



Villa 7.5 rooms

Living at the top – sun-drenched hillside location with spectacular views into the distance onto Lake Aegeri

6315 Oberaegeri ZG

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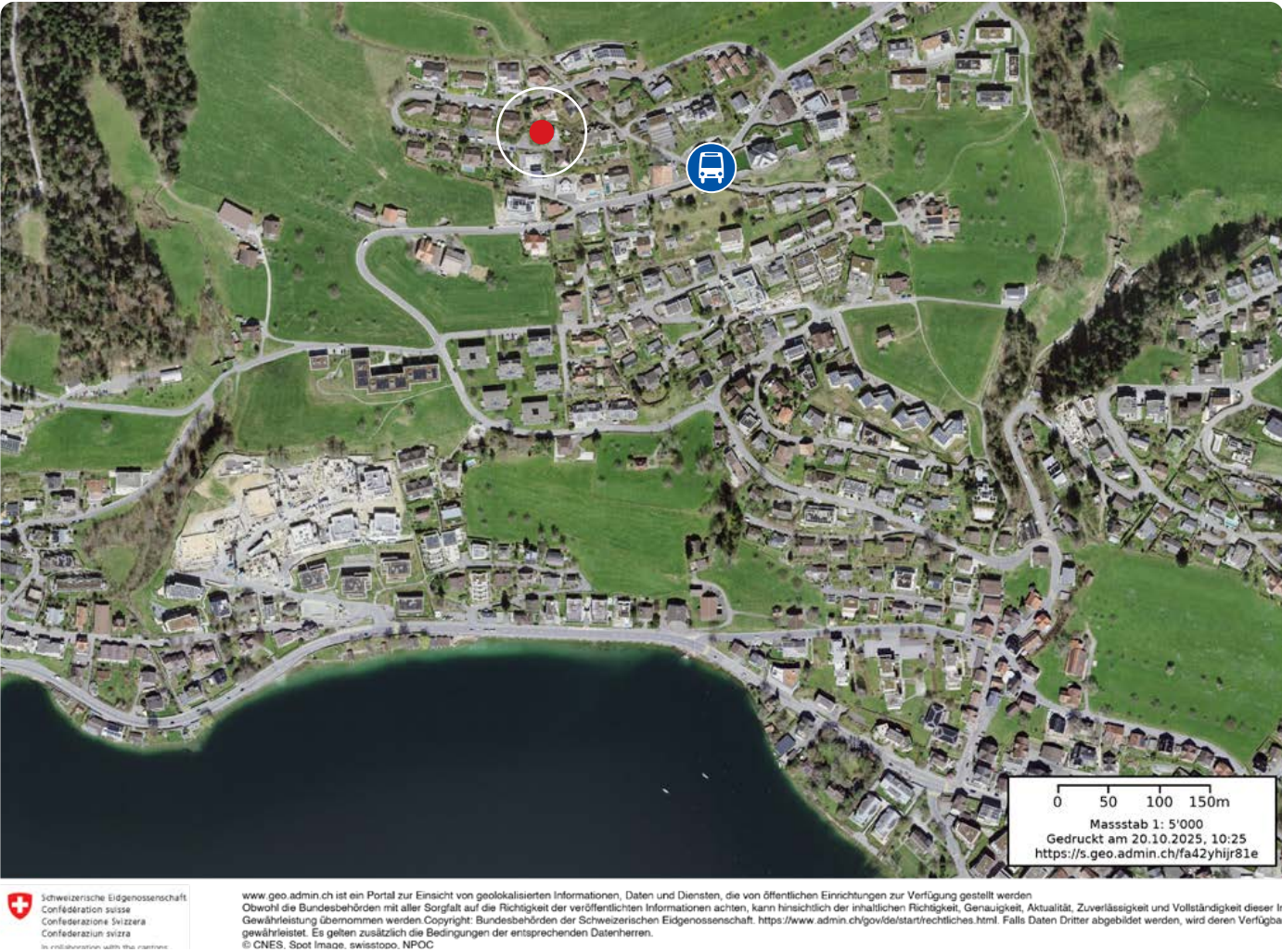
DATA SHEET

