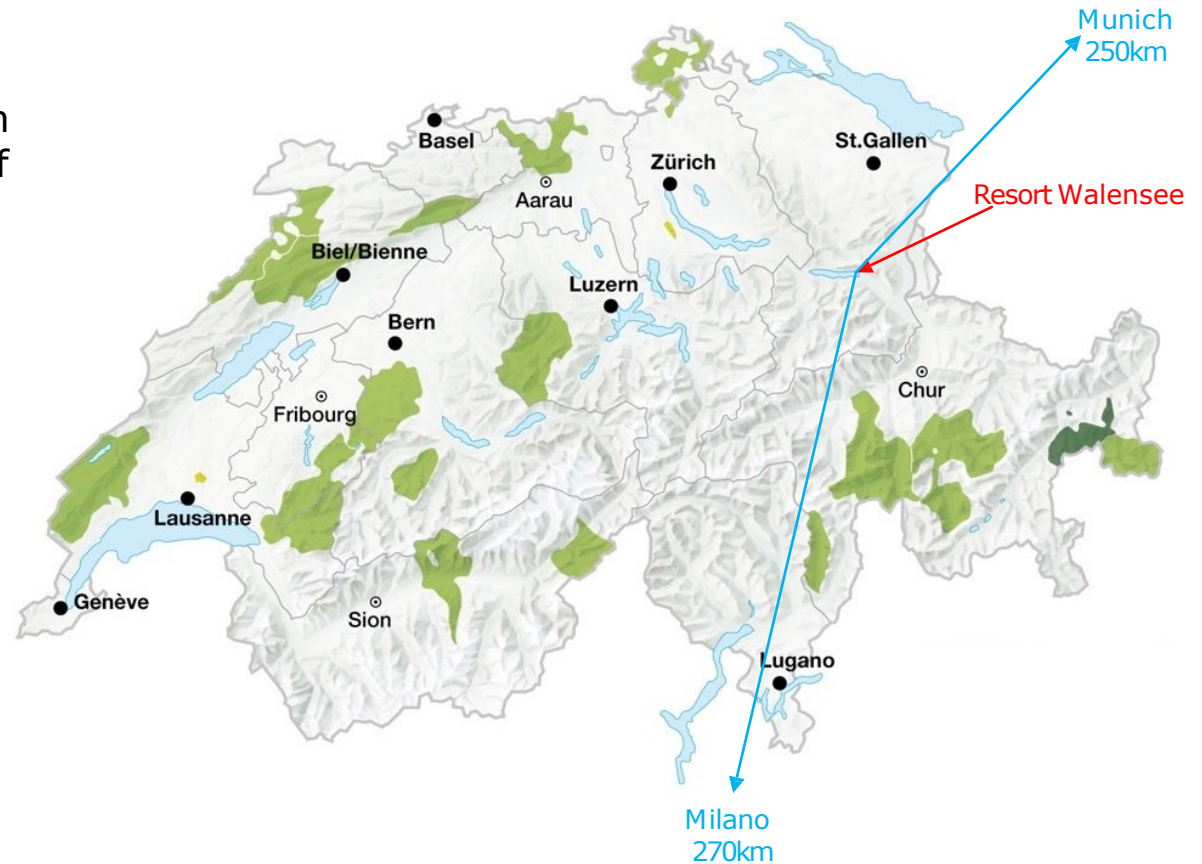
Geographical Location & Distances

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

The boarder to Germany and Austria are very close.

Distances:

Bad Ragaz	15 min.
Vaduz	20 min.
Chur	30 min.
Zürich	40 min.
Luzern	55 min.
Lugano	1 h 45min
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.



Unique Luxury Apartment directly at Walensee

Your oasis of well – being at Walensee

This sensationally located De Luxe Apartment captivates everyone with its unique unobstructable view and direct lake access. A rarity in Switzerland to find an Apartment with direct lake access.

