

Toni Enderli  
LIVE LIFE NOW



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**FULL SWISS ALPS, LAKE AND VILLAGE VIEWS**

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## MAP

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This property is situated at a beautiful, sunny location above the village centre. Behind the property lush green meadows are waiting, while in front of the house the lake and the wonderful mountain view can be enjoyed.

The valley community Oberägeri, is situated 830 meters above sea level, enjoying a reputation as the “sunny terrace of Zug”.

# DESCRIPTION

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- Zone/utilisation: W2a
- Site area: 795M2
- 828 m3 according to GVZ garage 262m3
- Living area net/gross: app. 195 m2 / 295 m2
- 5 bedrooms, 3 bathrooms, 2 guest toilets
- Structural restoration, extension
- Heating: New Oil tank, underfloor heating with Bluetooth technology
- Large open living/dining room with panoramic windows and wood fire place with large lake terrace
- Open professional kitchen with kitchen island and black stone tops, oven, steamer, coffee machine, stove, (by Miele), double door fridge & dishwasher
- Spacious master suite with shower, dressing room, ensuite bathroom and roof terrace with full Mnt & lake views
- Large hobby room with built-in wardrobes, can be used as playroom or home cinema
- Wine cellar for app. 800 bottles
- Technology/utility room with washing machine/ tumbler and double sink
- Wooden/metal window with insulation, triple glazed
- Parking spaces: 2 Double garages, 6 outdoor parking spaces at the house,

# 30 ALISBACHWEG 30 OBERAGERI 4,350,000CHF

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# 4 LIVING AREAS WITH WOOD FIRE PLACE & FULL LAKE AND MOUNTAIN VIEWS







FULL LAKE AND MOUNTAIN VIEWS

# FULLY FITTED KITCHEN WITH BLACK STONE TOPS

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# 30 ALISBACHWEG 30 OBERAGERI 4,350,000CHF

