



Property with 4 apartments

Modern, representative multi-family dwelling
with lake views for multifunctional use

8810 Horgen ZH

RESIDENCE IMMOBILIEN

Baarerstrasse 23
CH-6300 Zug

P +41 41 711 67 67

info@residence-immobilien.ch
www.residence-immobilien.ch

DATA SHEET

Property

Multi-family dwelling, 4 apartments

Address

Glärnischstrasse 38, 8810 Horgen

Plot

GS no. 295.HN12137, 487 m²
Residential zone 2.7

Cubic volume

2282 m³

Year of construction

2015

Room height

2.44 m

Living area

GF	4.5 rooms	97 m ²
1st fl.	3.5 rooms	92 m ²
2nd fl.	3.5 rooms	92 m ²
Attic	3.5 rooms	76 m ²
TOTAL		357 m²

External spaces

GF	Terrace, patio	118.5 m ²
1st fl.	Terrace 1+2, patio	114.5 m ²
2nd fl.	Terrace 1+2	17 m ²
Attic	Terrace, balcony	45 m ²
TOTAL		295 m²

Ancillary spaces

Cellar 31 m²

Parking spaces

6 underground parking spaces

Heating

Geothermal probe / underfloor heating

Specials

- Lift directly to the attic apartment
- Electric blinds system
- Top quality interior fittings
- Bathrooms with natural ventilation

Availability

By arrangement

Notice:

Residence Immobilien AG provides advice on properties for sale and facilitates the conclusion of agreements. No warranty of title or material warranty is provided by Residence Immobilien AG in respect of this property for sale. Documentation and plans are purely indicative and shall expressly not be legally binding in terms of measurements or features of the property for sale. Technical information, for example information on floor areas on any given property for sale is furnished by the sellers. Residence Immobilien AG is not responsi-

ble for the accuracy of such information. Residence Immobilien AG is committed to high professional standards and acts in good faith. Reproduction and duplication of any editorial texts, layouts, photos, including storage and use of optical and electronic data carriers by unauthorised third parties is prohibited.

© Residence Immobilien AG All rights reserved.

