



THE NEST  
RESIDENCES



# About the Project

Swiss Property presents The Nest, located on a sunny hill in the idyllic community of Unterägeri, a project with 34 exclusive residences ranging from 1 to 4 bedrooms as well as 6 luxury villas in various dimensions are being realized.

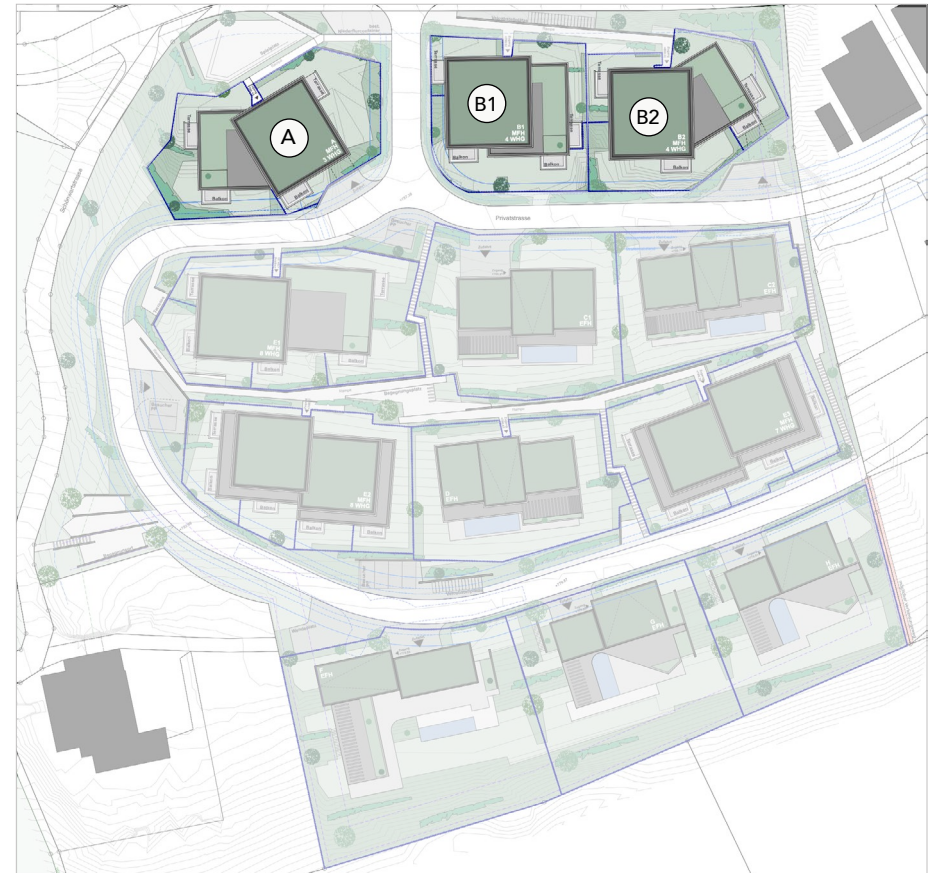
In the first phase, 11 residences will be developed at the top of the hill with exceptional views.

The second phase consists of 6 houses with 23 residences and 3 luxury villas with a large underground parking garage.

The residences boast a fantastic view of lake Ägeri, the mountains and the town of Unterägeri. The top floor residences feature terraces ranging in size from 134 to 141 square meters. The garden floor residences are equipped with a spacious garden and winter garden.

## Property details

<b>Address:</b>	House A: Schönwart, 6314 Unterägeri House B1: Schönwart, 6314 Unterägeri House B2: Schönwart, 6314 Unterägeri
<b>Object type:</b>	11 Apartments
<b>Cadastral-Nr:</b>	GS 117 (New cadastral number after parcelling)
<b>Orientation:</b>	south-southwest ca. 770 - 800 m.a.s.l.



The special concept of four-season winter gardens allows owners to enjoy the best of both worlds. The four-season rooms can be used in a number of ways, for example additional living space for more peace and quiet to read or work or as a gateway to enjoy the sunny weather without compromising the indoor climate.

All buildings have underground parking, a bike room and additional hobby rooms that can be purchased to provide more space for your favorite indoor activities.