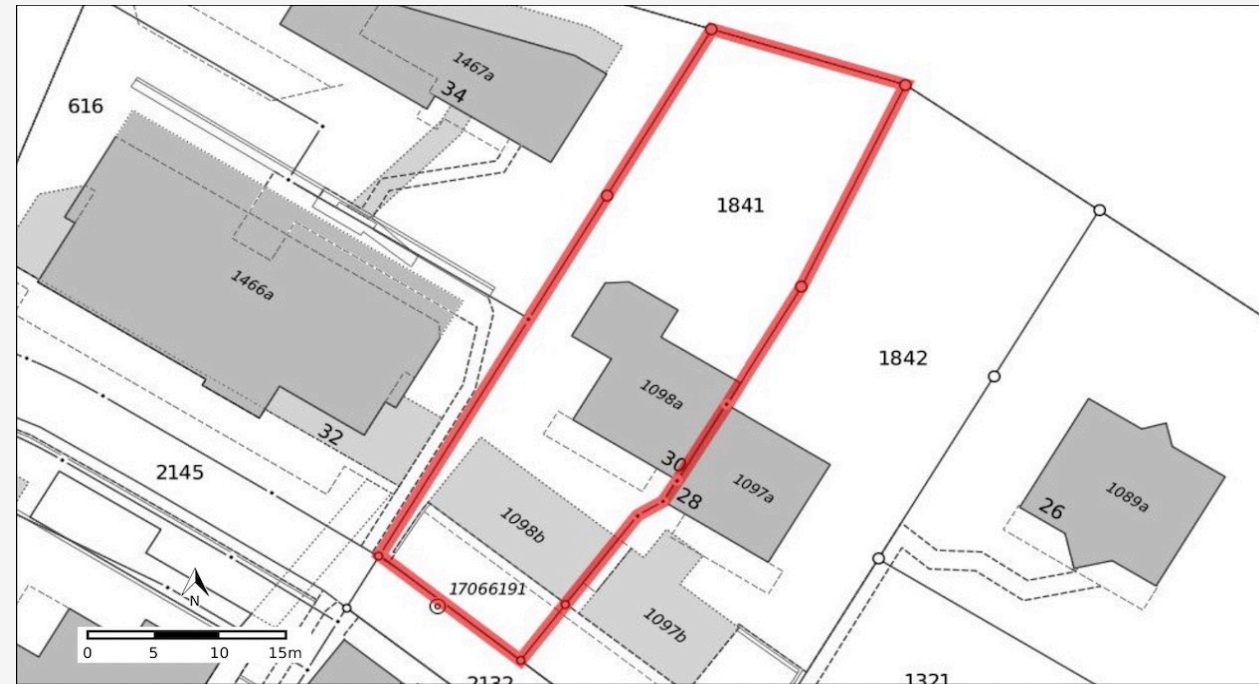
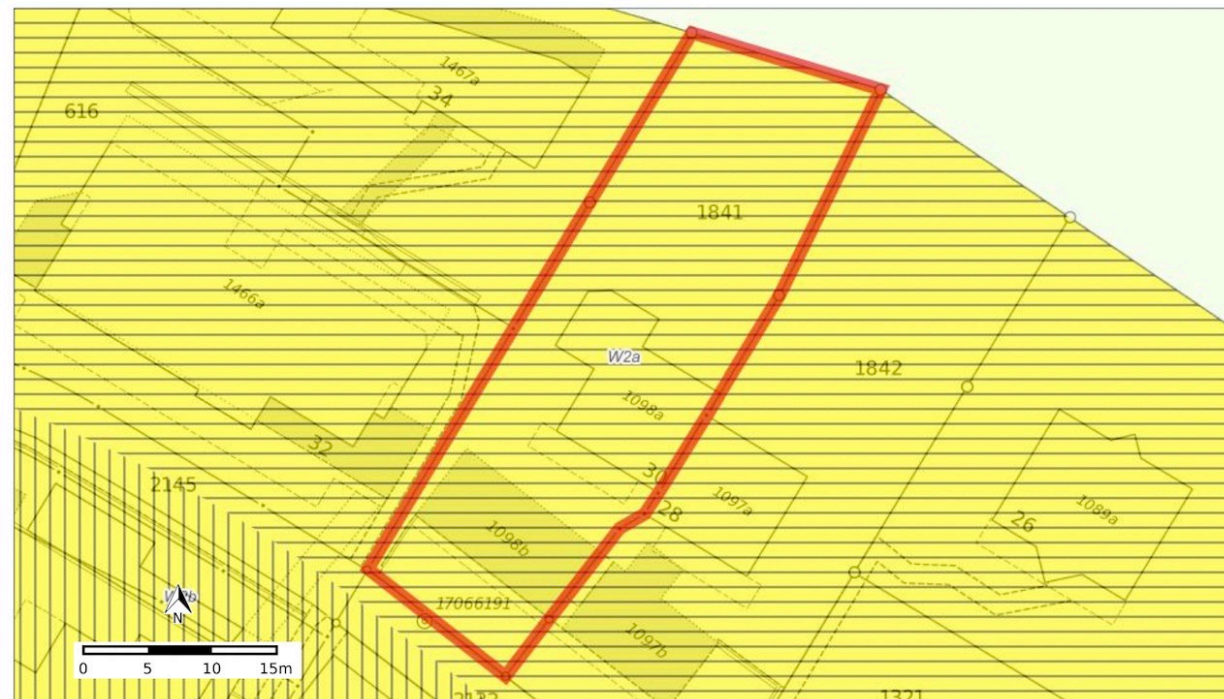
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


# LAND PLAN

## Nutzungsplanung (kantonal/kommunal)

Rechtskräftig



Legende beteiligter Objekte	Typ	Anteil	Anteil in %
	Wohnzone 2a	797 m <sup>2</sup>	100.0%
	Gefahrenzone 2	410 m <sup>2</sup>	51.4%

### Grundstück-Nr

**1841**

Grundstückart

Liegenschaft

E-GRID

CH976571190665

Gemeinde (BFS-Nr.)

