
MASTERPIECE

RÜSCHLIKON

AN ARCHITECTURAL MASTERPIECE
WITH BREATHTAKING LAKE VIEW.



HIGHEST QUALITY FINISHES WITH EXQUISITE MATERIALS ON
TWO FLOORS WITH A TOTAL LIVING AREA OF 400 SQM.

IN A PRIME LOCATION IN RÜSCHLIKON.



MASTERPIECE

KEY FACTS

7.5 room apartment in a prime location in Rüschtikon

Total living area: 400 sqm

Construction: 2019

Highest quality materials

Smart home system throughout the house

Underfloor heating (geothermal probe) and controlled ventilation

Luxurious kitchen from the famous Italian kitchen builder Rossana

Skyframe windows throughout the apartment

Two infrared sauna cabins

Gym with lake view

Spacious decks

Sweeping garden area

Outdoor pool with separate dressing room and shower

Five underground parking spaces with car lift

Target selling price: 15,800,000 CHF





LOCATION

The breathtaking view of the lake and mountains, the idyllic, quiet location in the countryside and the very low tax rate: Zurich' municipality of Rüschlikon is one of the most sought-after and attractive communities in all of Switzerland and has been listed at the top of various rankings for years. The exclusive location of the lakeside municipality has already been discovered by numerous well-known personalities and renowned companies.

Far away from the hustle and bustle of the big city, Rüschlikon with its numerous green spaces, the nearby forests and the many parks, such as the "Park im Grüene", is an oasis of tranquility as well as a true paradise for bikers, hikers and runners. The village offers a variety of shopping and dining options and everything you need to live and enjoy life. Various associations invite to social, cultural and sports activities.

The schools in the municipality have a high level of diversity and over 40 languages are spoken. The sports facilities are among the best in Switzerland and an above-average number of students make the transition to an academic high school. The property is located between the two schools, so the commute to school is short.

Despite its idyllic location on the left shore of the lake, Rüschlikon is perfectly connected to traffic. The lake, the village center, the elementary and secondary school as well as the Rüschlikon train station can be reached within a few minutes on foot. Numerous trains and buses, the ferry service in neighboring Horgen as well as the nearby connection to the A3 (via private road, yet protected from noise) ensure fast and direct connections to the city of Zurich, to central Switzerland, towards Chur and to the right shore of Lake Zurich. Thanks to the high quality of its location and the great connectivity, living in Rüschlikon promises a pure quality of life unlike almost anywhere else in Switzerland.

DISTANCES			
Zurich	6 km	10 min	15 min
Zug	22 km	26 min	19 min
Zurich airport	22 km	26 min	39 min
Winterthur	35 km	35 min	41 min
Lucerne	48 km	40 min	44 min