# Community and Surroundings

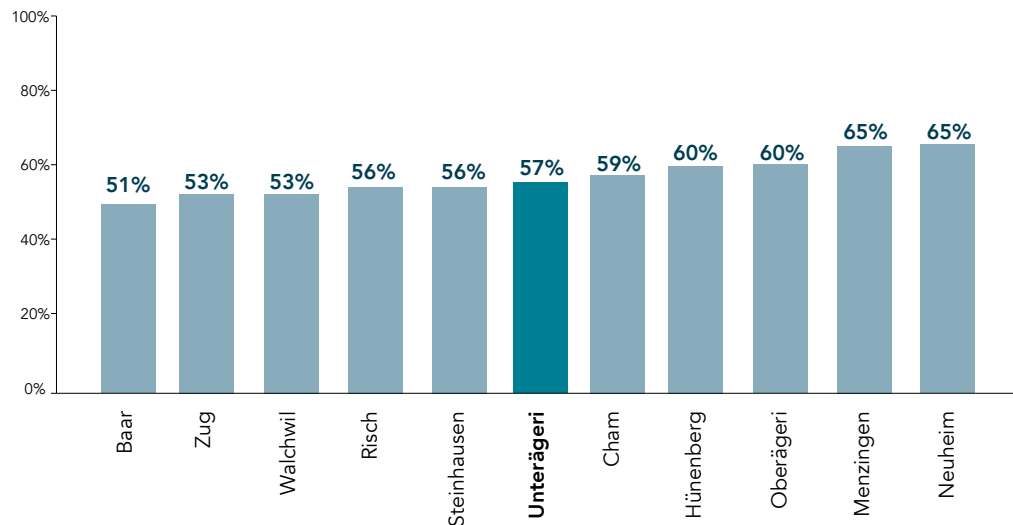
Unterägeri, with its 8500 inhabitants, is one of the most attractive communities in the canton of Zug. You benefit from low taxation, local recreation areas right on your doorstep and a varied range of cultural and sporting activities.

Unwind in the midst of diverse nature away from the daily hustle and bustle, yet have the city centers of Zug, Lucerne and Zurich at short reach. Unterägeri offers schools (kindergarten to high school), many shopping possibilities and a wide range of gastronomy. Public transportation is within walking distance and the village center is only a 5 minute walk away. In nearby Zug there are further secondary schools as well as an international school in Baar.

The municipality of Unterägeri is ranked the 6th most tax-favourable municipality in the canton of Zug.

## Tax levels of the municipalities in the canton Zug

2023, in % of the tax rate



Source: Kanton Zug, Steuerverwaltung



### Distance by car:

Zug/Baar	19 min	Zurich Flughafen	50 min
Luzern	45 min	Schwyz	24 min
Zurich	45 min	Pfäffikon SZ	28 min

# Community and Surroundings

- A The Nest Residences A
- B The Nest Residences B
- ★ Showroom The Nest

## Public Transport

- 1 Busstop Unterägeri, Zentrum 850 meter
- 2 Busstop Unterägeri, Seefeld 750 meter
- 3 Unterägeri Pier 1000 meter