Purchase price
On request

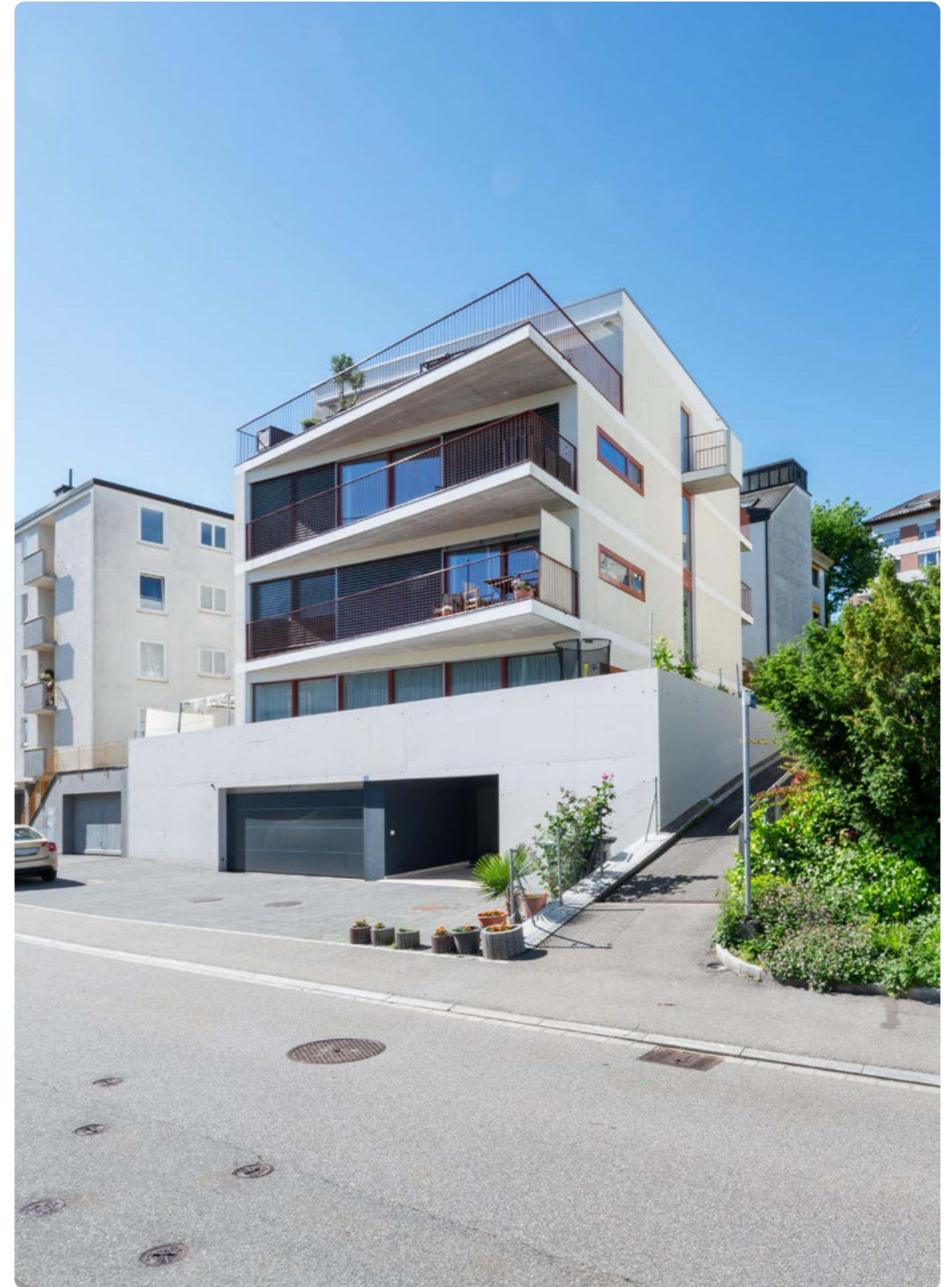
Access via Glärnischstrasse



Visitor parking spaces in front of the building



More than just a multi-family dwelling – a home



Main entrance Glärnischstrasse no. 38



Conveniently by lift to the apartments



Stairwell



Ground floor



Open-plan room concept with kitchen and dining area



Modern design in a warm wood ambiance



Living area and an atmosphere of wellbeing



