Residence For Sale

Property Portfolio

REALTOR OF EXCELLENCE | Swiss Family Office

Rare Development Opportunity in Unterägeri

PRICE CHF 4.500,000

4 BEDROOMS • 3 BATHROOMS • 3 PARKING SPACES

WALDHOFSTRASSE 28, 6314 UNTERÄGERI, CANTON ZUG

Bringing decades of experience and deep market knowledge, Reator of Excelence Swiss Family Office, combining legacy of trusted expertise with cutting-edge technology.

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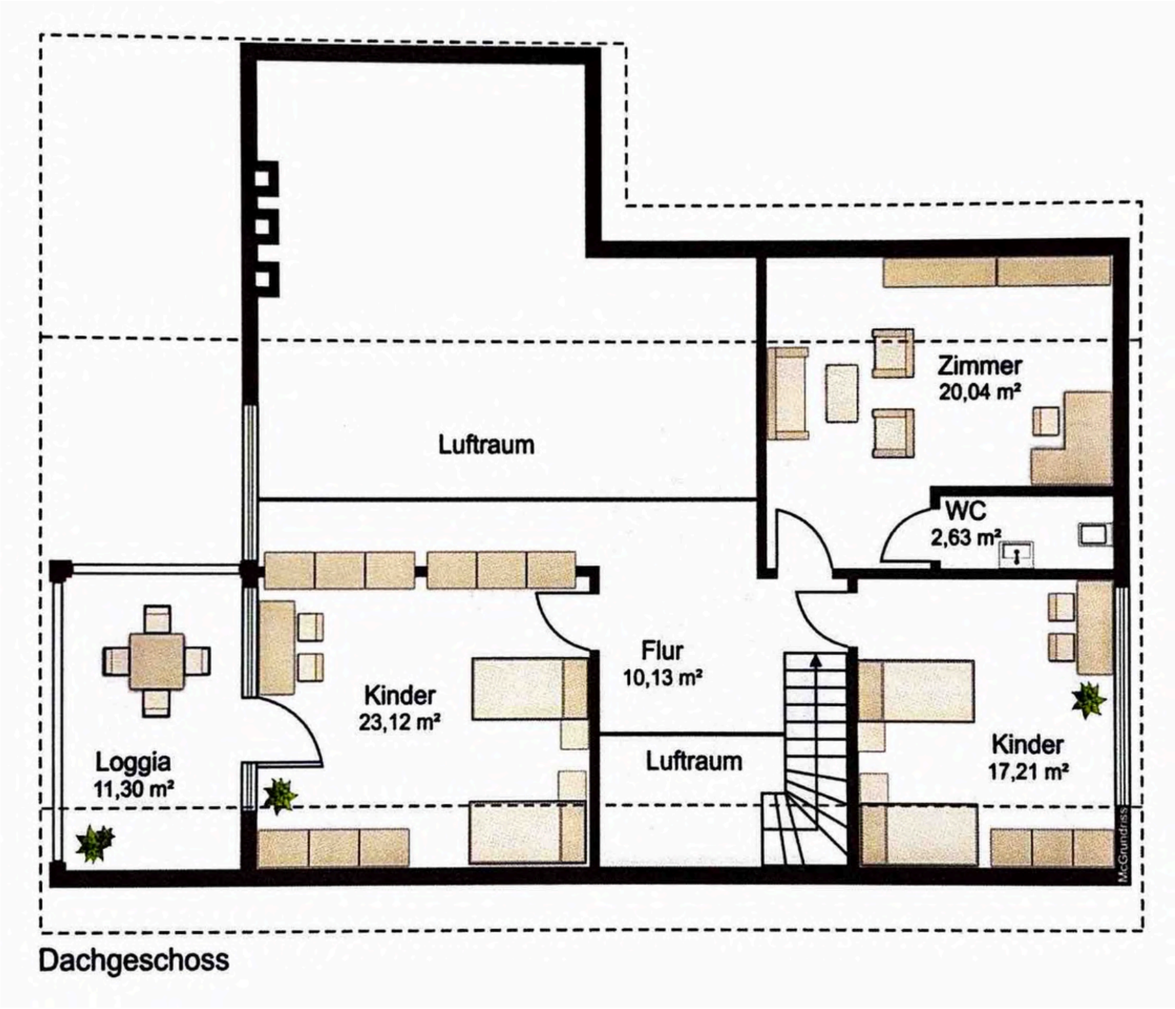
Floor plans