Property Villa 7.5 rooms	Living area 317 m ²
Address Haglistrasse 23, 6315 Oberaegeri ZG	External spaces Gardens 752 m ² Balcony 1 23.50 m ² Balcony 2 10 m ²
Plot GS 493, 1037 m ² Residential zone 2b	Ancillary spaces Conservatory 20 m ² Wine cellar, air-raid shelter, Corridor 25 m ² Garage with workshop 41 m ² Boiler room 2.50 m ²
Cubic volume 1164 m ³	Parking spaces Double garage, 4 outdoor parking spaces
Year of construction 1998	Heating Geothermal probe / Underfloor heating
Room height BL 2.25 m, GF 2.29 m, AS 2.95 m, Garage 2.66 m	Specials • Top location with lake and mountain views • Wood sauna and fitness room • Top quality granite flooring • Spacious, well-maintained gardens
Renovations 2025 Gardens, heating system, slat blinds, electrical/multimedia installations, joint sealants, paint job externally 2011 New kitchen, sauna, conservatory, balcony renovation, fitness room, garage door, fireplace, workshop, new cupboards, various paint jobs	Availability By arrangement








Purchase price
On request

SITUATION

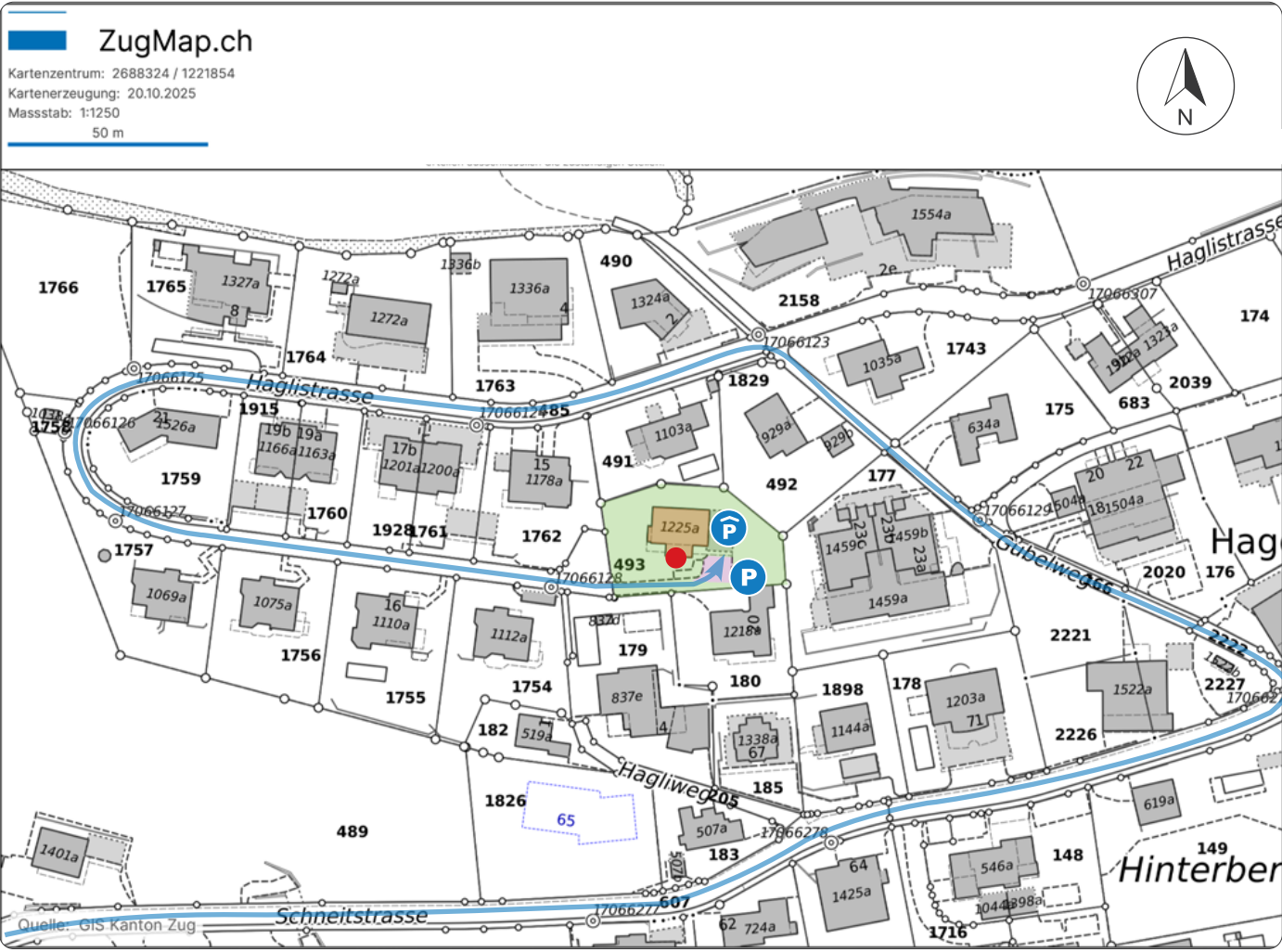
Haglistrasse 23
6315 Oberägeri ZG





Municipal administration of Oberägeri | www.oberaegeri.ch | Tax rate: 54%



- **Bus**
536 m to the «Hagen» bus stop
- **SBB**
11.5 km to the Zug train station
- **Shops**
1.7 km to the Coop in Oberägeri
- **Shopping**
Zug, Zurich, Lucerne
- **Leisure time**
1.8 km to the lake baths & indoor pool
- **Kindergarten**
1.8 km to the kindergarten in Oberägeri
- **Schools**
 - 1.8 km to the primary/lower second-ary school Hofmatt in Oberägeri
 - Cantonal school in Menzingen
 - ISZL International School in Baar and in Hünenberg



CADASTRAL MAP




 Plot


 Property

 Visitor parking spaces 

 Garage 

 Entrance

Parking
Visitor parking spaces in front of the garage.



PROPERTY

Villa 7.5 rooms

- Top quality granite flooring (from Grisons, Brazil, India)
- Electric sun awning and slat blinds, spotlights
- Sauna, fitness room, wine cellar, studio on the BL
- Home audio

Ground floor

- Living/Dining area
- Kitchen with cooking island
- Laundry room
- Conservatory
- Guest toilet
- Stairs leading to the attic storey

Attic storey

- Master suite with en-suite bathroom 2 and balcony
- Rooms 3 and 4
- Bathroom
- Storage room
- Stairs leading to the ground floor

Entrance area

- House entrance/vestibule
- Entry with stairs leading to the ground floor
- Access to all the rooms on the basement level

Living/Dining area

- Open-plan and sun-drenched