Oberägeri (1706)

Fläche

797 m<sup>2</sup>

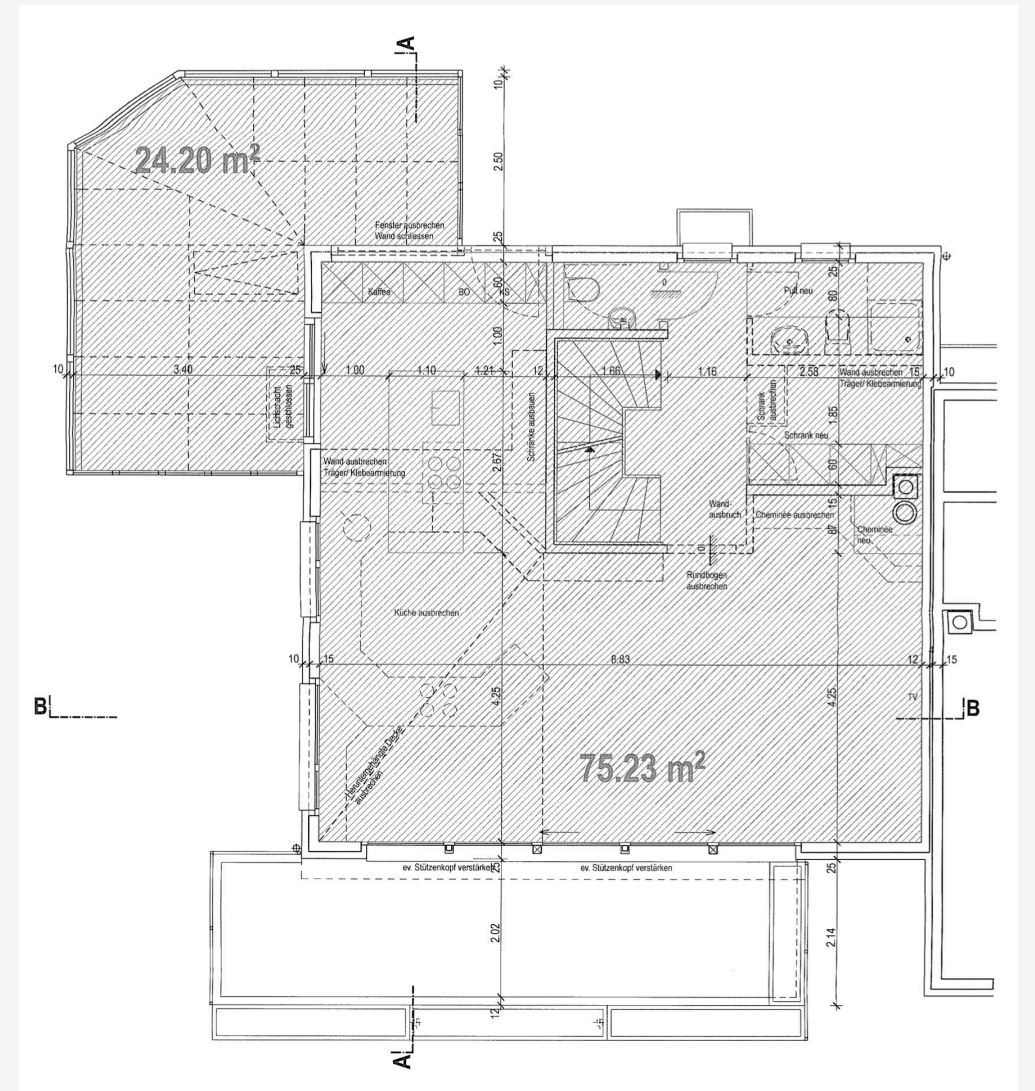
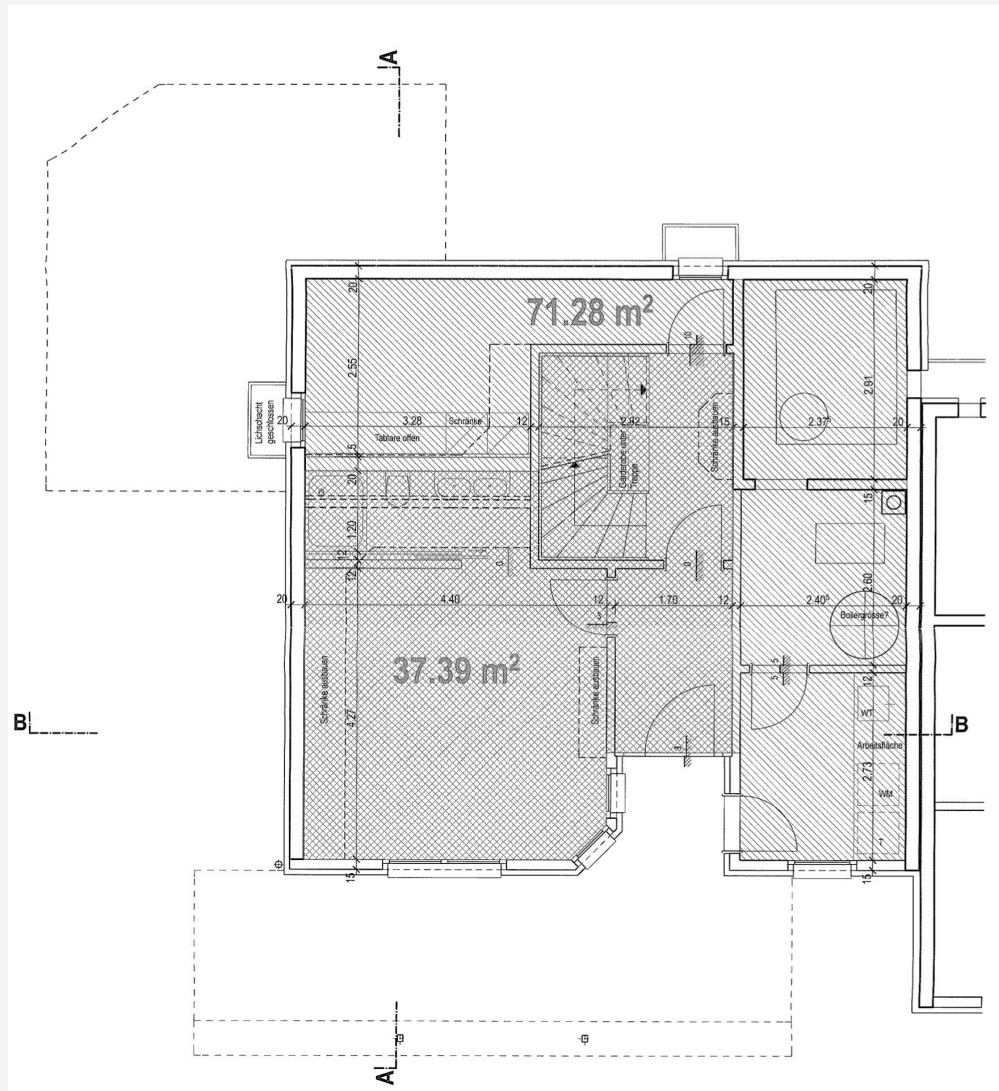
Stand der amtlichen Vermessung