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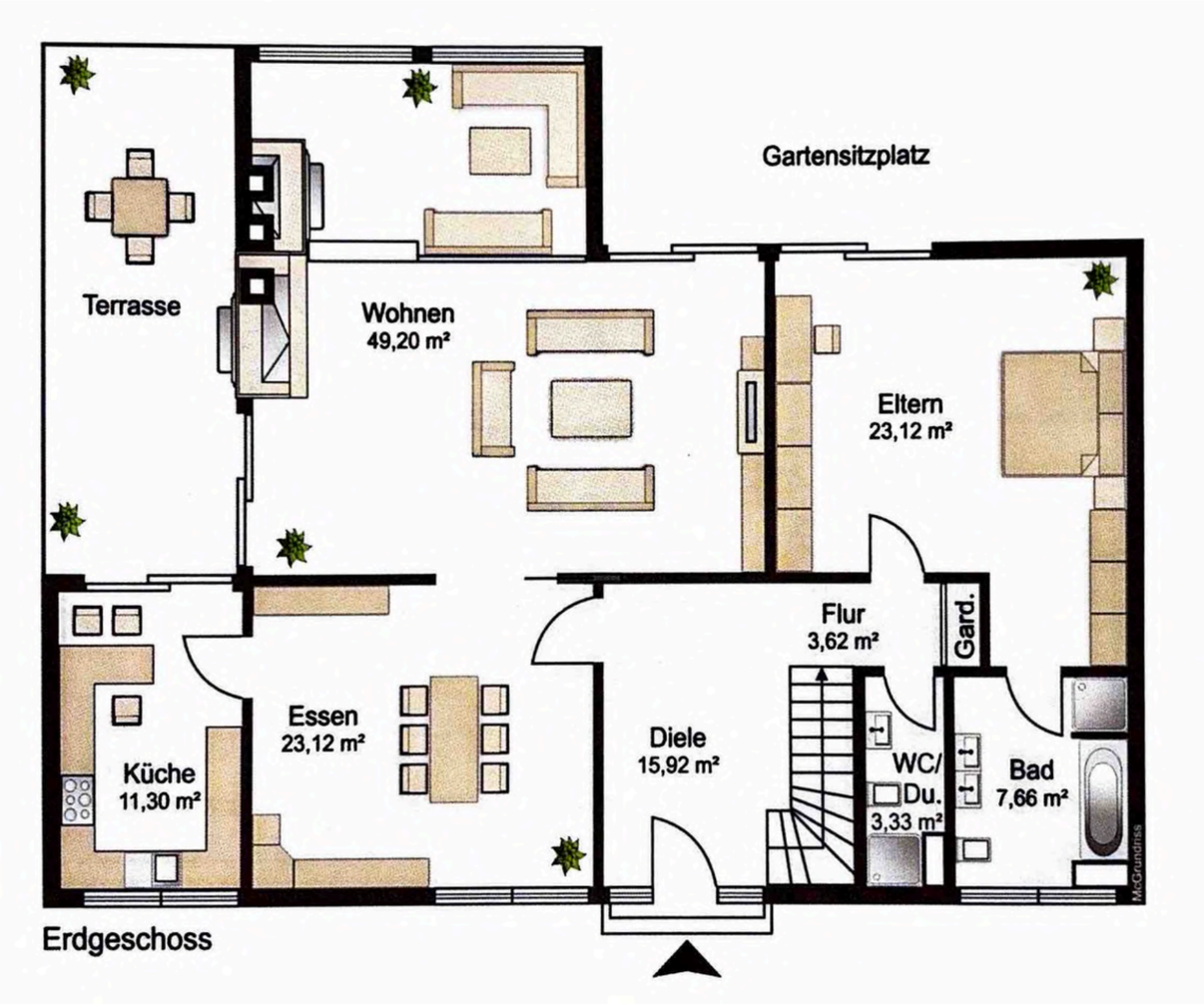