Terrace with lounge flair for sunny moments al fresco



Ideal for relaxation on sunny days



Weather-protected balcony



Room 1 with access to the terrace



Modern and stylish bathroom



Bedroom with a practical sliding door



Guest toilet with a washing tower



1st floor



Open-plan room concept with large window fronts



Covered balcony with views onto Lake Zurich





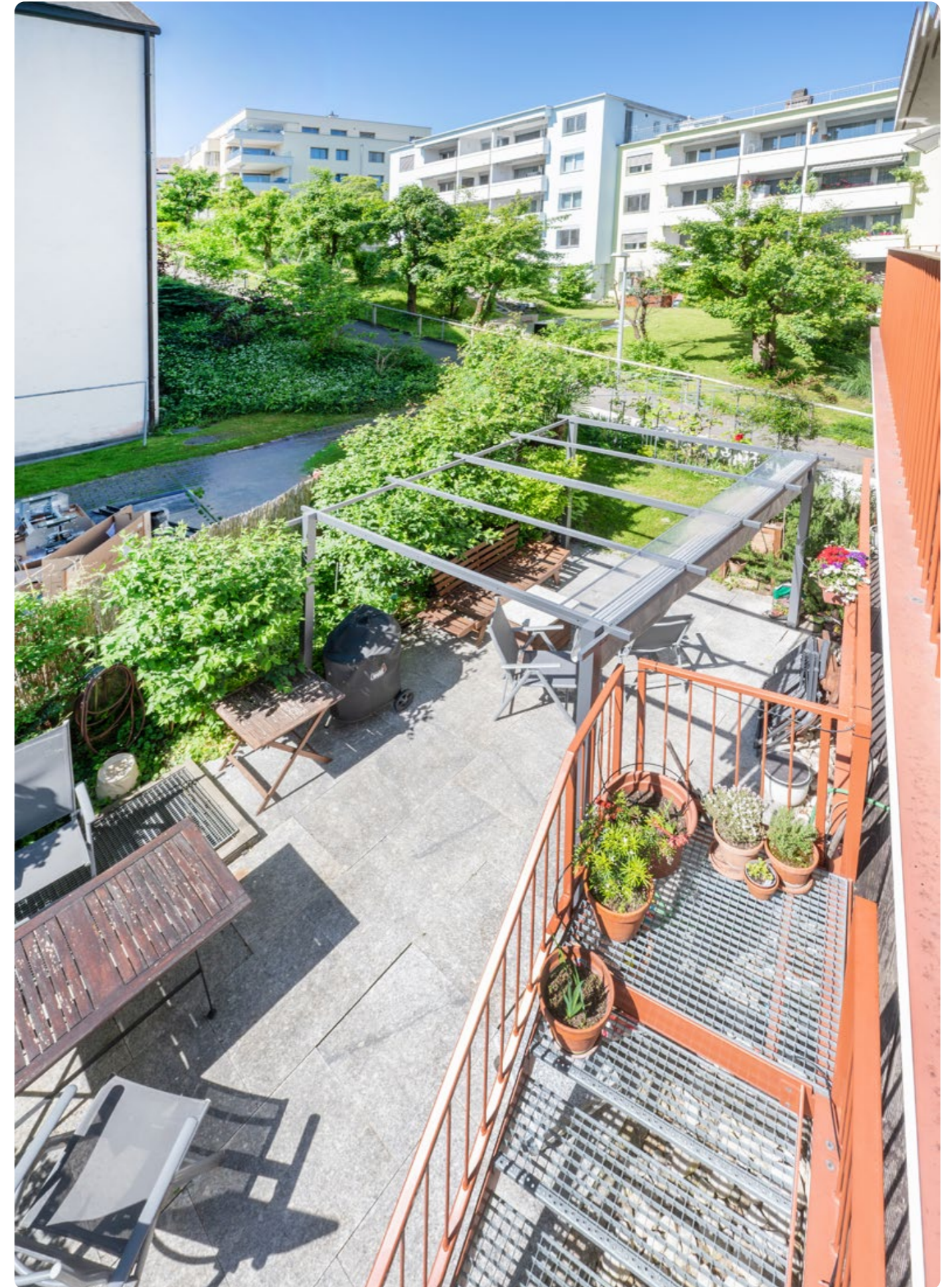
Bedroom with access to the outdoor area