28.10.2022

# House Size:

<b>Grundstücksdaten:</b>	Nr. 1841	Landfläche	<b>797.00 m2</b>
	<b>Allgemein</b>	Bauzone	W2 (a)
		Ausnutzungsziffer (AZ)	0.25
		Vollgeschosse (max.)	2
		Gebäuelänge max.	30 m
		Geschosshöhe max.	3 m
		Firsthöhe max.	10 m
		Grenzabstand klein	5 m
		Grenzabstand gross	9 m
<b>AF möglich</b>	Landfläche x 797.00	Ausnutzungsziffer 0.25	<b>199.25 m2</b>
<b>AF Projekt</b>	Geschoss	Fläche	anrechenbar
	Untergeschoss	71.28	37.39
	Erdgeschoss	75.23	75.23
	Wintergarten beheizt	24.20	24.20
	Obergeschoss	62.43	62.43
	Dachgeschoss	62.43	0.00
	<b>TOTAL</b>	<b>295.57</b>	<b>199.25 m2</b>
<b>AZ</b>	Landfläche /	AF effektiv	AZ
Projekt	797.00	199.25	<b>0.25</b>
	<b>Ausnutzungsreserve</b>		<b>0.00 m2</b>
<b>Verfasser:</b>	Daniel Röck		
<b>Beilage:</b>	Plan Nr. 2310		
	Plan Nr. 2311		
	Plan Nr. 2312		
	Plan Nr. 2313		

# HOUSE PLAN Ground Floor & 1st Floor





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**Live life Now**



# LAKE LIVING

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[www.tonienderli.com](http://www.tonienderli.com)

[toni@realgroup.co.za](mailto:toni@realgroup.co.za)

S.A +27 82 497 4302

Swiss +41 79 676 31 55