



Unique luxury apartment directly at the Walensee

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Your Property –Our Priority

Resort Walensee

Resort Walensee in Unterterzen is located directly on the picturesque Walensee between the imposing Churfirsten chain and the Flumserberg. The only real Four Season location.

Due to its unique location as well as the very well-maintained infrastructure, the Resort Walensee enjoys enormous 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 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. New from 2024 the direct S-Bahn connection to the Resort Walensee.

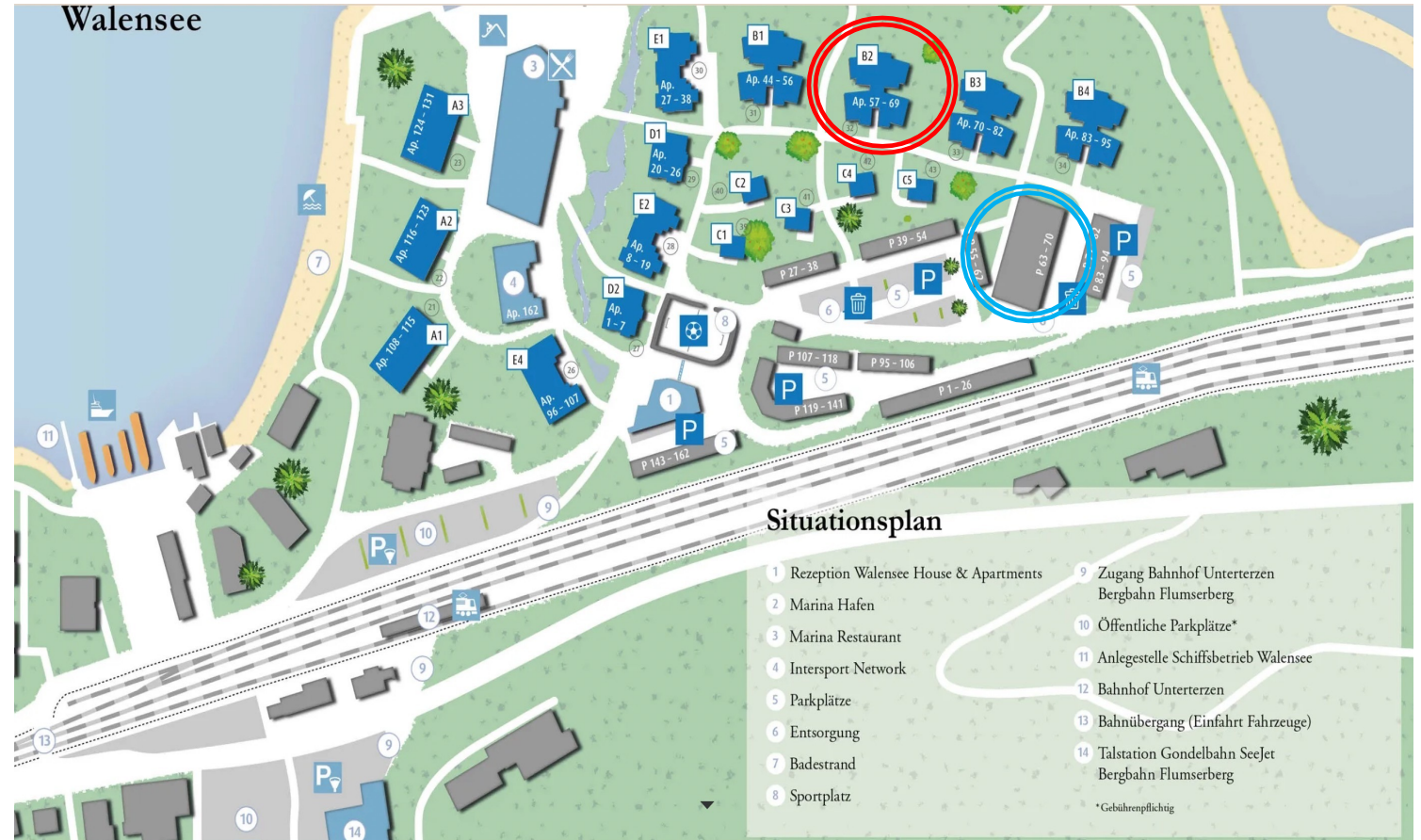
The Resort Walensee is unique as far as leisure activities are concerned. The direct lake access offers all kinds of water sports. There is a harbor directly in the Resort Walensee and one in the immediate vicinity. The mountain cable car which takes you to the heart of the skiing and hiking area of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

Unique luxury apartment directly at the Walensee

Situation & Location

Your apartment 65 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**.