Small oasis of wellbeing with a cosy patio



Idyllic place of retreat for peaceful moments of relaxation



2nd floor



Elegant living area with modern interior fittings



Comfort and lightness in the sun-drenched living area



Over the rooftops



A place to feel at home – including on the covered balcony



With spectacular lake views







Stylish bathroom



Room 1 – peaceful and bright



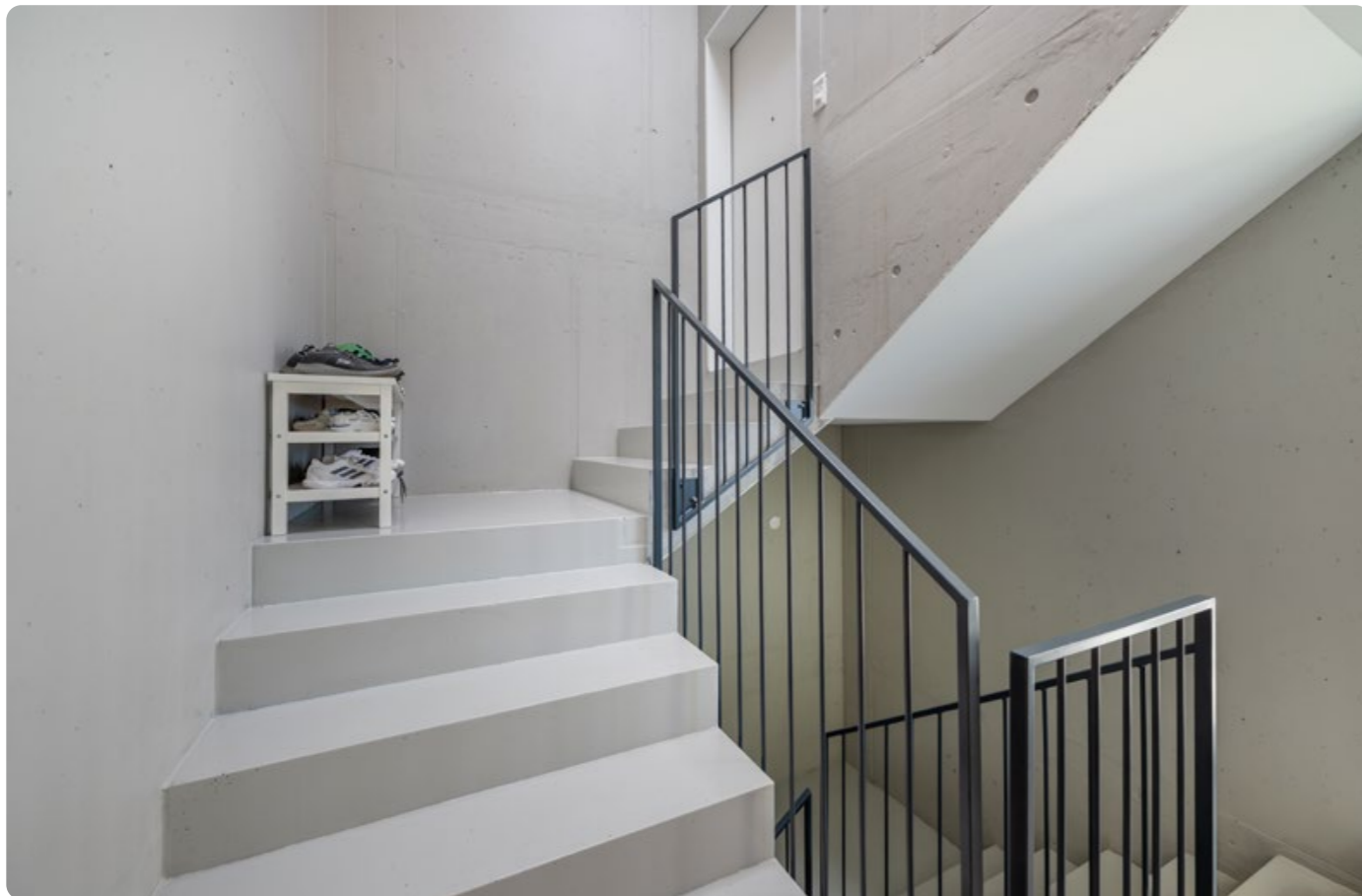
Room 2 – for relaxed and enjoyable sleep



