

VIEWS. LUXURY. LOCATION LOCATION LOCATION



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Luxurious duplex garden apartment on 2 floors, 6 1/2 rooms, 200sqm (2,200sq ft) of living space plus lots of extra storage and utility space, spectacular lake view, as new, ready to move in condition

**Heubachstrasse 45
8810 Horgen**

Sale price: upon request

This luxurious duplex garden apartment is situated in a privileged location in Horgen. The large covered and wind protected patio lets one enjoy the wonderful views of the lake all the way to the city of Zurich even in poor weather and until late night. Additionally, there is an easy to maintain garden which measures over 500sqm (5,400sq ft) and offers 3 different lounge areas. Bright rooms, cozy fire place, attractive layout, open plan kitchen, lavish bathrooms with real Brazilian stone tiles, lift/elevator connecting both floors of the apartment and direct access to the underground parking, lots of storage space and built-in wardrobes are just a view of the amenities of this rarely on the market property. Almost needless to mention that all rooms have breathtaking lake views.

Please call for more information or a non-committal viewing.

Property Details

Year of construction	2008, several improvement during 2010 and 2011
Net living space	approx. 200sqm (approx. 2,200sq ft)
Additional space	approx. 27sqm (approx. 300sq ft)
Covered patio	30sqm (approx. 320+sq ft)
Underground parking	for 2 cars
Garden	513.25sqm (5,500+sq ft)
Bathrooms	3 1/2
Lift/elevator	private elevator in the apartment with direct access to underground parking
Heating	heat pump, floor heating
Alarm system	video surveillance

Floor Plan

Garden floor	<p>lounge 21.2sqm (230sq ft)</p> <p>covered outside sitting area ca. 6sqm (65sq ft)</p> <p>bedroom 1 - master bedroom with ensuite</p> <p>bathroom 26.1sqm (285sq ft)</p> <p>bedroom 2 13sqm (140sq ft)</p> <p>bedroom 3 11.1sqm (120sq ft)</p> <p>bath opposite bedrooms 2+3 7sqm (75sq ft) plus storage room (could be converted into a sauna) of 5.7sqm (60+sq ft)</p> <p>studio 15sqm (160sq ft)</p> <p>bath next to studio 11sqm (120sq ft)</p> <p>laundry room incl. special drying system 6sqm (65sq ft)</p> <p>hallway 11.2sqm (120sq ft)</p> <p>basement 9sqm (100sq ft)</p> <p>lots of built-in wardrobes</p>
Entry floor	<p>living room with fire place 40.9sqm (440sq ft)</p> <p>dining area 19.5sqm (210sq ft)</p> <p>kitchen 10.2sqm (110sq ft)</p> <p>guest restroom 5.6sqm (60sq ft)</p> <p>lots of built-in wardrobes</p>
Underground parking	2 parking spaces (extra 2 private parking space in front of the house)

Location

The motorway/highway can be reached in less than 5 minutes. The local bus that takes one to the train station is just 50 yards from the house. The Horgen main train station can also be reached in a 10 minute walk. Frequent train connections to Zurich city (commute less than 20mins.), airport (30 mins.), e.g. Zug city (less than 30 mins.). Shopping and public schools in town, the Zurich International School can be reached in an easy 10 mins. drive. Several recreation areas nearby.









About this brochure

All statements in this brochure are non-binding and only provide general information. Only valid are the actual conditions met at the property and the official data as per the land register. We strive to provide faultless and correct data but cannot guarantee the exact accuracy.