Unique luxury apartment directly at the Walensee

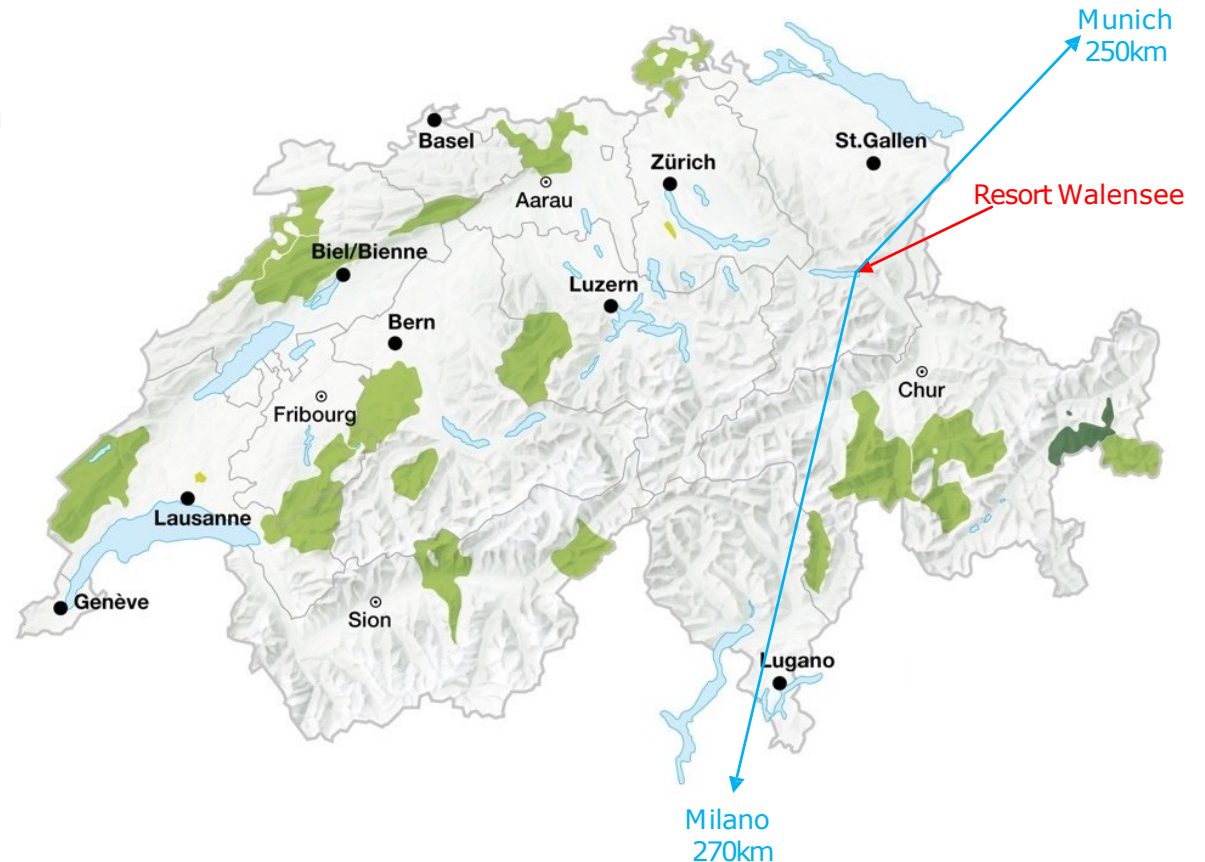
Geographical Location & Distances

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 entire Switzerland.

The boarder to Germany and Austria are very close.

Distances:

Bad Ragaz	15 min.
Vaduz	20 min.
Chur	20 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.



Unique luxury apartment directly at the Walensee

Your Oasis of well - being at Walensee

This sensationally located double-floor penthouse with majestic gallery is like a "house within a house". It is the largest Apartment in the Resort Walensee and the requested price is a gift.

The penthouse is equipped with 3 + 1 bedrooms and can be purchased as a first - and second home. The apartment impresses with its location with views of the picturesque mountains and the Walensee.

Directly in the entrance you reach a separate hallway with toilet separate bathroom with sauna and whirlpool and a bedroom with a terrace with all-day sun and mountain views. In the hallway there is also a spacious storage room. From this area you enter through a closable door into the large, open, cozy and very charmingly furnished living room with fireplace as well as the dining area with Lake view and the fully equipped kitchen.

From the dining area with a view of the Lake, you reach another large terrace with unobstructed views of the imposing mountains and partial views of Walensee. This view guarantees you unforgettable relaxing moments of life.

Via the stairs you reach the second floor. The view is very majestic over the entire living area. On the upper floor there are 2 more spacious bedrooms and another wet room with toilet and shower. About a room on the upper floor is another room accessible.