The De Luxe Apartment enchants with 2 bedrooms, a large living room with unobstructed lake view. Furthermore, the apartment impresses with a fully equipped kitchen and a sauna in the bathroom. This De luxe apartment can be purchased as a first or second home. The apartment is unique because of its unobstructable location in the first line of the lake with direct access to the lake and a view of the picturesque Walensee and the imposing Churfirsten.

Directly in the entrance there is a spacious reduit. Walking along the corridor you reach a bedroom with direct access to the toilet. Further along the corridor you will find another storage room and to the left of it the access to the incomparable large, open, cozy and charmingly furnished living room with fireplace as well as the dining area and the fully equipped kitchen.

If you keep the patio doors open, Walensee is right at your feet. When the lake is gray and impetuous waves foam, the beautiful fireplace makes for cozy evenings. If you go further down the corridor you will find another wet room with bathtub, shower, washbasin, toilet and a spacious sauna which you can use especially on winter days. After the sauna you are welcome to cool off directly in the Walensee. At the end of the hallway is another large bedroom with a direct view at the Lake.

The De Luxe apartment is offered furnished. Included in the purchase price is a covered parking space as well as 2 cellar compartments. So you can leave your private belongings on site, even if you intend to offer your apartment for rent.

Unique Luxury Apartment directly at Walensee

Apartmenthouse B2

- + Direct access to the lake
- + Lake view first line (unique in Switzerland)
- + Mountain view / Churfirsten panorama
- + Terrace with unobstructable lake view
- + unique quiet location
- + 14 condominiums in the house
- + Spacious basement
- + Carport



Unique Luxury Apartment directly at Walensee

Facts & Figures De Luxe Apartment 58

Adress	Gostenstrasse 32, 8882 Unterterzen
Construction year	2009
Rooms	3 ½ (2 Bedrooms) Groundfloor 110m ² + 26m ² Terrace
Livingroom	110 m ²
Terrace	26 m ²
Parking	Carport
Heating	District heating
Plot Nr:	758 10348 (Plot Nr. Apartment)
Land registry	Municipality Quarten in Unterterzen
Value ratio	78 / 10`000
Yearly Servicecost	ca. 7`742.00