- «Cosy» TV room (TV in wall niche)
- Bright dining area
- Warm-air fireplace
- Access to the conservatory
- Access to the gardens

Wet rooms

- En-suite bathroom 1 with shower, washbasin, toilet, towel heater and WM/TU
- En-suite bathroom 2 + bath with bathtub, shower, double washbasin, toilet, and towel heater
- Guest toilet on the GF

Basement level

- Room 1 with en-suite bathroom 1
- Room 2 with dressing room
- Fitness, sauna, shower
- Wine cellar
- Boiler and utility room, air-raid shelter
- Access to the garage

Kitchen with island

- Top quality SIEMENS kitchen appliances
- Induction hob, oven, steamer, food center with an integrated freezer compartment, wine cooler, dishwasher

Further areas

- Large, well-maintained gardens with garden shed
 - Hobby workshop in the garage
- Granite flooring:**
- «Whitekant» (Brazil)
 - «Kashmir White» (India)
 - «Andeer» (Grisons)

WHAT MAKES THIS VILLA SPECIAL

Property

- Exclusive, top quality well-maintained villa on a 1037 m² plot
- On a privileged hillside location with a magnificent garden and lots of privacy
- Spacious house with an optimal layout for a maximum of flexibility
- Modern, exclusive and sun-drenched interior with first-class details
- Own fitness room with wood sauna and rain shower
- Master suite with own balcony and breath-taking views into the distance

Surroundings

- Embedded in idyllic surroundings. This is where you forget the hustle and bustle of everyday life and enjoy a unique quality of life.
- Situated at the end of a cul-de-sac: privacy instead of through traffic
- Located close of nature with a local recreational area that is ideal for walking, jogging, swimming and bike tours
- Shopping, schools and sports facilities in the vicinity
- The Aegerital region is located in the heart of Central Switzerland and offers a variety of cultural and sports activities



Located at the end of a cul-de-sac



Covered entrance area



Access and garage entrance/forecourt



Vestibule



Room 1



With spacious built-in closets



En-suite bathroom 1



Entry and room layout



Room 2 with dressing room



Useable as an office



LIVING IN STYLE



Enjoying this prime location



Open-plan room concept



Space for relaxation and a feeling of comfort



Top quality kitchen and laundry room / storage room



Modern elegance



Spacious storage room with every comfort



Sun-drenched dining area







Conservatory in a sunny location



Fantastic panorama vistas ...



