



See Residence/Beach House 4.5 Room Apartment

Giessen 17, 8820 Wädenswil

HIGHLIGHTS

- ✓ Spectacular lake and mountain view
- ✓ Direct private lake access
- ✓ Indoor pool
- ✓ Fitness center
- ✓ Sauna
- ✓ Squash court
- ✓ Striking architecture
- ✓ High-quality interior
- ✓ Stylish mix of materials
- ✓ Floor-to-ceiling windows "Skyframe" windows
- ✓ All bedrooms with dressing area and en suite bathroom
- ✓ Enzo Enea landscaping
- ✓ Prestigious location
- ✓ Historic environment
- ✓ Elevator directly into the apartment
- ✓ Underground parking



AT A GLANCE

MICROLOCATION	On the peninsula with lake access
NUMBER OF ROOMS	4.5
FLOOR	1 st floor
LIVING SPACE	187 m ² net living area
TERRACE	23 m ²
YEAR OF CONSTRUCTION/CONDITION	2014/very good
NUMBER OF WET ROOMS	3
SEPARATE TOILET	1
HEATING SYSTEM	Minergie certified/underfloor heating/cooling function
CEILING HEIGHT	2.60 m
CELLAR	11 m ²
LAUNDRY	Storage room with washing tower in the apartment
EXTRAS	Indoor pool, sauna, fitness, elevator directly into the apartment, cooling function, KNX, alarm system
PARKING POSSIBILITY	2 spaces in the underground garage, basic installation for e-mobility
TAX RATES	Municipality 105% (without church tax), Canton 98%
INFRASTRUCTURE	Shopping in town – 15 minutes walking Kindergarten – 8 minutes walking Primary school – 15 minutes walking Secondary school – 15 minutes walking Bus stop – 3 minutes walking Train station – 15 minutes walking Highway access – 8 minutes by car Distance to Zurich – approx. 25 minutes by car Distance to Zurich Airport – approx. 45 minutes by car
AVAILABLE	By arrangement
SALES GUIDE PRICE	CHF 3'900'000.– plus CHF 90'000.– for the 2 parking spaces in the underground garage

“BEACH HOUSE”: LAKE VIEW AS A LIFE COMPANION

The residence “Peninsula Beach House”, nestled in a dreamlike setting with direct lake access, presents itself as striking yet discreet. Consistently floor-to-ceiling windows open up a breathtaking panorama of the lake and mountains. The dark brick facade is a nod to the neighboring historic and now emission-free industrial buildings on the peninsula.



ELEGANCE IN HARMONY

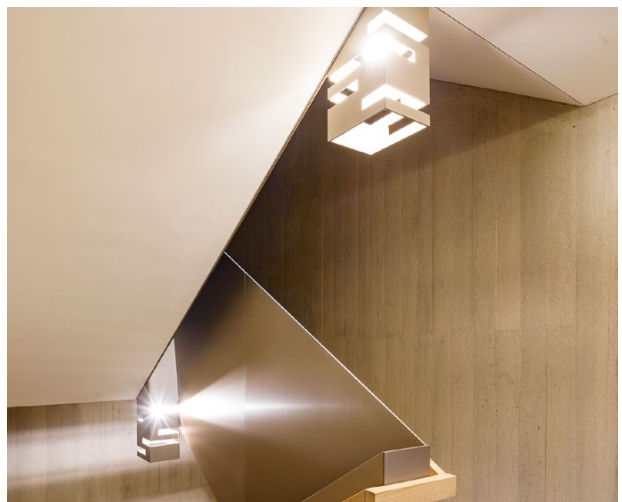
Notable “masters of their craft” have contributed to this total work of art: The renowned Basel architects Bucher Bründler for the architectural concept and Enzo Enea for the landscape architecture.



From the interior fittings to the associated terrace, you will find everything for a pleasant lifestyle at the highest level. The modern, timelessly elegant mix of materials and colors creates an inviting atmosphere of the highest aesthetics.