Unique Luxury Apartment directly at Walensee

























WALENSEE HOUSE & APARTMENTS







WALENSEE HOUSE & APARTMENTS





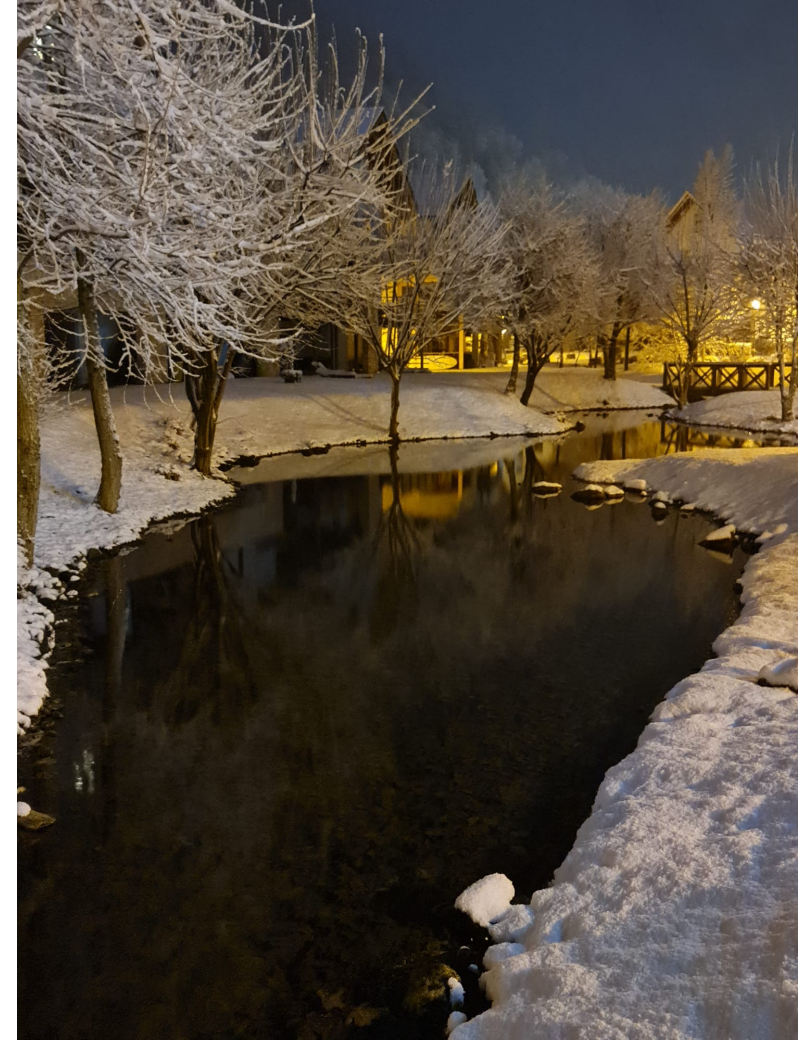






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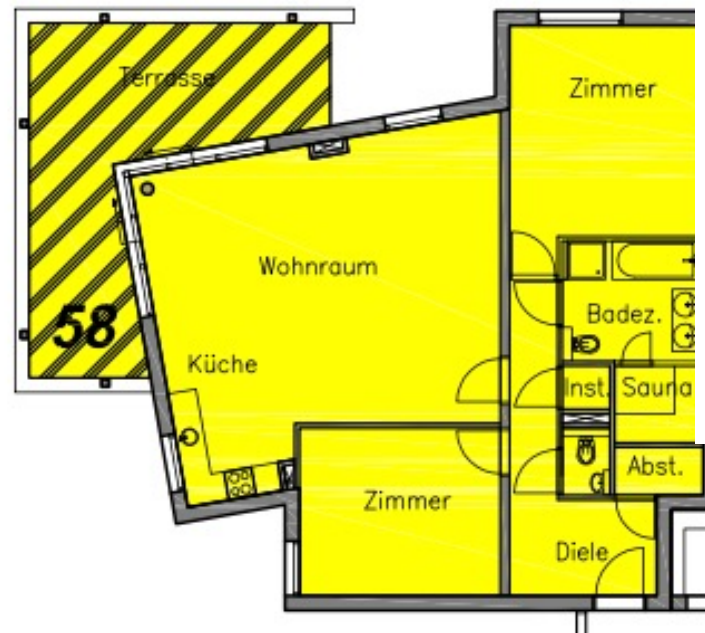
Groundplan Apartment →

- +Open, bright, spacious
- +Large Terrasse direct lake access
- + Unobstructable lake and mountain view
- + Direct Lake and mountain access
- + Sunbathing lawn
- + Hug Garden and greenery

3½-Zimmerwohnung Nr.58

110m² + Terrasse ca. 26m²

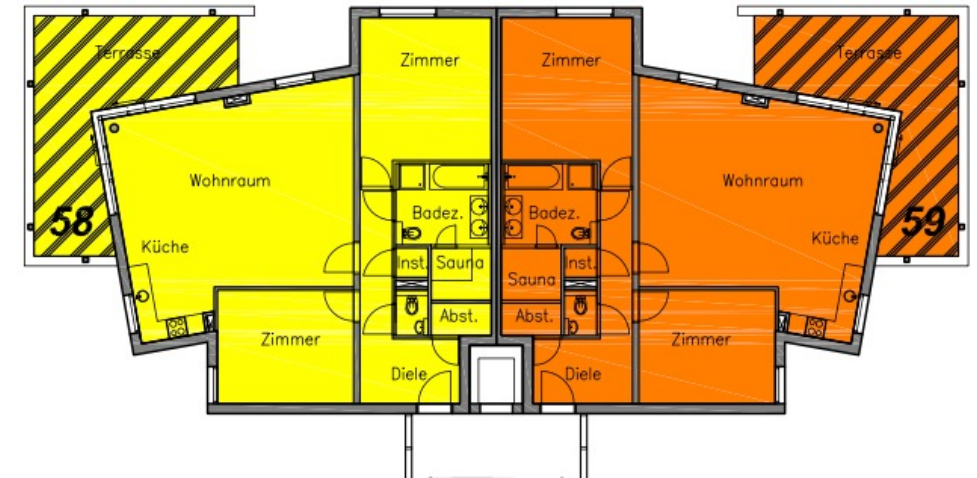
(STWE 10348)