## Schools and Children Daycares

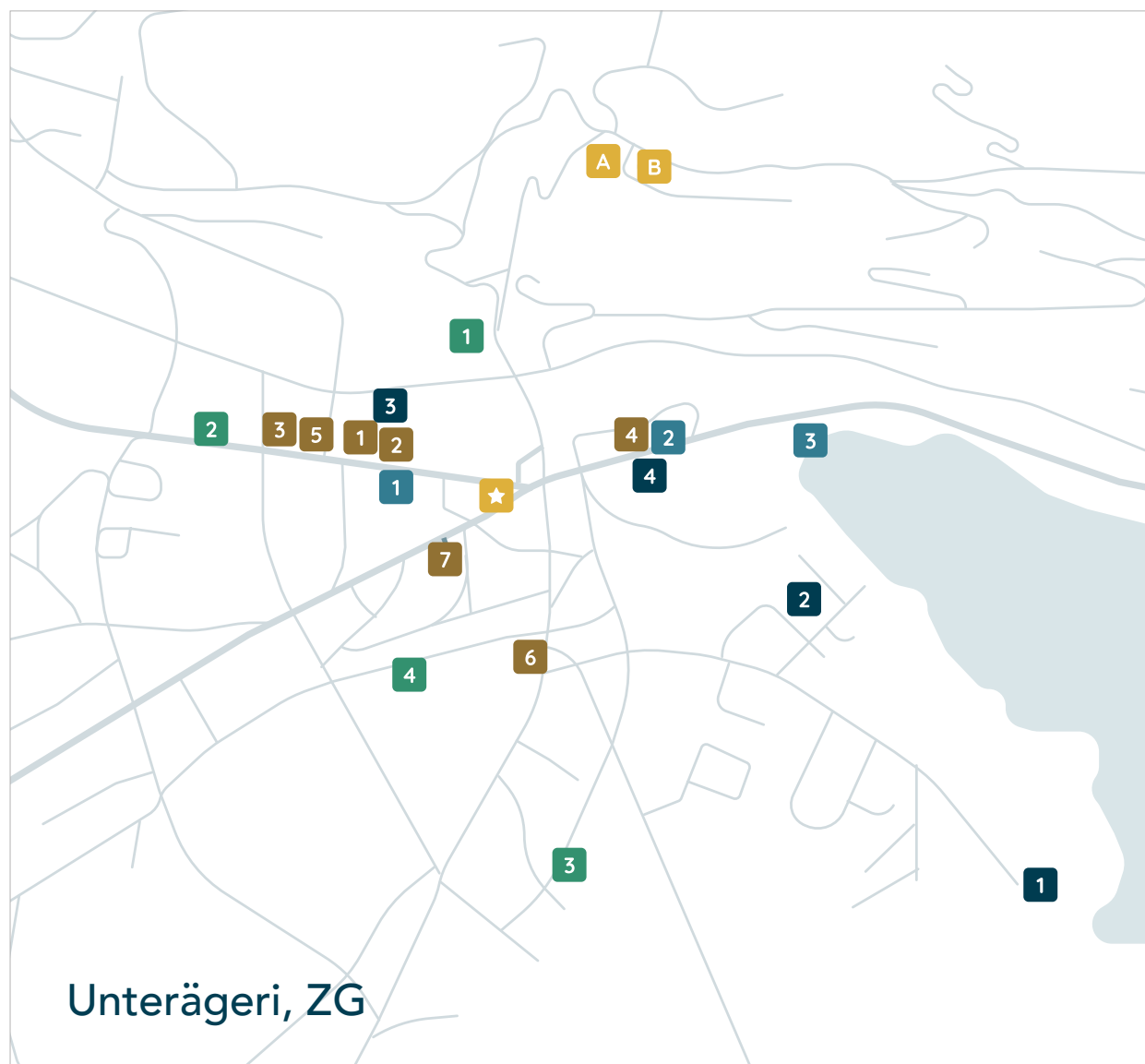
- 1 Primary school 450 meter
- 2 Daycare Minidoo 1000 meter
- 3 Kinderkrippe Wichtelhuus 1200 meter
- 4 Kindergarten Mühlegasse 1000 meter

## Shopping

- 1 Shoppingcentre Chilematt 850 meter
- 2 Coop Supermarket 850 meter
- 3 Migros Supermarket 900 meter
- 4 Müller Drugstore 700 meter
- 5 Amavita Pharmacy 900 meter
- 6 Bakery Kreuzmühle 850 meter
- 7 Butcher Villiger 850 meter

## Leisure and Culture

- 1 Lido Strandbad Unterägeri 1500 meter
- 2 Playground Birkenwäldli 1200 meter
- 3 Aegerihalle 700 meter
- 4 Seminar Hotel 750 meter