Even the parking spaces in the underground garage seem to be designed by hand, the lights are anyway, and pre-installations for e-mobility are given. If the “wow effect” has not already set in in the parking hall, then certainly with the direct elevator ride into the entrance, which gives a glimpse of the size of the apartment. Refinement is already evident here: Generous, floor-to-ceiling built-in closets offer storage space. Guest toilet and utility room are better camouflaged than a wall safe. Nothing distracts the eye – less is more!



The individual areas of the apartment can be divided by floor-to-ceiling sliding doors; otherwise, the principle of continuous openness prevails. A noble, dark oak parquet strip floor runs through the entire apartment and radiates warmth and an image of elegance.

Frameless glazed "Sky Frame" window units in the living/dining area with direct access to the terrace allow the breathtaking lake and alpine panorama to flow into the apartment in all its glory.



The Poggenpohl kitchen integrated into the living area, equipped with an extremely generous cooking island and state-of-the-art Miele appliances (induction cooktop, steamer, oven, food center), leaves nothing to be desired and delights every hobby chef's heart.



The master bedroom impresses not only with its size and direct access to the view terrace but also with an en-suite bathroom with a walk-in shower, double washbasin/WC/bidet. It goes without saying that a dressing room with sufficiently generous built-in closets is available to residents.



The other two rooms of this luxurious 4.5-room unit also impress with their size, each with an en-suite bathroom and dressing room, built-in closets, thus facilitating everyday living.

The bathrooms present themselves luxuriously with matt cream-colored natural stone tiles, elegant under-counter cabinets, and recessed mirror fronts.



Can one ever have enough storage space: Yes, besides the numerous built-in closets in the apartment, the private cellar belonging to the apartment also offers another large storage space.

The use of this generous space can be adapted entirely to personal life design.



OUTDOOR AREAS: TO SEE AND (NOT) BE SEEN

Alongside the living area and master bedroom extends a generous covered view terrace with fantastic views of lake, park, and alps. One-sided transparent vertical awnings guarantee mandatory privacy.

The lake access is not just visual: You “bridge” over the public lakeside path via private underpass – direct lake access is guaranteed.

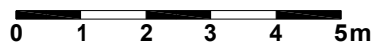
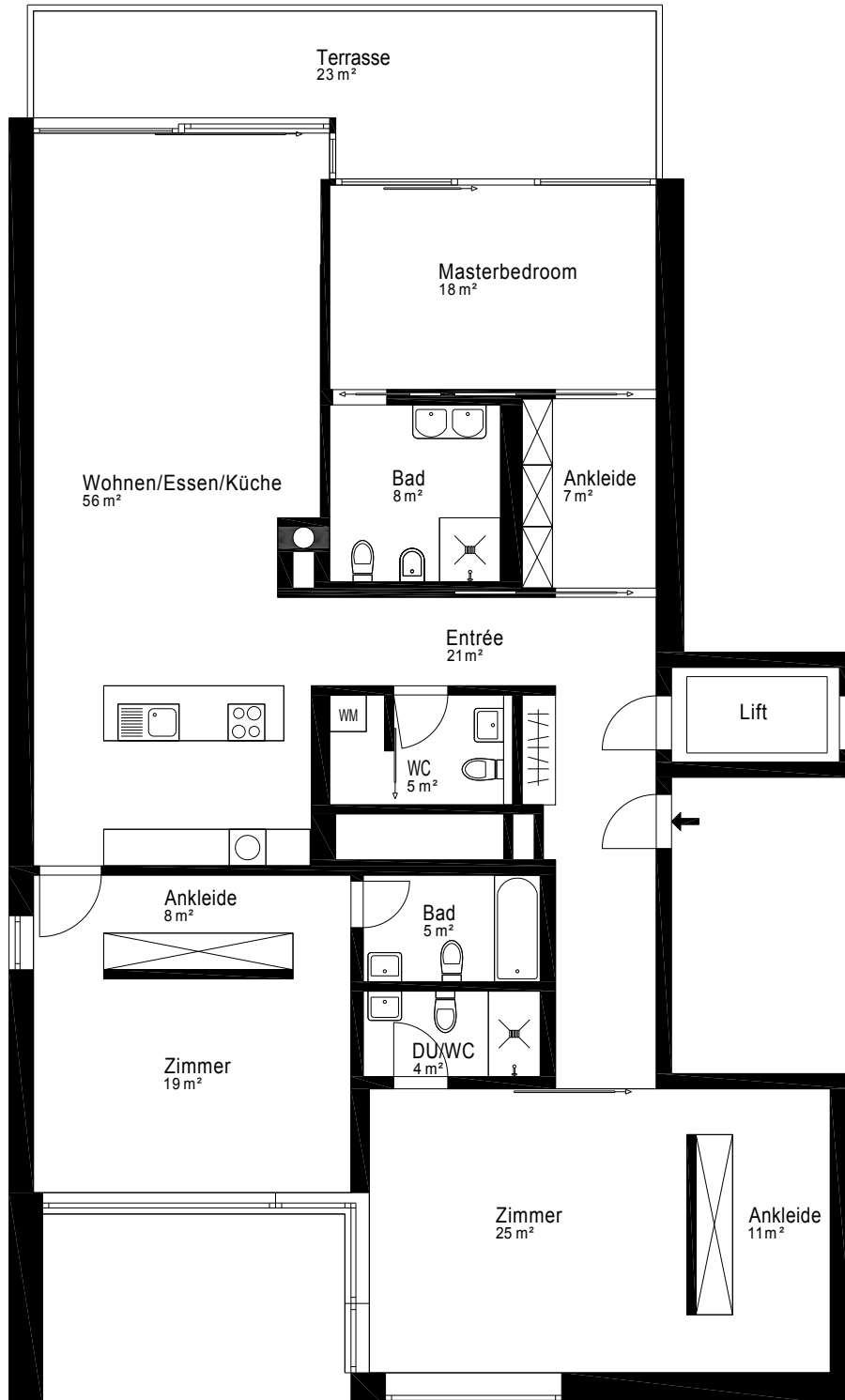


