


EUROPE'S MOST **INNOVATIVE**
REAL ESTATE BRAND



REALTOR
OF EXCELLENCE

Swiss Family Office 

ERLIMATT 4, 6315 OBERÄGERI

PROPERTY PORTFOLIO

Toni Enderli
LIVE LIFE NOW

www.tonienderli.com
www.realtorofexcellence.co.za



Exclusive Garden Duplex with Panoramic Lake Views

CHF 3,495,000

\$ 3,955,118.74 | £ 3,055,835.77 | € 3,654,920.72



Property Size: 178 m²

No compromises with this exceptional 6.5-room garden duplex at Erlimatt 4 in Oberägeri—an exclusive opportunity to experience luxury living in one of the area's most desirable locations. The open-plan kitchen and living area flow effortlessly onto a spacious balcony, where breathtaking panoramic views over Lake Ägeri create an unforgettable backdrop.

Designed for ultimate comfort, the apartment features two bedrooms on the upper level and two on the lower level, ensuring privacy and space for the whole family. The lower level extends to a private terrace and garden, seamlessly connected to a cozy lounge—perfect for entertaining or enjoying summer grill parties. With a bus stop right next door and schools, shopping, and recreational areas just minutes away, this home perfectly balances tranquility and convenience.

SPECIAL FEATURES

- Spacious balcony (42 m²) with stunning lake views
- Private garden/terrace (38 m²) ideal for entertaining
- Open-plan kitchen and living area
- Wood fire place
- Downstairs guest lounge with direct garden access
- Hobby room/Gym within the apartment
- 2 underground parking spaces
- 2 Cellar compartments
- Outdoor Storage Room for Bikes
- Bus stop right next door for easy commuting
- Close to schools, shopping, and recreational areas