Unterägeri, ZG



# Facts & figures

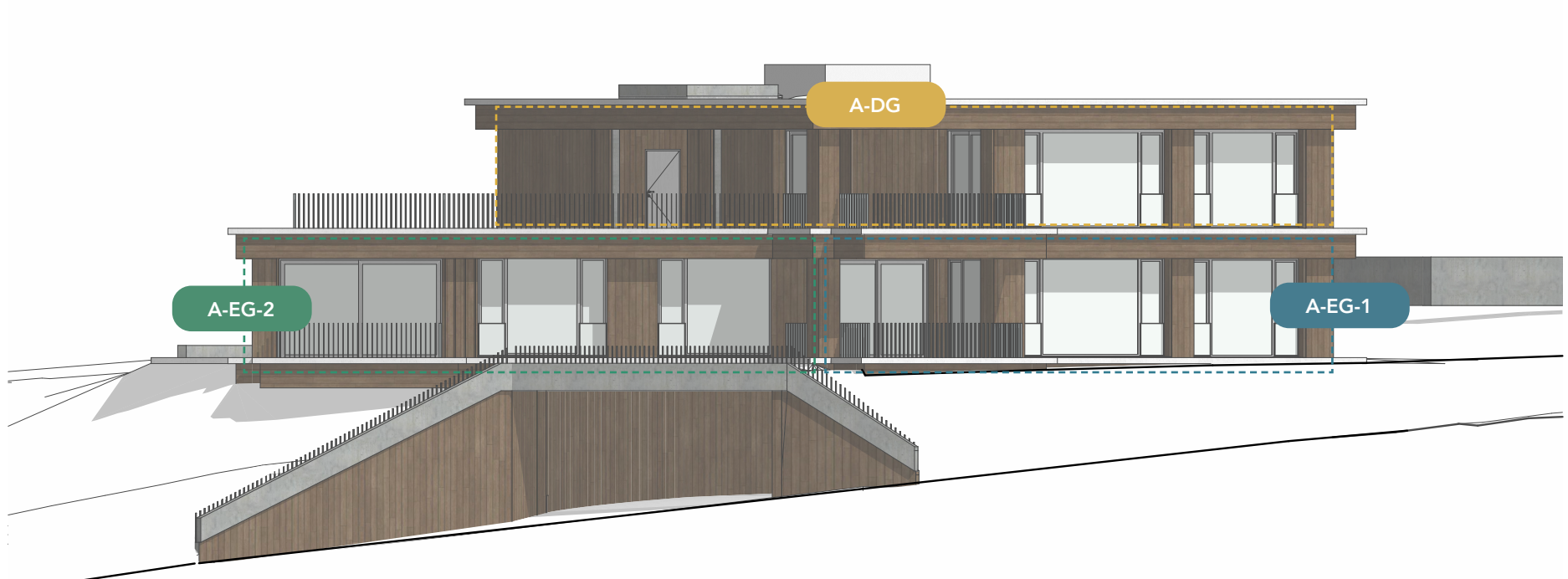
<b>Location:</b>	6314 Unterägeri, Canton Zug
<b>Apartments:</b>	3 Houses with in total 11 Apartments
<b>Rooms:</b>	3.5 - 4.5
<b>Floors per house:</b>	House A: 2 Floors, House B: 3 Floors
<b>Start of construction:</b>	2024
<b>Completion date:</b>	2026
<b>Living area:</b>	ca. 120 - 147 m <sup>2</sup>
<b>Parking spaces:</b>	18 (indoor)
<b>Floor plans:</b>	See separate floor plans
<b>Sales price:</b>	See separate price list

## Property highlights

- ▶ Spacious and well designed surroundings with recreational zones
- ▶ Modern architecture and innovative floor plans with integrated winter gardens
- ▶ 3 exclusive design lines to choose from, including a luxury line at a surcharge
- ▶ Most units with unobstructed lake and mountain views
- ▶ Generous outdoor spaces by means of loggias and balconies
- ▶ Top floor units with large terraces
- ▶ High-quality materials
- ▶ Geothermal heat pump with free cooling and photovoltaic panels
- ▶ Room-high, triple-glazed windows
- ▶ Controlled air supply circulation system
- ▶ Washing machine and Tumbler in the unit
- ▶ One cellar compartment per unit
- ▶ Additional hobby rooms available for an additional charge
- ▶ E-mobility installation on request
- ▶ Spacious bike room