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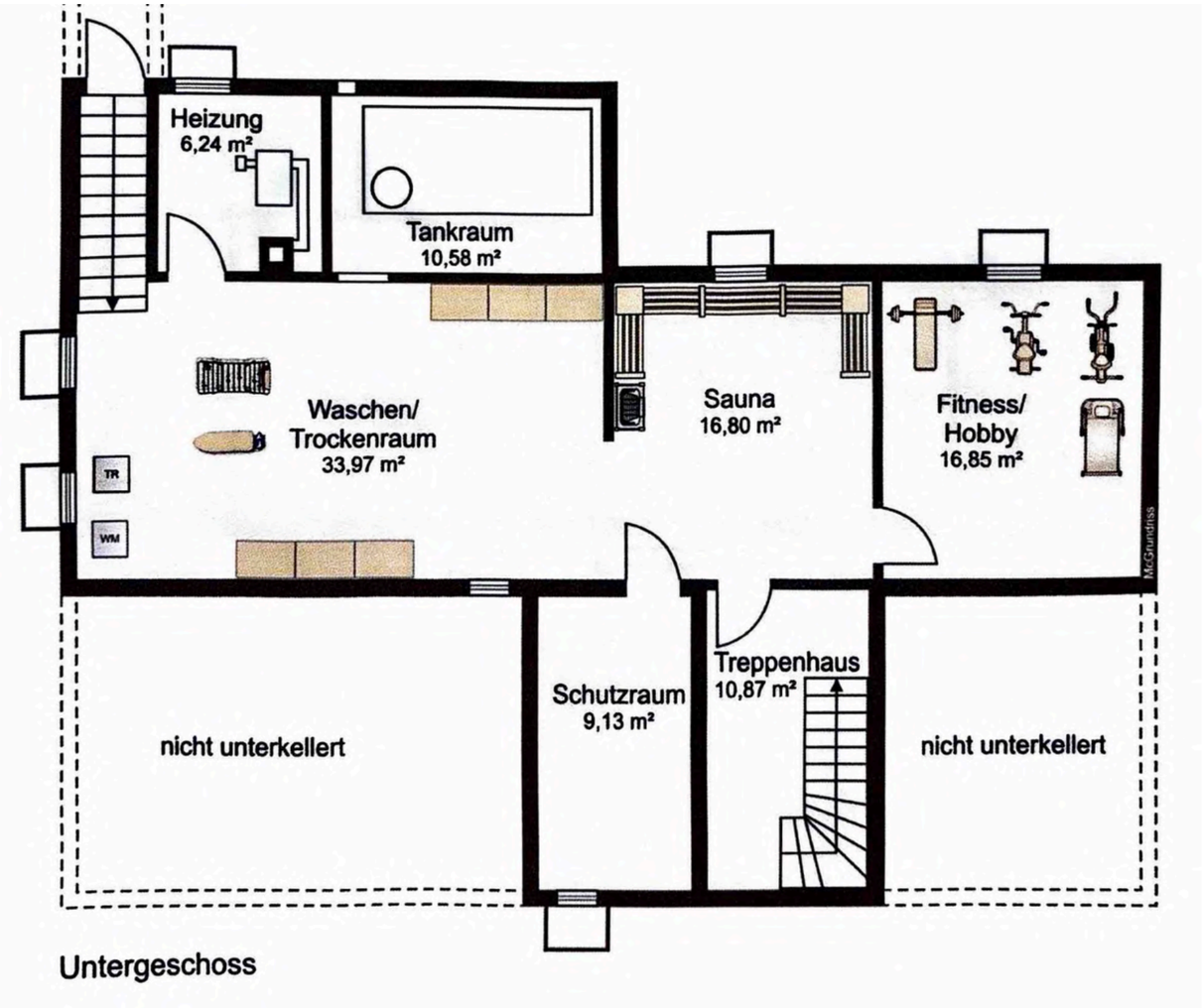
Floor plans



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Welcome to Waldhofstrasse 28, Unterägeri, Zug

A truly exceptional opportunity in one of Unterägeri's most sought-after residential locations for buyers looking for privacy, nature and the freedom to create their dream home.

Set at the very top of Unterägeri on Waldhofstrasse 28, this 953 m² plot enjoys beautiful, wide-ranging views across the Ägeri Valley, exceptional privacy and a peaceful setting surrounded by greenery. With agricultural open land directly behind the property, the location offers a rare sense of space and tranquillity, creating an almost oasis-like atmosphere.

The existing house, originally built in the 1970s, offers approximately 220 m² of living space, four bedrooms and generous ancillary areas. While the property could be completely renovated and extended, the plot also presents an exciting opportunity for a new-build development tailored entirely to the future owner's vision.

The property is located in the W2a residential zone with an utilisation ratio of 0.33, offering development potential of approximately 315 m² of utilisation-relevant floor area. The zoning permits two full above-ground floors plus an attic floor, providing considerable flexibility for a substantial extension or a new, contemporary residence.

Properties combining this level of privacy, views, plot size and development potential are rarely available in Unterägeri. Whether creating a completely redesigned family home or developing a new architectural statement, Waldhofstrasse 28 offers an outstanding opportunity to realise a truly bespoke residence.

Property Features

	4
	3
	3 Parking Spaces
m²	220 m²
	House

PRICE CHF 4,500,000

- Plot size: 953 m²
- Plot no.: 1149
- Zoning: W2a
- Utilisation ratio (AZ): 0.33
- Approx. utilisation-relevant floor area: 315 m²
- Permitted: 2 full above-ground floors + 1 attic floor
- Existing living space: approx. 220 m²
- Cubature: approx. 1,165 m³
- Building Year: 1975 with small scale renovations done over the years
- 4 bedrooms
- Generous ancillary space
- Oil heating with Radiators
- Wood fireplace
- Large garden and terrace areas
- South-facing orientation with excellent sun exposure
- 1 single garage
- 2 outdoor parking spaces
- Quiet and highly private location at the top of Unterägeri
- Open agricultural land directly behind the property
- Wide views across the Ägeri Valley
- House in dated condition with high potential for extensive renovation and extension or a new-build development

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Next Steps for Purchasing a Property

1. Financing Check
Confirm with your bank that the purchase price fits your financing and equity feasibility.

2. Property Viewing
Arrange an on-site viewing to ensure the property meets your expectations.

3. Reservation Agreement
Sign the reservation agreement and transfer the deposit to secure the property.

4. Notary & Handover
Schedule the notary appointment for the public deed and define the official handover date.

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