Residence For Sale

Property Portfolio

REALTOR OF EXCELLENCE | Swiss Family Office

4 Bedroom Apartment with Breathtaking Views

PRICE CHF 3,495,000

4 BEDROOMS · 2 BATHROOMS · 2 PARKING SPACES · 222 M²

IM GROD 18, 6315 OBERÄGERI, CANTON ZUG

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

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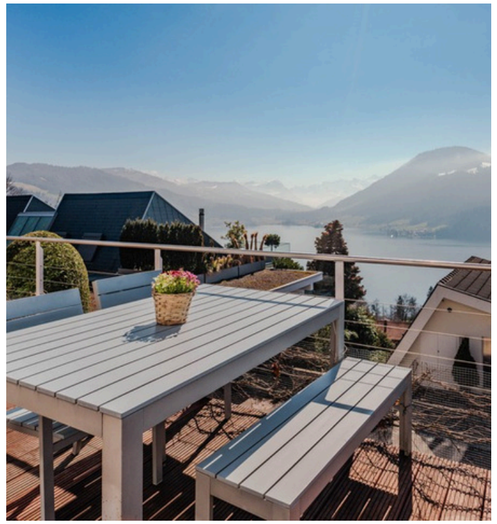

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Floor plans

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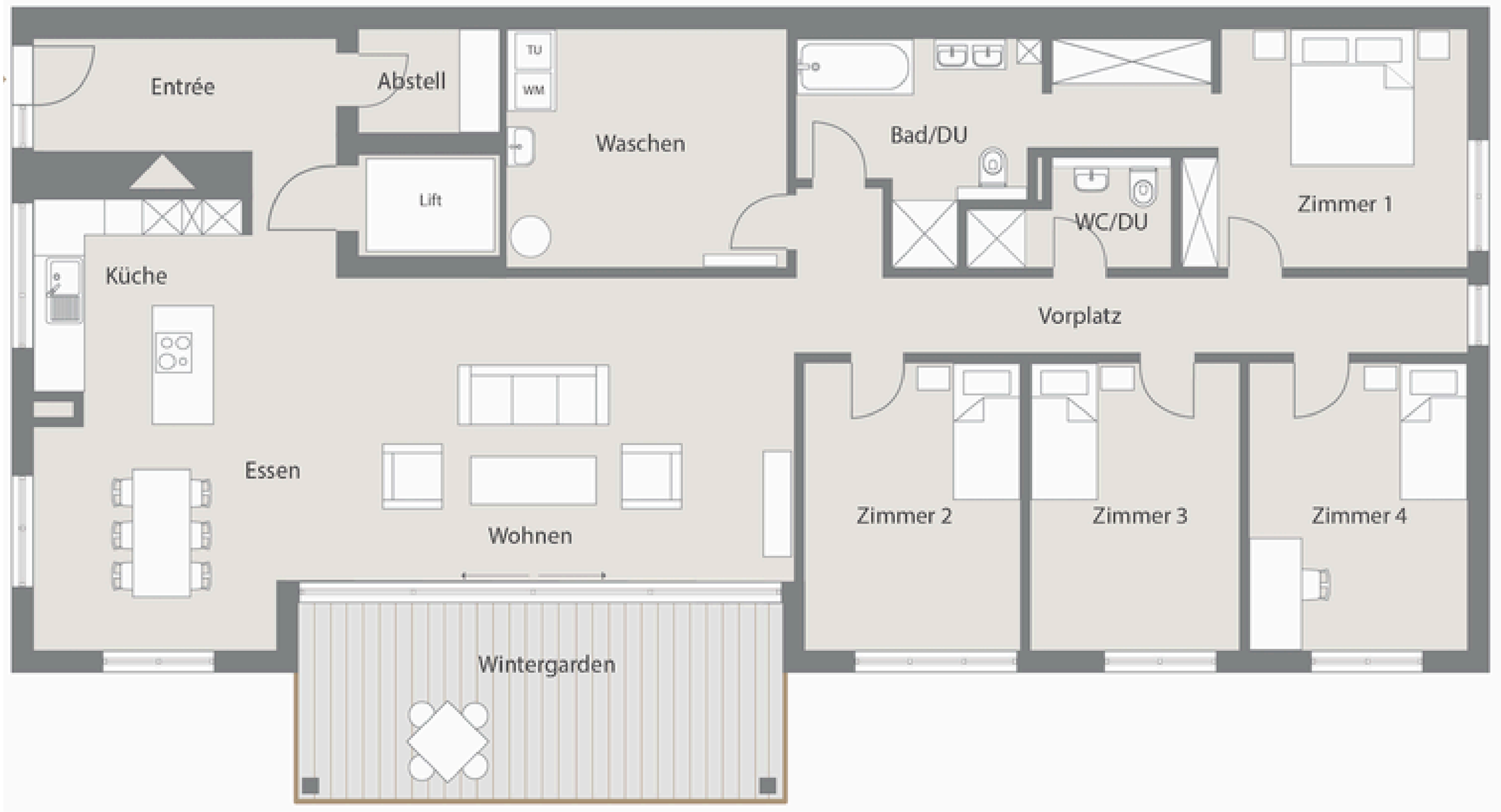