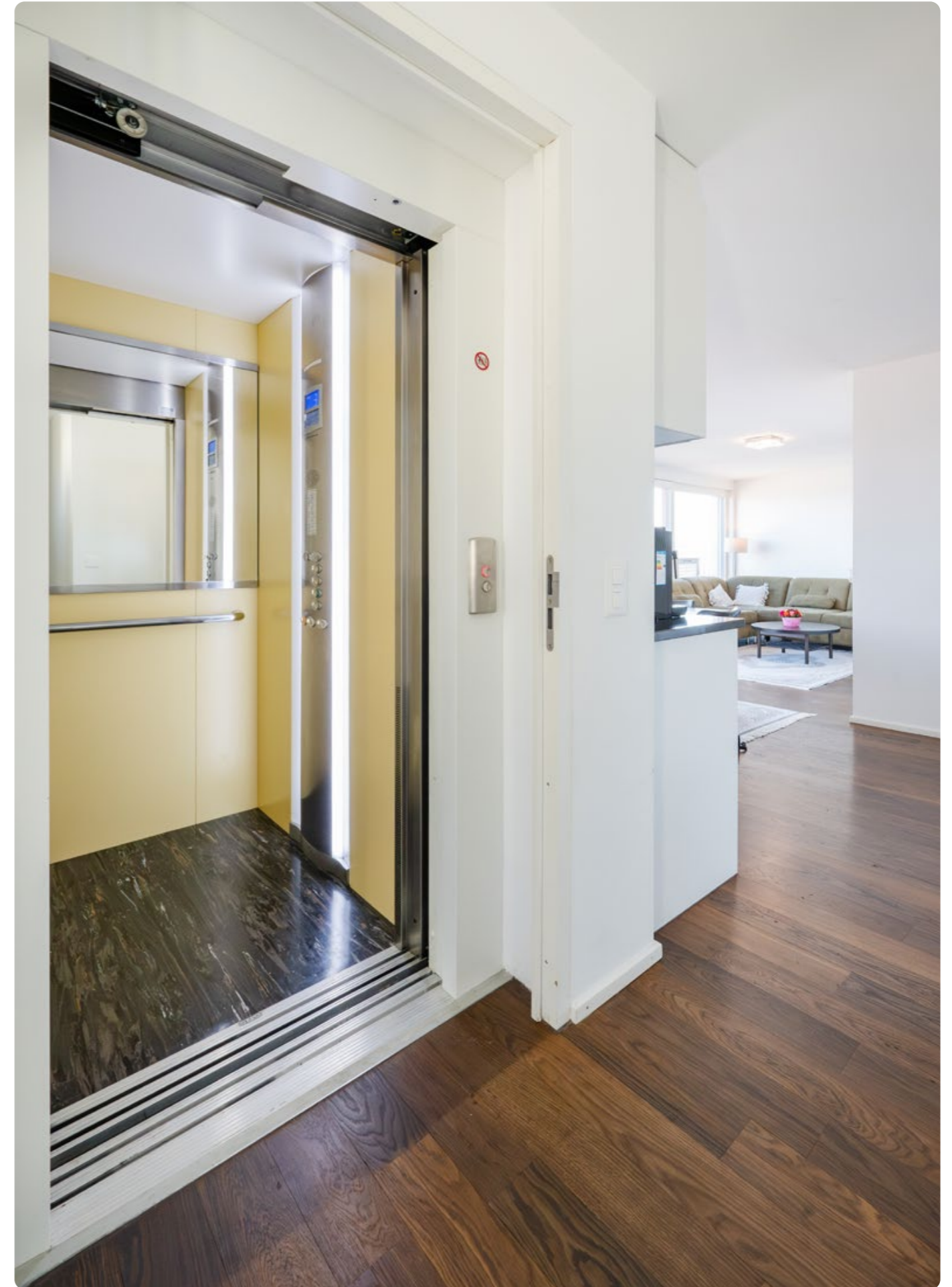
Attic floor



Via stairwell or...



...by lift directly to the apartment





Spacious, sunny terrace – simply living



When only the present moment counts...



Enjoyment with vistas





Sleeping area with a great sense of wellbeing...



...and direct access to the balcony



Modern and stylish en-suite bathroom



Bright room 1



Guest toilet with washing tower



Modern kitchen





Teufenbach bus stop



Shopping in Horgen



Horgen train station



Shopping and strolling in Zurich





THE «LITTLE»
METROPOLIS OF ZURICH

RESIDENCE IMMOBILIEN

Outperform. With passion.



Data sheet

Property with 4 apartments

Modern, representative multi-family dwelling
with lake views for multifunctional use

8810 Horgen ZH

RESIDENCE IMMOBILIEN

Baarerstrasse 23
CH-6300 Zug

P +41 41 711 67 67

info@residence-immobilien.ch
www.residence-immobilien.ch

DATA SHEET

Property

Multi-family dwelling, 4 apartments

Address

Glärnischstrasse 38, 8810 Horgen

Plot

GS no. 295.HN12137, 487 m²
Residential zone 2.7

Cubic volume

2282 m³

Year of construction

2015

Room height

2.44 m

Living area

GF	4.5 rooms	97 m ²
1st fl.	3.5 rooms	92 m ²
2nd fl.	3.5 rooms	92 m ²
Attic	3.5 rooms	76 m ²
TOTAL		357 m²

External spaces

GF	Terrace, patio	118.5 m ²
1st fl.	Terrace 1+2, patio	114.5 m ²
2nd fl.	Terrace 1+2	17 m ²
Attic	Terrace, balcony	45 m ²
TOTAL		295 m²

Ancillary spaces

Cellar 31 m²

Parking spaces

6 underground parking spaces

Heating

Geothermal probe / underfloor heating

Specials

- Lift directly to the attic apartment
- Electric blinds system
- Top quality interior fittings
- Bathrooms with natural ventilation

Availability

By arrangement

Notice:

Residence Immobilien AG provides advice on properties for sale and facilitates the conclusion of agreements. No warranty of title or material warranty is provided by Residence Immobilien AG in respect of this property for sale. Documentation and plans are purely indicative and shall expressly not be legally binding in terms of measurements or features of the property for sale. Technical information, for example information on floor areas on any given property for sale is furnished by the sellers. Residence Immobilien AG is not responsi-

ble for the accuracy of such information. Residence Immobilien AG is committed to high professional standards and acts in good faith. Reproduction and duplication of any editorial texts, layouts, photos, including storage and use of optical and electronic data carriers by unauthorised third parties is prohibited.