... over the entire Aegeri valley



A magical garden to fall in love with



Varied uses of the external area



With a convenient garden shed





ROOM FOR DEVELOPMENT



Anteroom on the top floor



Bathroom



Room 3



Room 4



Magnificent master suite



En-suite bathroom 2



Balcony with picturesque views into the distance



UNMATCHED
QUALITY OF LIFE



Fitness area on the basement level



Sauna with a rain shower



Temperature-controlled wine cellar



LAYOUT

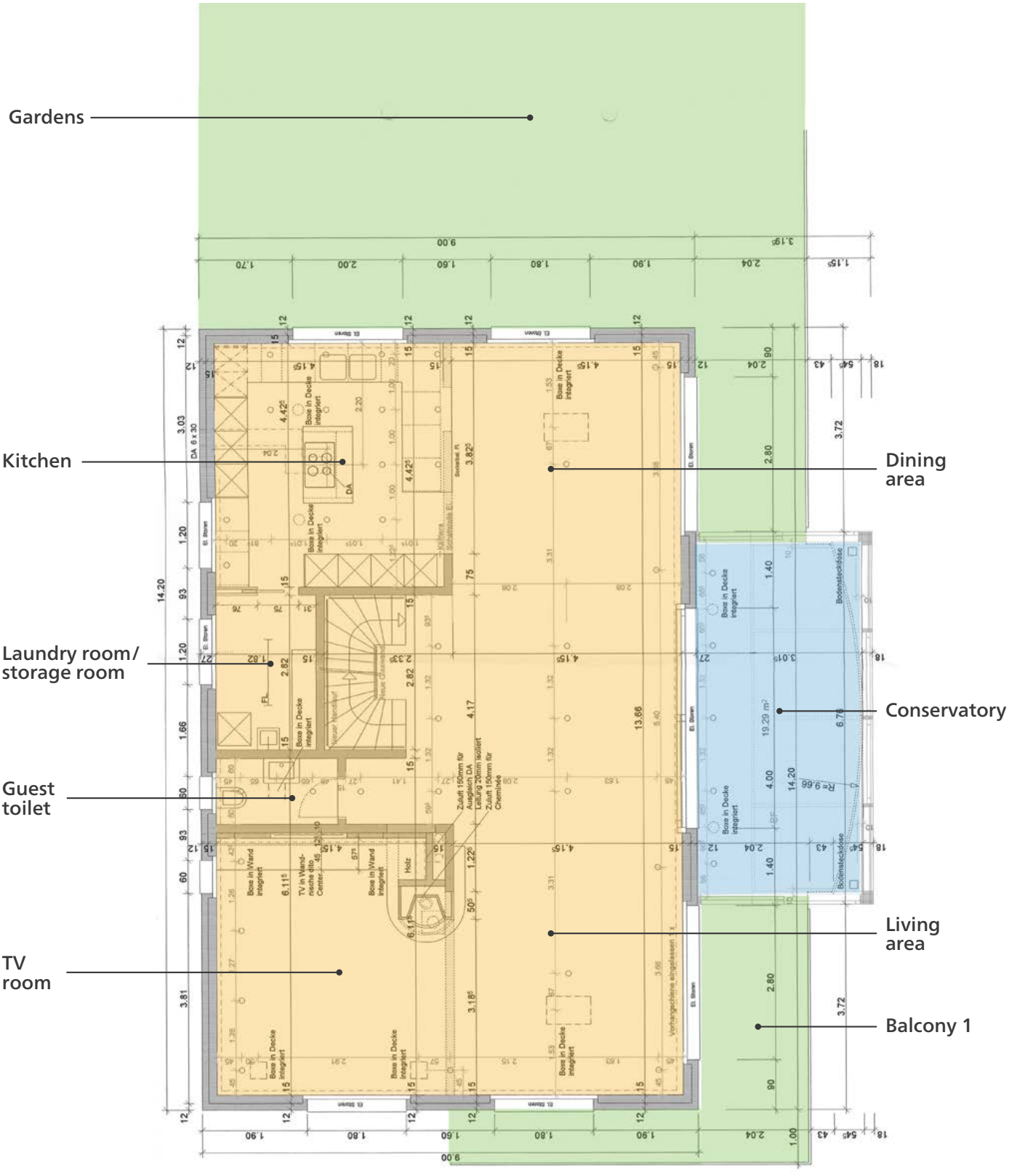
Basement level