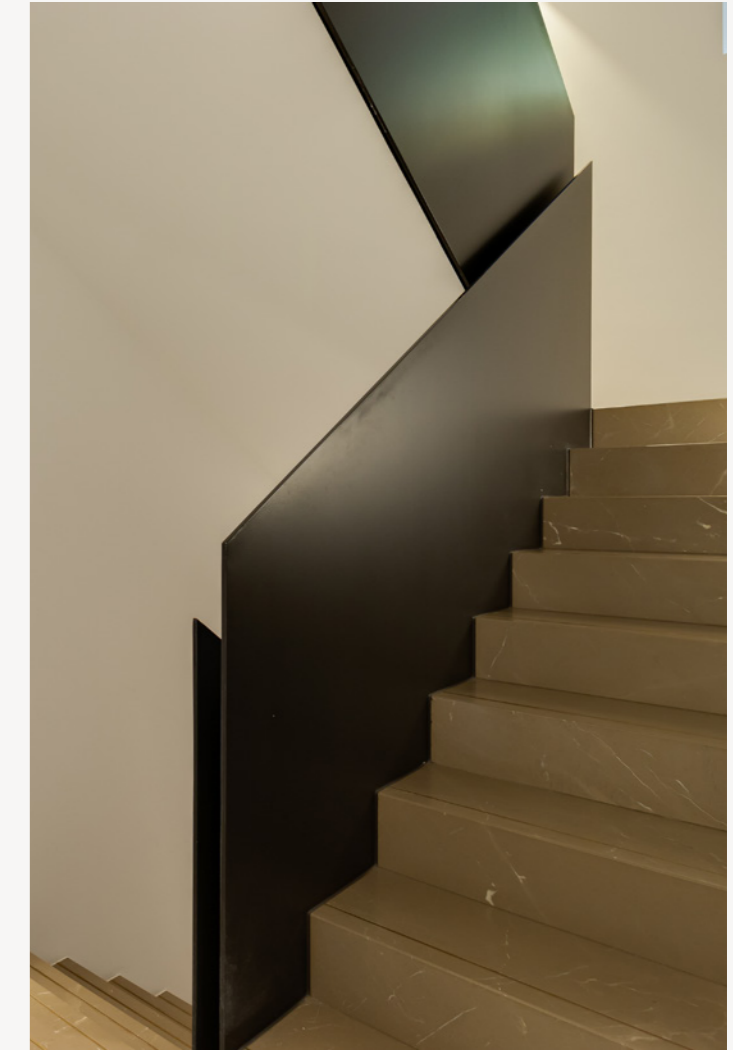
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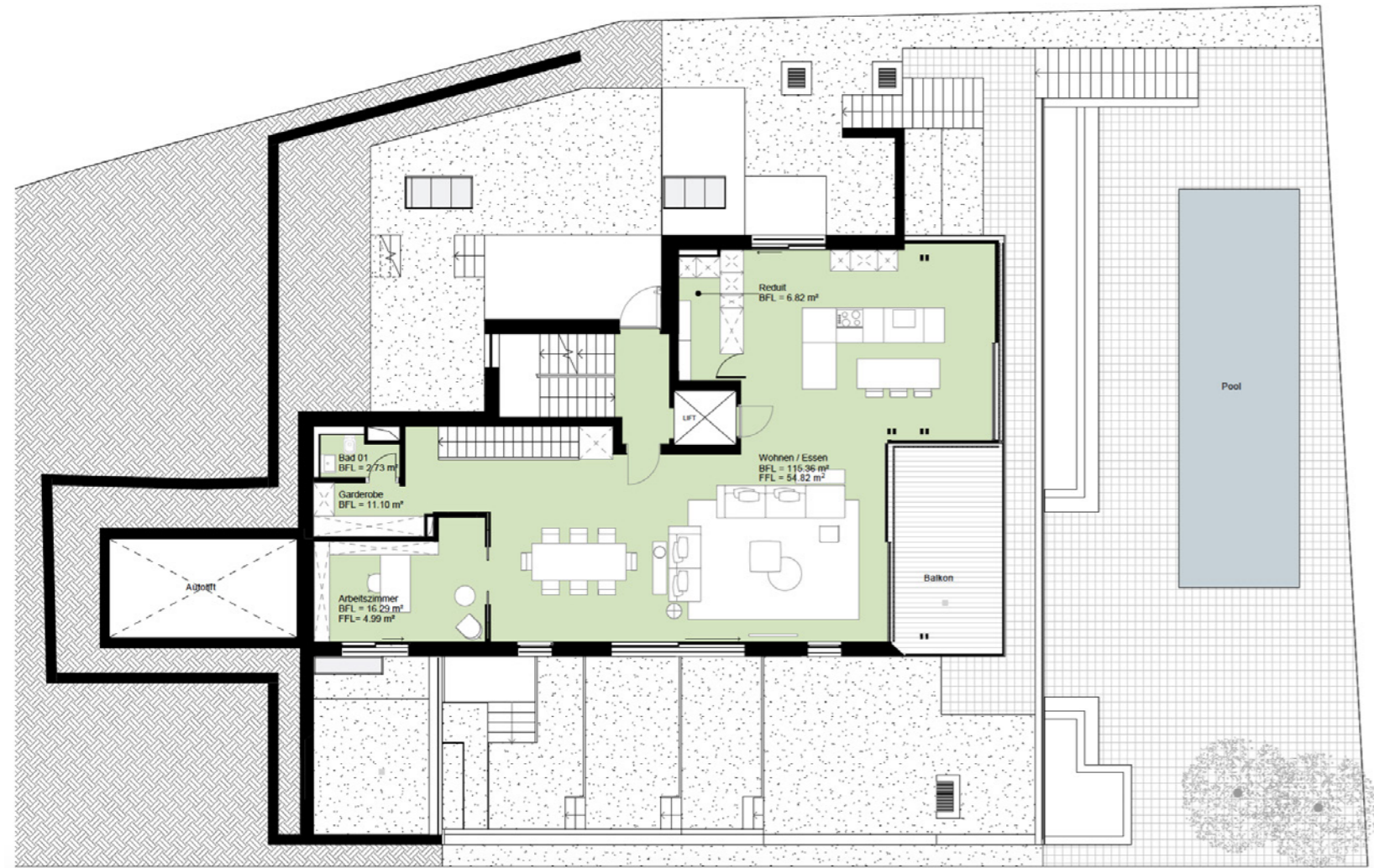
APARTMENT

The 7.5 room apartment "Masterpiece" is an architectural masterpiece with the highest standard of finish and exquisite materials in a prime location in Rüslikon. The breathtaking view of Lake Zurich can be enjoyed from almost all rooms thanks to the Skyframe windows. The apartment is spread over two floors, which are connected by an elevator and a floating staircase. Thanks to the merger of what originally were two apartments, you will be able to enjoy an outstanding sense of space on 400 sqm of living space.