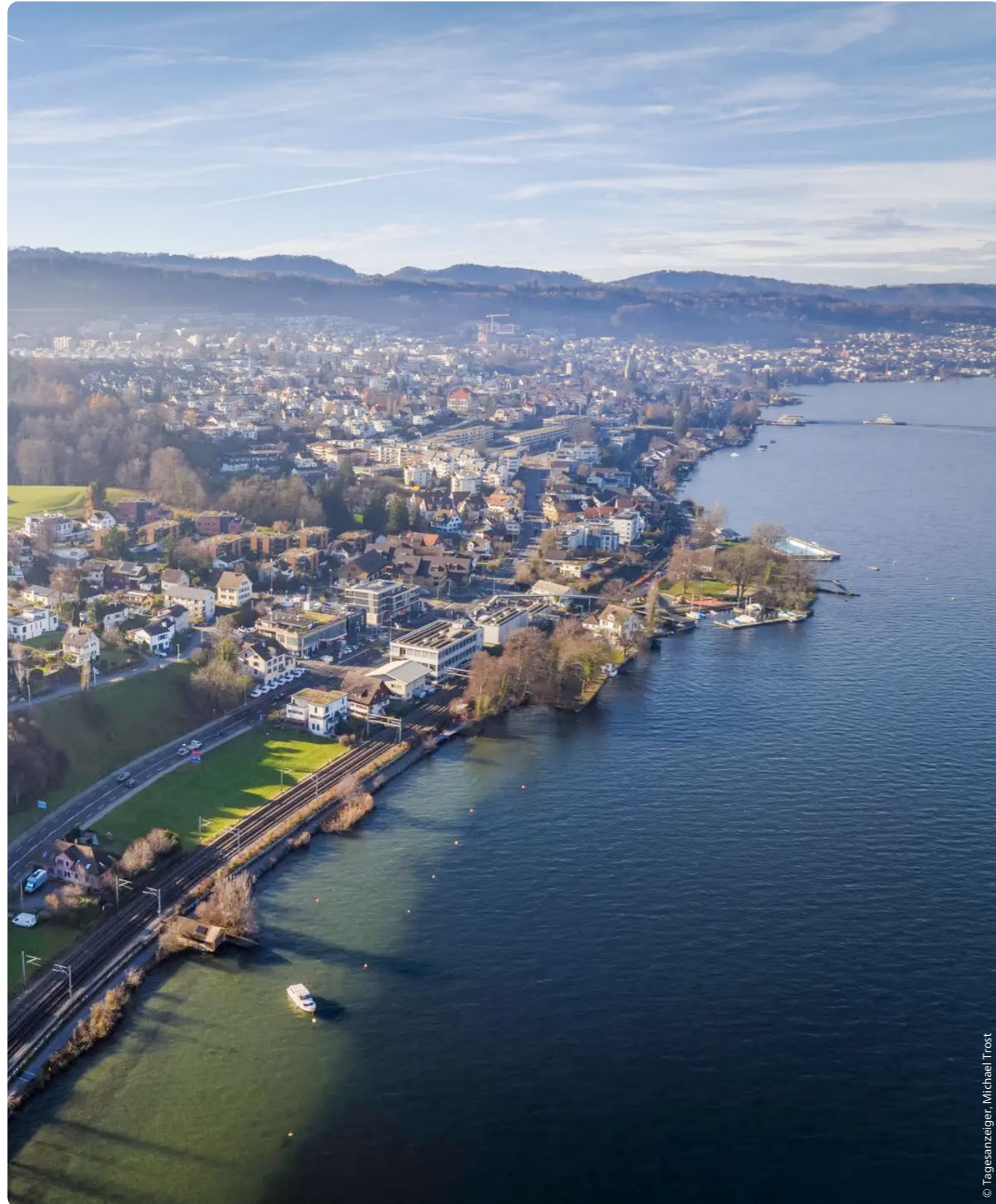
© Residence Immobilien AG All rights reserved.