Residence For Sale

Property Portfolio

Stunning Apartment with Breathtaking Views in the Idyllic Hills of Oberägeri

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Welcome to Im Grod 18, 6315 Oberägeri

Perched high in the scenic hills of Oberägeri, this stunning 4-bedroom home offers breathtaking panoramic views in a peaceful and idyllic setting. Surrounded by nature, it provides the perfect retreat for those seeking tranquility without compromising on convenience. The spacious living areas are designed to capture the beauty of the surroundings, creating a seamless blend of comfort and elegance.

Featuring a spacious living area with an open kitchen and a central island, this apartment is ideal for families and those who appreciate an open-concept layout. A dedicated pantry adds extra convenience. Two of the bedrooms can be combined to create a larger space, perfect for an atelier or a generous home office. The master bedroom offers direct access to the garden, built-in wardrobes, and an en-suite bathroom with double sinks, a bathtub, and a walk-in shower. Additionally, the oversized laundry and utility room ensures ample storage and practicality for everyday household needs.

Property Features

	4
	2
	2 Parking Spaces
m²	222 m²
	2002
	Apartments

Property Highlights

- Stunning panoramic views
- Open-plan large kitchen with island
- Large laundry & utility room in the apartment
- Direct lift access from the parking garage
- Expansive garden and terrace with open views
- Heated winter garden (included in living space)
- Hobby room/gym with infrared sauna
- 2 Cellar compartments
- Exclusive building with only 3 apartments

PRICE CHF 3,495,000

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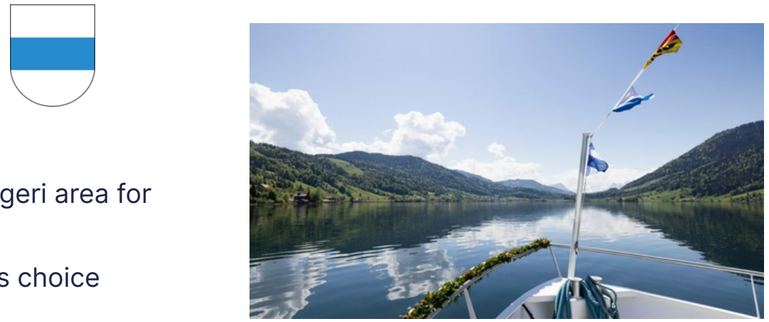
Property Surrounds

The Neighbourhood



Schools

1. Primarschule Hofmatt – One of the main public primary schools serving the Oberägeri area for compulsory education (primary levels).
2. Grundstufe Fischmatt – Another primary school option in Oberägeri, giving families choice within the local public schooling system.
3. International School of Zug and Luzern – A highly regarded international school in nearby Baar (Zug) offering education from early years through high school with international curriculums.

Supermarkets

1. Coop Supermarkt Oberägeri – One of the main grocery stores right in the heart of Oberägeri, located on Hauptstrasse.

Activities & Nature Spots

1. **Lake Ägeri** - Beautiful glacial lake right at Oberägeri, perfect for swimming, boating, fishing, and picnicking in warmer months, plus scenic views year-round.
2. **Wildspitz & Sätteli** - More scenic walking and hiking trails with panoramic views of the valley and lake.

Restaurants

1. **Restaurant Hirschen** - A beloved local classic with strong reviews and a welcoming atmosphere.
2. **Restaurant Raten** - A scenic restaurant up at Raten, excellent for visitors and residents who enjoy mountain views with their food, making it a unique lifestyle highlight.
3. **Ramen am See** - Japanese spot with strong local reviews; a fun and diverse choice.

Contact Us

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Lifestyle Living

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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 CHF 100'000 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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