Della Casa
Group AG

EXCLUSIVE RENTAL OFFER

PILATUS TOWER — SKYLEVEL

Luxurious 3.5-room apartment (Apt. 33.03) on the 33rd floor

FIRST OCCUPANCY BY ARRANGEMENT

Dear Sir or Madam

On behalf of our client, we are pleased to rent out a spectacular 3.5-room apartment in the exclusive SkyLevel (33rd floor) of the Pilatus Tower. This unique property redefines urban living at over 100 meters high and offers luxury and comfort at the highest condominium standard.

CENTRAL LOCATION

The property stands out for its prominent, central location directly at the **Mattenhof-Kriens** train station. You can reach the city of Lucerne and the highway access in just a few minutes. All the advantages of a modern neighborhood (shopping facilities, gastronomy, health and fitness services) are right at your doorstep, while the local recreation area of Lake Lucerne and Mount Pilatus offers boundless leisure activities.

PROPERTY HIGHLIGHTS & KEY FACTS

Living Area	Net Floor Area (NWF): approx. 117.5 m² | Room Height: approx. 2.44 m
View	Stunning panoramic views towards the Swisspor Arena (football stadium), the city of Lucerne, and Lake Lucerne near Horw
Designer Kitchen	Premium Orea kitchen with Quooker, high-end Miele appliances (oven, steam oven, dishwasher, induction hob with downdraft extractor, wine cooler)
Bathrooms	Elegant Travertine tiles, two bathrooms – one featuring a premium shower-toilet, the other a bathtub and toilet, private washing machine & tumble dryer (WM/TU) within the apartment

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Finishing & Comfort	Finishes matching premium condominium standards, walk-in dressing room with custom built-in wardrobes, integrated coat rack, video intercom system, automated shading with external venetian blinds
Heating / Cooling	Static heating utilizing TABS (Thermo-Active Building Systems for heating & cooling integrated into the ceilings) in apartments and common spaces. Lake water is supplied to the building via an external pipeline and refined by ewl using heat pumps. During summer months, the system allows for comfortable interior cooling through change-over operation. Central mechanical basic ventilation for each apartment.
Infrastructure	4 elevators in the building, additional private storage cabinets in the hallway directly outside your front door. Two parking spaces with empty conduits and load management prepared for individual installation of an E-charging station (by tenant).

EXCLUSIVE AMENITIES

As a resident of the SkyLevel, you benefit from first-class in-house services and shared facilities:

- **37th floor:** Rooftop terrace access with spectacular 360-degree views, also available for catering bookings
- **36th floor:** In-house exclusive wellness sauna
- **8th floor:** Modern coworking business center, separate drying room, and two comfortable guest rooms
- **2nd floor:** Fully equipped fitness room and inviting intermediate terrace
- **Gastronomy:** In-house restaurant offering convenient room service

RENTAL CONDITIONS

Net Rent	CHF 6'500.—
Utilities (Advance payment)	CHF 400.—
Two Parking Spaces	CHF 600.—
Total / Month	**CHF 7'500.—**

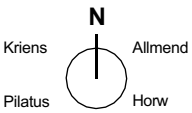
SKYLEVEL

TYP 8 | 32.03, 33.03

32.–33. Obergeschoss

3.5 ZIMMER

NWF:	117.5 m²
Raumhöhe:	ca. 2.44 m
Balkon 1:	9.0 m²
Balkon 2:	9.0 m²



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Mst. 1:135

NETTOWOHNFLÄCHE (NWF)
Wohnfläche (Innenkante), exkl. Balkon, exkl. Aussenwände, exkl. Schächte, exkl. tragende Innenwände, exkl. Keller, inkl. nicht tragende Innenwände.

HINWEIS
Bautechnische und ausführungsbedingte Änderungen und Anpassungen sowie Materialwechsel bleiben bis Bauvollendung vorbehalten. Bei sämtlichen Flächen und Massen handelt es sich um Circa-Angaben.

VISUALIZATIONS

Source: **https://pilatustower.ch**