Purchase price
On request



HORGEN

Population: 23,709 (31 Dec. 2023)
Surface area: 30.82 km²
Altitude: 400–914 above sea level
Location: Left side of Lake Zurich
Postal code: 8810



© Tagesanzeiger, Michael Trost

WHAT MAKES THIS MULTI-FAMILY DWELLING SPECIAL?

Property

- Exclusive and top-quality multi-family dwelling on a 487 m² plot
- Sun-drenched living units on four levels with a well thought-through room concept
- Attic with a large terrace and splendid lake vistas as a special highlight
- Modern architecture with state-of-the-art, contemporary interior fittings and first-class appliances
- Ideal for families, couples or multi-generational living – stylish living with lots of open space

Surroundings

- Close to the city, yet with a village flair
- Horgen is a hub with fast train connections to Zurich and Zug, ideally situated for commuters
- Shopping, schools and sports facilities in the vicinity
- The region offers numerous hiking and mountain biking routes, a modern indoor pool as well as public lake baths with water sports options on Lake Zurich
- An attractive place of residence with an excellent infrastructure and a high quality of life



PROPERTY

Property with 4 apartments

- Multifunctional use e.g. for a family office with apartments
- Oak parquet in all of the residential rooms and bedrooms
- Ceramic tiling in wet rooms
- Kitchen with Miele appliances

1st floor 3.5 rooms

- Room 1, room 2 with dressing room/office & terrace
- Open-plan dining & living area with a modern kitchen
- Storage room with WM/TU
- Bath with combined bath & shower tub, double washbasin, base unit/toilet



Basement level

- Main entrance
- Forecourt with 2 visitor parking spaces
- 6 underground parking spaces
- Lift/Stairwell
- Cellar compartments
- Storage & boiler room

2nd floor 3.5 rooms

- Room 1, room 2 w/ dressing room/office & terrace
- Open-plan dining & living area with a modern kitchen
- Storage room w/ WM/TU
- Bath w/ combined bath & shower tub, double washbasin, base unit/toilet

Ground floor 4.5 rooms

- Rooms 1 – 3 as well as living/dining area with access to the terrace
- Bathroom with combined bath & shower tub, double washbasin with base unit and toilet
- Guest toilet with WM/TU

Attic storey 3.5 rooms

- Lift directly to the apt.
- Rooms 1–2
- Open-plan dining/living area
- Guest toilet with WM/TU
- En-suite bath with comb. bath & shower tub, double washbasin, base unit/toilet

External areas

- **GF:** terrace north + south, with patio (west/ost)
- **1st floor:** terrace north + south, with garden patio
- **2nd floor:** terrace north + south
- **Attic:** terrace north + south, balcony

Entrance to the underground garage



6 underground parking spaces



LAYOUT

Basement level

	Attic
	2nd floor
	1st floor
	Ground floor
BST	PAR



- External spaces
- Ancillary spaces

LAYOUT

Ground floor

	Attic
	2nd floor
	1st floor
	Ground floor
BST	PAR



- Living area
- External spaces

LAYOUT

1st floor

	Attic
	2nd floor
	1st floor
	Ground floor
BST	PAR



- Living area
- External spaces

LAYOUT

2nd floor

	Attic
	2nd floor
	1st floor
	Ground floor
BST	PAR



- Living area
- External spaces

LAYOUT

Attic storey

	Attic
	2nd floor
	1st floor
	Ground floor
BST	PAR



■ Wohnfläche
■ Aussenfläche

Teufenbach bus stop



Horgen train station



Shopping in Horgen



Lower secondary school Berghalden/Rainweg, Horgen



Shopping and strolling in Zurich



Lakeside School – bilingual private school in Horgen



Recreation and sports on Horgenberg



Zurich Airport



THE «LITTLE»
METROPOLIS OF ZURICH

RESIDENCE IMMOBILIEN

Outperform. With passion.