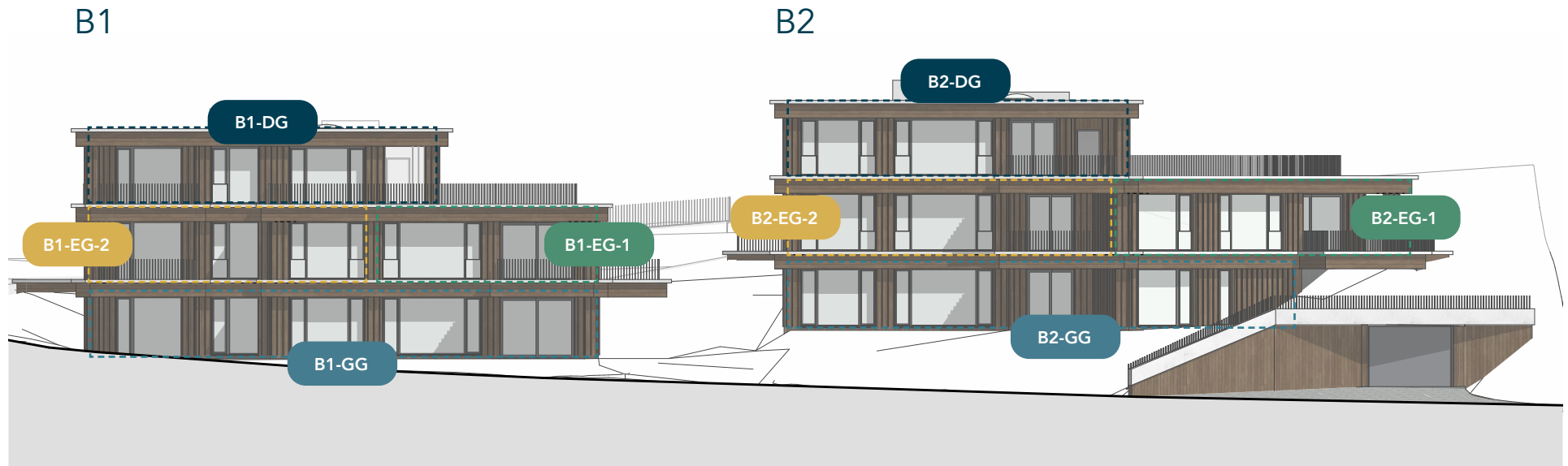
# The Nest Residences A



Unit number	Floor	Rooms
A-EG-1	Ground floor	4.5
A-EG-2	Ground floor	4.5
A-DG	Top floor	4.5



# The Nest Residences B



Unit number	Floor	Rooms
B1-GG	Garden floor	4.5
B1-EG-1	Ground floor	4.5
B1-EG-2	Ground floor	4.5
B1-DG	Top floor	4.5

Unit number	Floor	Rooms
B2-GG	Garden floor	3.5
B2-EG-1	Ground floor	4.5
B2-EG-2	Ground floor	4.5
B2-DG	Top floor	4.5



# Brief construction description A/B1/B2

The building specifications define the essential room and material specifications for the flats, the common rooms and the building envelope. The implementation plans will be decisive. The building will be constructed in accordance with the regulations of the local authorities, the cantonal authorities and the SIA standards.

## 1. Sewerage

- Pipes with necessary floor drains and inspection shafts
- Connection to the municipal sewerage network

## 2. Buildings

- House A: 3 residential units
- House B1/B2: 4 residential units each
- Basement: underground parking, bike room, hobby rooms, cellar compartments and technical rooms
- Concrete floor slabs and staircase
- External walls solid construction and internal walls according to static requirements

## 3. Facade design

- Ventilated timber facade with vertical timber pilaster strips
- Wood-covered balcony ceiling face with horizontal shadow gaps

## 4. Roof

- Main roof extensively greened
- Partial skylight extensions in attic flats
- Photovoltaic system
- Green areas within the terrace areas

## 5. Heating

- Heat generation by means of central energy supply per building group
- Underfloor heating adjustable with room thermostats
- Free Cooling available
- Reduits and 4 seasons rooms without underfloor heating
- Hobby rooms in the basement heated

## 6. Ventilation

- Controlled ventilation of the living space
- Wet rooms, reduits and internal cellar compartments with individual room ventilation
- Underground car park naturally and mechanically ventilated
- Cellars and underground ancillary rooms mechanically ventilated

## 7. Photovoltaic system

- Main roof with aligned panel rows

## 8. Window / Lift and slide door

- Room-high, high-quality windows with triple-insulated glazing
- French windows with safety glass balustrades as fall protection
- Picket railings
- Private outdoor areas with lift-and-slide patio doors

## 9. Winter garden

- Folding sliding walls with glass insert, manoeuvrable due to guide rails recessed in the floor

## 10. Sun protection on balconies and terraces

- Loggias with curtain in a circumferential guide rail
- Balconies and terraces with motorised folding arm awnings
- Electric slat blinds with guide rails in front of the windows

## 11. Apartment entrance doors

- Wooden block frame. Door leaf and top panel in room-high optics with sound insulation
- Door handles, long escutcheons, security fittings and 3-point locks