The penthouse is offered furnished. Included in the purchase price is the use of a covered carport and 2 basement compartments. Thus, you can leave your private belongings on site, even if you intend to offer your apartment for rent.

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

Apartmenthouse B2

- + Direct access to the lake
- + Mountain view
- + Lake View
- + Terrace with unobstructable view
- + Unique quiet location
- + 14 condominiums in the house
- + Spacious basement
- + Carport
- + Largest Apartment in the Resort
- + Sauna - Whirlpool



Unique luxury apartment directly at the Walensee

Fact & Figures Penthouse 65

Adress	Gostenstrasse 32, 8882 Unterterzen
Construction Year	2008
Rooms	4 ½ + 1 Floor 1- 96 m ² + 32m ² Terrace Floor 2- 44 m ²
Livingroom	140 m ²
Terrace	32 m ²
Parking	Carport
Heating	District Heating
Plot Nr.	758m
Land registry	10355 (Plot Nr. Apartment)
Value ratio	Municipality Quarten in Unterterzen 100 / 10`000
Yearly Service cost	ca. 10`400.00



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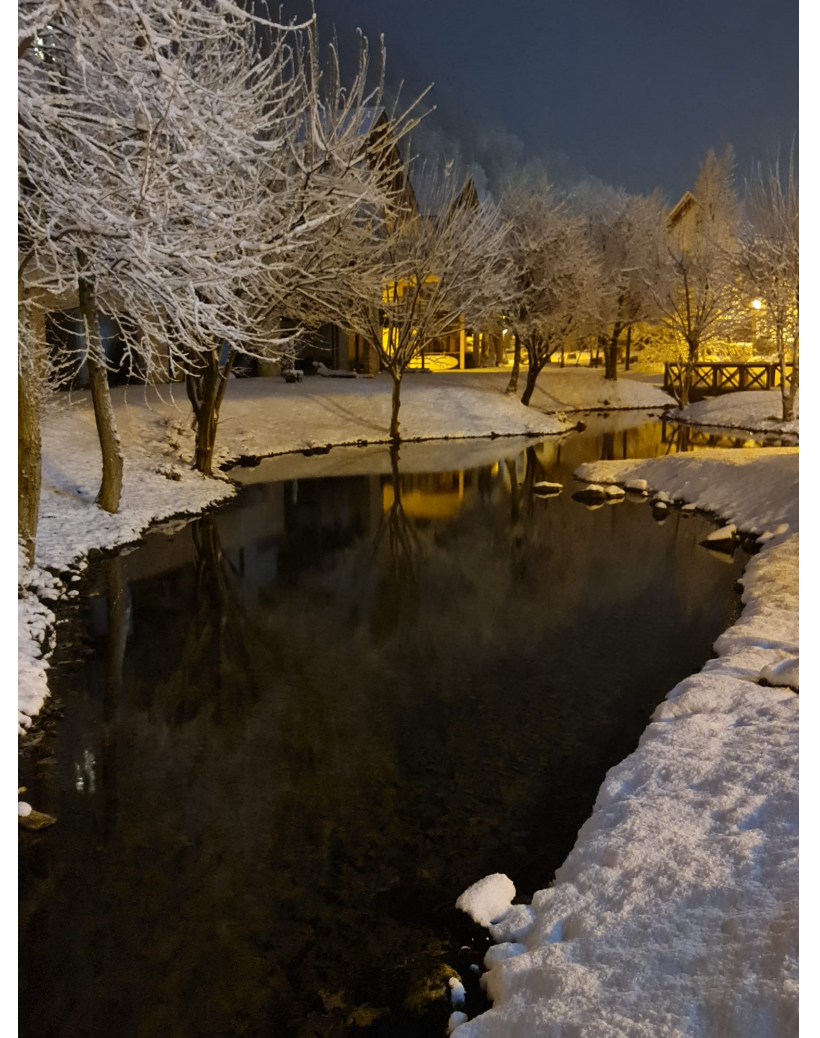