3½-Zimmerwohnung Nr.58

110m² + Terrasse ca. 26m²

(STWE 10348)



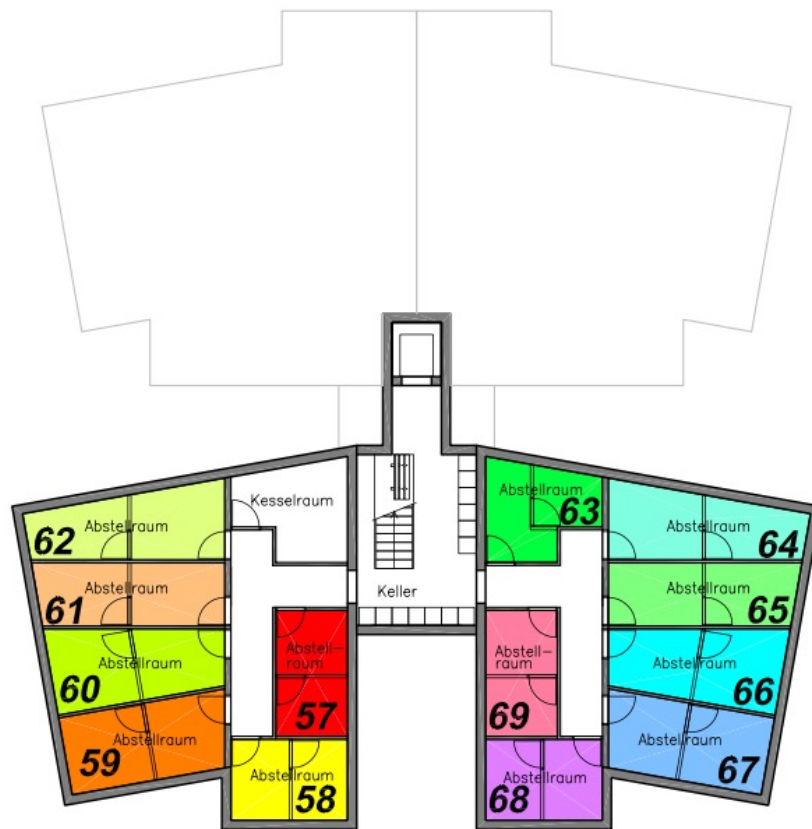
3½-Zimmerwohnung Nr.59

110m² + Terrasse ca. 26m²

(STWE 10349)

Unique Luxury Apartment directly at Walensee

Groundplan Basement 58



Storage room

In case of renting your apartment, this prebasement can serve as a storage room for your guests. You have 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.

Your Property – Our Priority

Terms of Sales

Price Apartment including Furniture

CHF 1` 225` 000.00

Optional:

Price Apartment including Boat

CHF 1` 275` 000.00

Important:

The apartment can be visited at any time by appointment.

Occupation of the apartment is after the purchase settlement.

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

Unique Luxury Apartment directly at Walensee

Goal

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
- We accompany you throughout the entire settlement process
- Internationally active management on site to manage your apartment
- If you wish, we can rent and lease your apartment for vacation purposes and get you an annual return on your investment.

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.

We speak English, German, Italian, French, Spain & Arab

Your Property – Our Priority

Contact

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Trust us in your decision making process

"Don't wait to buy real estate. Buy real estate and wait!"