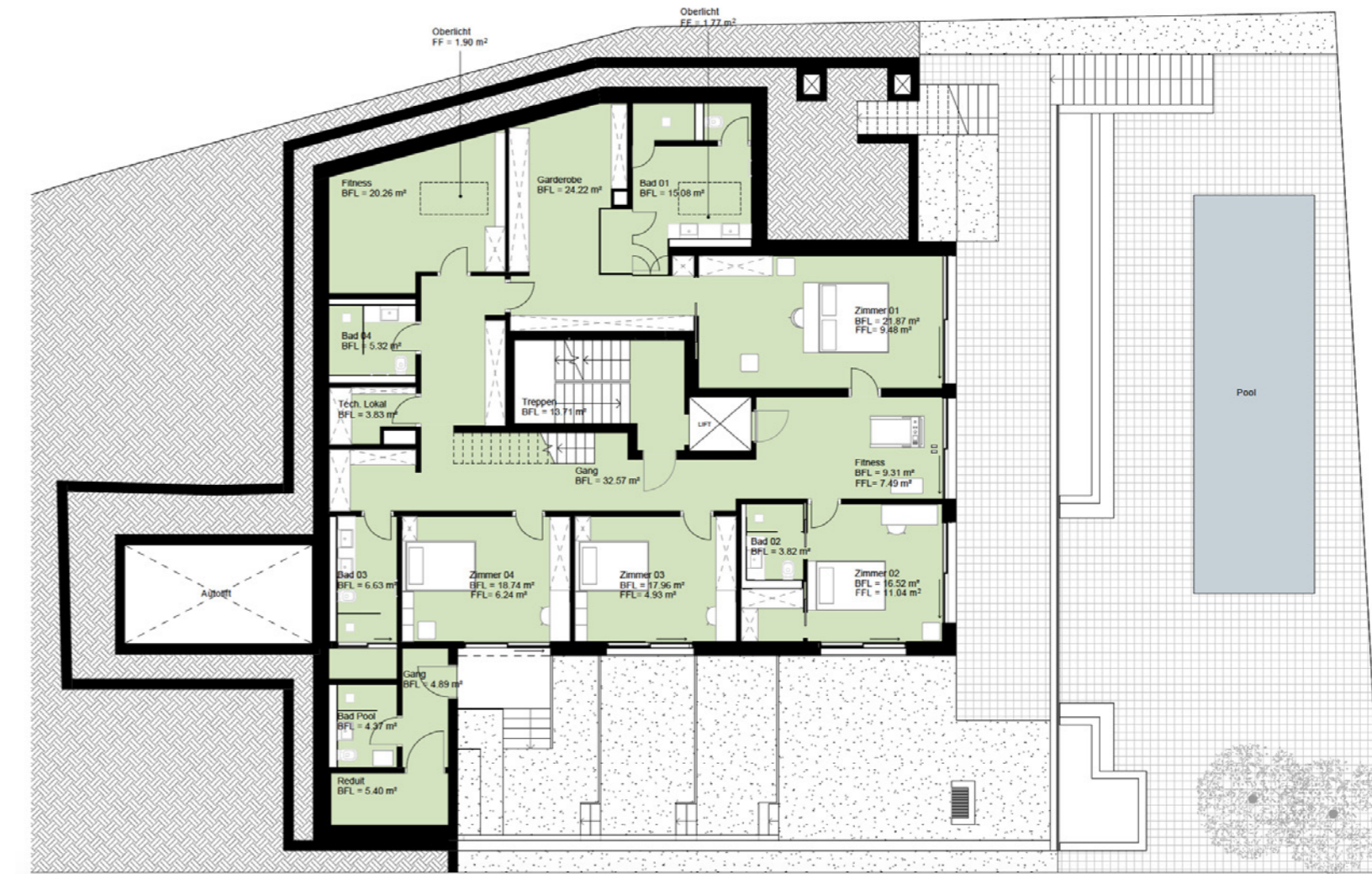
Almost every room has its own bathroom and access to the garden area, and thanks to the large window fronts, a lot of light enters the rooms. The spacious master bedroom has unique marble tiles and a spacious dressing room with plenty of space and storage.

A smart home system with innovative functions and numerous control options is integrated throughout the entire home. The stylish and spacious garden area with a heated pool offers an unforgettable ambience and invites you to linger - in private or with lots of guests. Since there are only two residential units in the building, you will enjoy a high level of privacy. This masterpiece leaves nothing to be desired and is truly unique.





UPPER FLOOR



LOWER FLOOR

IMPRESSIONS



KITCHEN & LIVING ROOM

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LIVING ROOM

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BEDROOMS & BATHROOMS

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OUTDOOR AREA

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Thanks to our many years of experience in marketing high-end properties in exclusive locations, we attach great importance to discretion and comprehensive 360° advice throughout the entire purchasing process.

At Baumann Estate AG, customer satisfaction is at the center of everything we do. We are always looking for the best solution for our clients and partners. Accordingly, marketing orders always are handled by the company's management.

We are pleased to show you this masterpiece. Contact us, we are here for you.

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