WALENSEE HOUSE & APARTMENTS



FLUMSER
/ BERG 

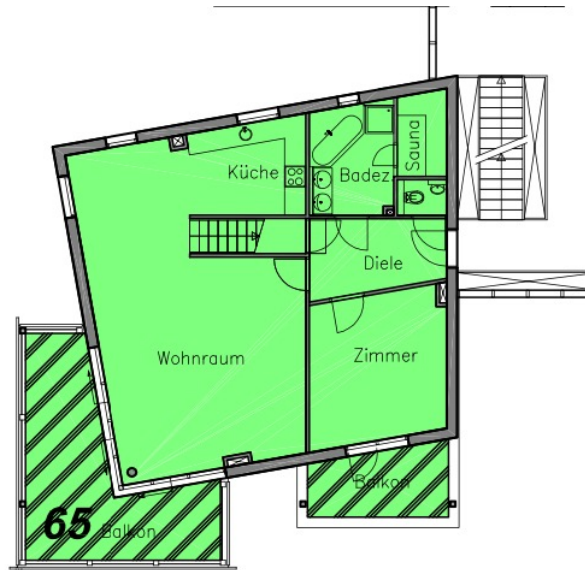






Floor 1

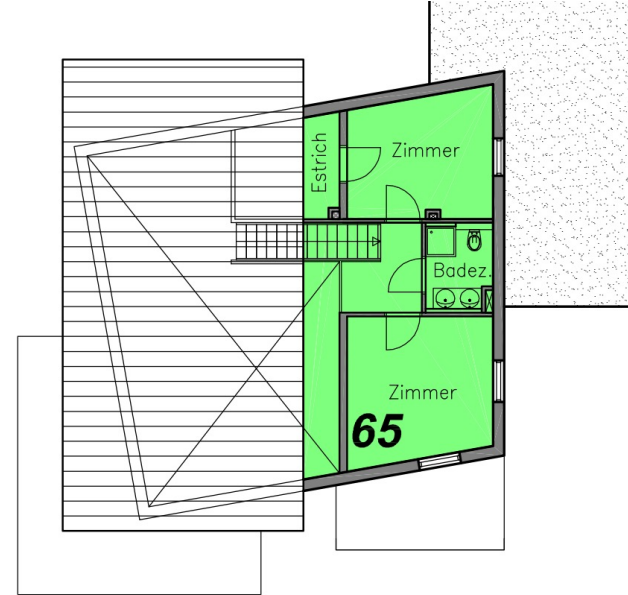
- + Open, bright, spacious
- + Large Terrace
- + Mountain & Lakeview



4½-Zimmerwohnung Nr.65
ebene 1 96m² + Balkon ca. 32m²
(STWE 10355)

Floor 2

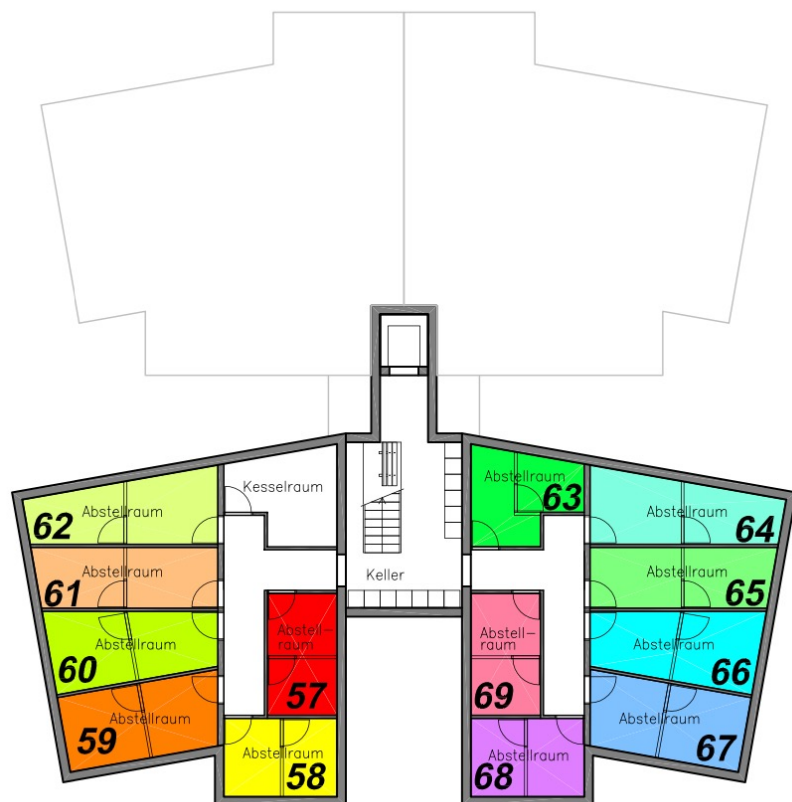
- + Open, bright, spacious
- + Mountainview



4½-Zimmerwohnung Nr.65
ebene 2 44m²
(STWE 10355)

Your Property –Our Priority

Groundplan Basement 65



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.

Unique luxury apartment directly at the Walensee

Terms of Sales

Price Apartment including Furniture

CHF 1`250`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 half by the buyer half by the seller.

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Einzigartige Luxuswohnung direkt am 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

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

Your contact person for advice and sales:

Property Management – Real Estate a
Walensee House & Apartment GmbH Company

CEO Property Management Group
Teba Cosentino
Gostenstrasse 20
8882 Unterterzen

Phone: +41 78 920 36 66

Email: teba.cosentino@walenseehouse.ch

Website: www.walenseehouse.com



Trust us in your decision making process

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