## 12. Interior doors

- Wooden door frame, door leaf with coating according to design line, in room-high optics

## 13. Room heights

- Room heights between 250-270cm

# Brief construction description A/B1/B2

## 14. Electrical installations

- ▶ Doorbell and video intercom in the entrance hall
- ▶ Electrical connections for room-compatible use: sockets, switches and lamp outlets, multimedia socket outlet
- ▶ Electrical connections for shower-toilet and towel dryer prepared
- ▶ Built-in lighting in the entrance, kitchen, bathroom, covered seating area, balcony and terrace
- ▶ Water-protected sockets outdoors
- ▶ Light, blinds and heating centrally controlled
- ▶ Sockets in basement compartments/hobby rooms
- ▶ Preparations for e-mobility in the underground garages

## 15. Flooring

- ▶ Living room, bedroom and kitchen with parquet flooring
- ▶ Wooden skirting boards in wall colour
- ▶ Toilets with porcelain tiles
- ▶ Balconies, terraces and seating areas with elongated non-slip cement slabs
- ▶ Laundry room and basement rooms with cement coating

## 16. Wall and ceiling covering

- ▶ Living area, bedroom, entrance hall and partly wet rooms with smooth plaster and painted (colour according to design line).
- ▶ Toilets with porcelain tiles for installation walls, shower, WC and washbasin area
- ▶ Power sockets in bike room for E-Bikes
- ▶ Preparations for Audio system (ductwork)

## 17. Sanitary installations

- ▶ Wall-mounted toilet
- ▶ Washbasin with substructure
- ▶ Shower with partition and towel rail
- ▶ Bathtub according to floor plan
- ▶ Mirrors and mirror cabinets according to design line
- ▶ Washbasin and shower fittings from Grohe or equivalent
- ▶ Laundry tower (washing machine + tumbler)
- ▶ Water connection outside in garden floor and attic

## 18. Kitchen equipment

- ▶ Built-in kitchen with counter and full height units
- ▶ Cooking island according to floor plan
- ▶ Countertop according to design line
- ▶ Appliances by V-Zug or equivalent, incl. fridge with freezer, dishwasher, built in oven and induction cooktop
- ▶ Kitchen fronts and kitchen back panel according to design line

## 19. Carpentry work

- ▶ Wardrobe and built-in cupboards according to floor plan concept
- ▶ Fronts according to design lines

## 20. General landscaping

- ▶ Green areas and planting in harmony with the environment according to the landscape architect concept
- ▶ Encounter zones, seating and bicycle racks in the general outdoor areas according to the concept of the landscape architect
- ▶ Appropriate path lighting
- ▶ Surfaces according to planning by landscape architect
- ▶ Visitor parking spaces according to concept

## Design lines

Buyers can choose between 3 design lines. The design lines „Light“ and „Lake“ offer two different styles. Luxury design line „Soul“ offers additional high-quality materials and features for an additional price.

## Changes and buyer requests

Due to the early planning stage, we reserve the right to make changes to the design for technical, architectural or aesthetic reasons. Changes correspond to the same or a higher standard. SWISS PROPERTY AG will try to take into account the buyer's wishes if they are made known in good time. SWISS PROPERTY AG alone decides on the implementation of the buyer's wishes. We reserve the right to make changes.





# Buying process

## Purchase price

The purchase prices are all-inclusive for the turnkey units as well as the condominium co-ownership, in accordance with the land purchase and work contract to be concluded including annexes.

## Included in the purchase price

The all-inclusive price includes the land price and the price for the work and labour for the turnkey construction of the unit including the necessary permits and development fees.

## Not included in the purchase price

The furnishings and decoration in the sales brochure are of a representational nature only and are not included in the purchase price. Notary and land registry fees, establishment of new promissory notes and any transfer taxes are to be paid separately.

## Buyer requests and buyer modifications

Changes by the purchaser are possible depending on the progress of construction and can be agreed directly with the purchaser's representative appointed by the total contractor. The resulting additional costs for deviations from the standard design will be invoiced and settled separately. Reduced costs will be taken into account as far as possible and as construction progresses.

The conditions shall be regulated in a separate „Contract for Conversions“ (Vertrag über Ausbauten).