WELLNESS AND FITNESS FOR YOUR HEALTH'S SAKE

Can it get any better? It can: With an exclusively accessible wellness and fitness area for residents that is second to none. A 20-meter indoor pool, Technogym equipment park, whirlpool, sauna, relaxation zones, sound system, and even a squash hall. From the sunbathing and lounging terrace here too it's just a “dive” to Lake Zurich or rather: from house to beach! Relaxation as in a wellness hotel is the order of the day here!



1ST FLOOR



TOP LOCATION BETWEEN LAKE AND PRE-ALPS

Peninsula Beach House – the name says it all! The residence is located on the Wädenswil Giessen peninsula, in close proximity to the shore and with direct, private lake access. The location towards the lake is quiet, and the park-like surroundings are sunny all day. A spacious underground garage with two adjacent parking spaces is available for you and your guests.

The lively village center with its many shopping opportunities can be reached within 5 minutes – parking included. You can get to the S-Bahn station by bus, which picks you up only 4 minutes' walk from the Beach Houses. It's a 15-minute walk to the ship station; only a 5-minute drive to the ferry in Horgen. The A3 motorway connection in Wädenswil, towards Zurich and Chur, can be reached in just 10 minutes by car.

It takes about 8 minutes for children to walk to kindergarten; the primary school is a healthy 15-minute walk away. The secondary school is located 2 kilometers away, or a few minutes by bike. Zurich International School is at a distance of 4.5 kilometers.



WÄDENSWIL, THE SMALL TOWN ON THE UPPER LEFT SHORE OF LAKE ZURICH

Wädenswil is an attractive small town with a high quality of life. It is located in a preferred position on the left shore of Lake Zurich with its idyllic landscape and the romantic Au peninsula. The town center impresses with a mix of well-preserved historical buildings and noteworthy modern constructions. Whether shopping or dining: the city leaves nothing to be desired.

In addition, Wädenswil offers a wide range of leisure activities. Sports enthusiasts will enjoy intact sports facilities, an indoor swimming pool, and tennis courts. The Zimmerberg region invites you to stroll, hike or bike, and the lake to swim, row, and sail.

Schools, as well as the International School, are well represented in the region. In terms of transport, Wädenswil is optimally connected: buses, S-Bahn, and express trains run frequently towards Zurich, Chur, and Central Switzerland. Zurich-City can be reached in 20 minutes by car, and the airport in about 40 minutes.





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