- Living area
- Ancillary spaces

LAYOUT

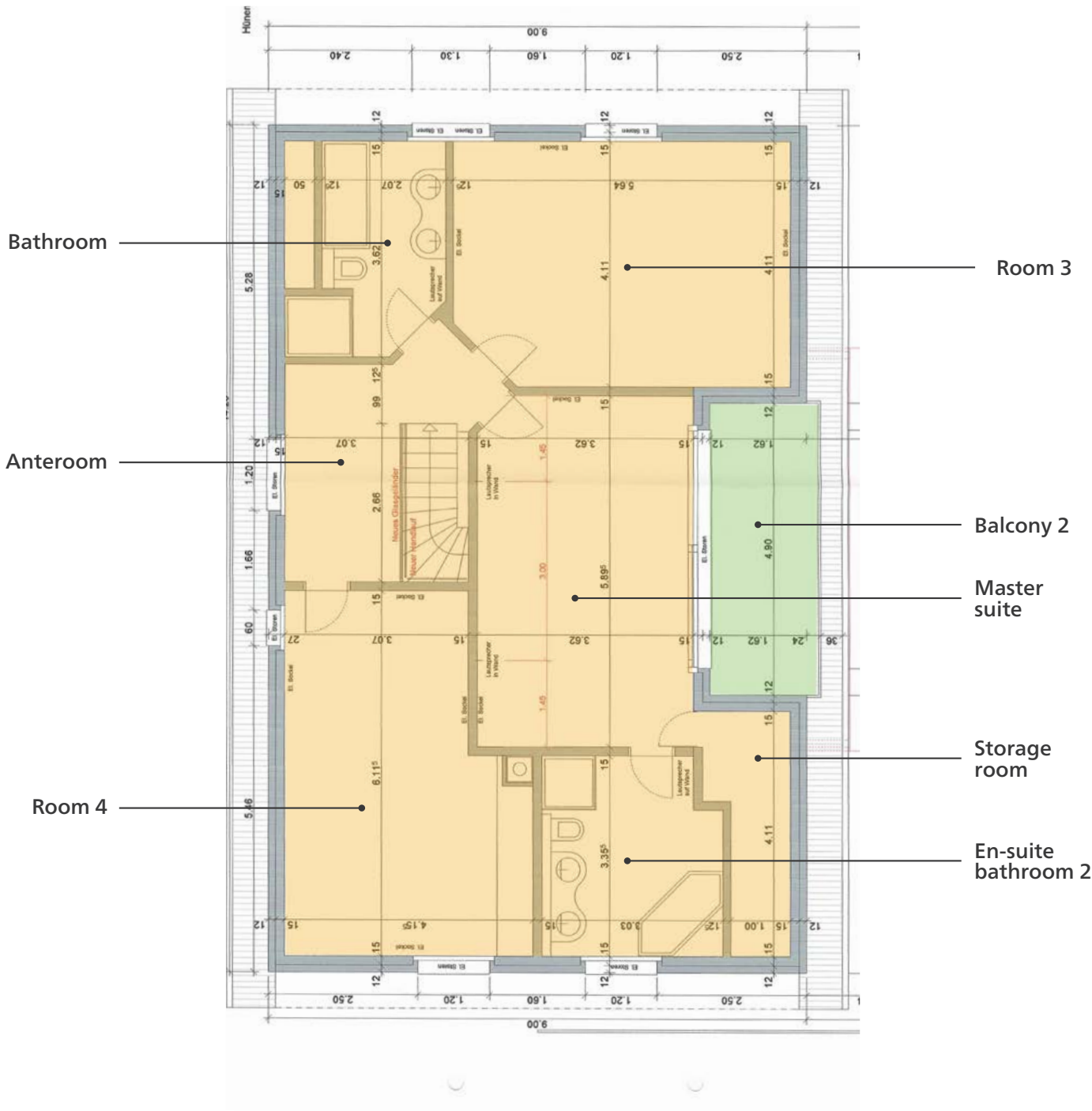
Ground level



- Living area
- Ancillary spaces
- External spaces

LAYOUT

Attic storey



Living area
External spaces

Bus stop «Hagen»



«Hofmatt» school in short walking distance



Shopping at the Aegerital Center



Aegeribad – modern public baths with a broad offer



ISZL International School in Baar and Hünenberg



Zurich airport





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RESIDENCE IMMOBILIEN

Outperform. With passion.