## Purchase and payment conditions

The purchase price payment shall be divided into instalments and settled in accordance with the purchase price amortisations stipulated in the purchase contract. On the occasion of the notarisation, an initial down payment must be made and the irrevocable promise of payment from a Swiss bank or financial institution must be presented.

## Reservation

After signing the reservation agreement, a deposit of CHF 70'000 is to be transferred to the developer.

# Design line 'Light'

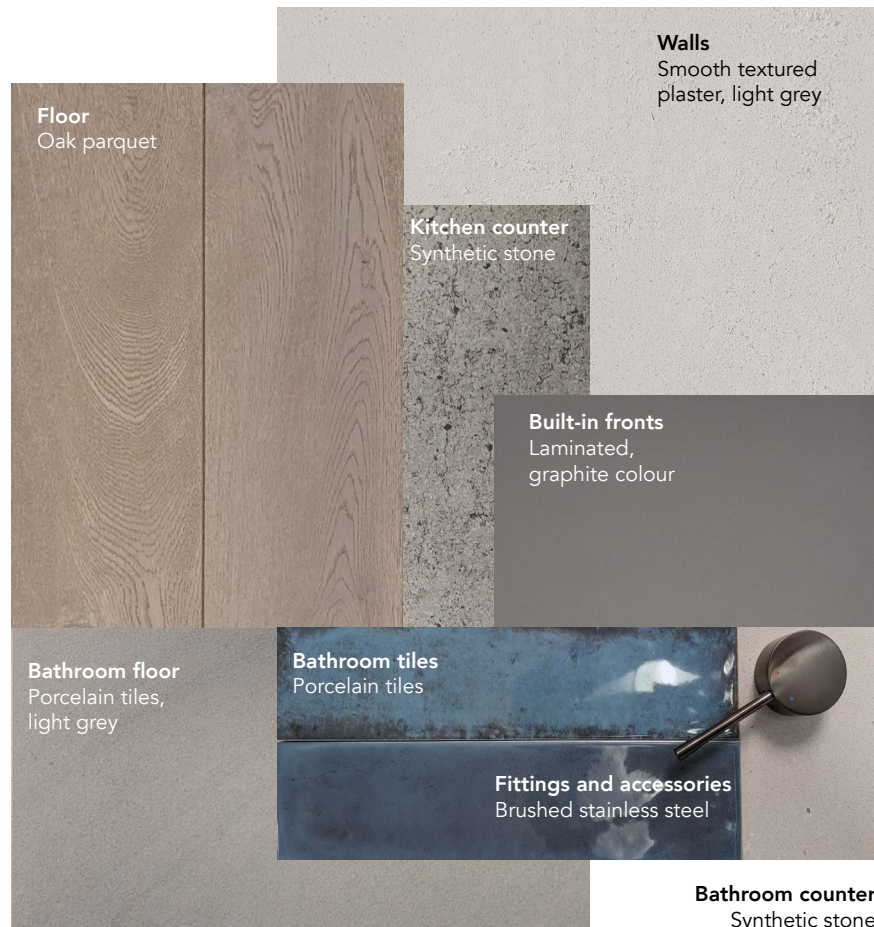
Light, bright and timeless - the 'Light' design line embodies a perfect symbiosis of natural harmony and elegance. Each element has been carefully selected in relation to the others to create a fresh, cosy atmosphere. Light oak parquet creates a calm and neutral base and makes the rooms appear light and breezy. The subtle tiling in the bathrooms brings naturalness to the rooms and enlivens the senses. A harmonious, everlasting design line with high-quality materials.





# Design line 'Lake'

The colour palette of the design line 'Lake' stands out for its deep and calming shades. It takes the energy of a modern, urban environment and combines it with the calm and attractiveness of Lake Aegeri. The result is a balanced blend of urban flair and natural beauty, creating a welcoming and relaxed feeling. The expressive design line captivates with contemporary elements. Room-high doors create a harmonious contrast between floors and walls. The bathrooms impress with their uniqueness - the blue tiles look elegant and modern.



# Design line 'Soul'

'Soul' offers exclusivity and luxury. The use of the highest quality materials creates a dream living atmosphere with a strong appeal and gentle radiance. The use of wood lends the rooms warmth and an organic connection to nature, contrasted with fine metal elements. The soul line offers lovers of design and architecture a luxurious blend of quality and aesthetics.

