



Apartment 3.5 rooms

Modern living in the beautiful Reuss valley with country charm and a high quality of life

5634 Merenschwand AG

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DATA SHEET

Property

Apartment 3.5 rooms

Address

Weinberg 7, 5634 Merenschwand

Plot

48/1000 in GS 1409

Co-ownership unit

GS 1409-15
Parking space no. 19, GS 1409-25-19

Year of construction

2022

Room height

2.47 m

Living area

100.5 m²

External spaces

Terrace 12.5 m²

Ancillary spaces

Cellar 9 m²

Parking spaces

1 underground parking space no. 19

Heating

Energy contracting (Energie 360°)
Geothermal probe heat pump
Underfloor heating

Specials

- 360° SmartHome system (Loxone)
- Comfort ventilation
- Freecooling
- Electric blinds system
- Pre-installation e-car charging station
- Direct access from the underground garage to the apartment
- MINERGIE standard (without certification)

Availability

By arrangement

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Purchase price apartment

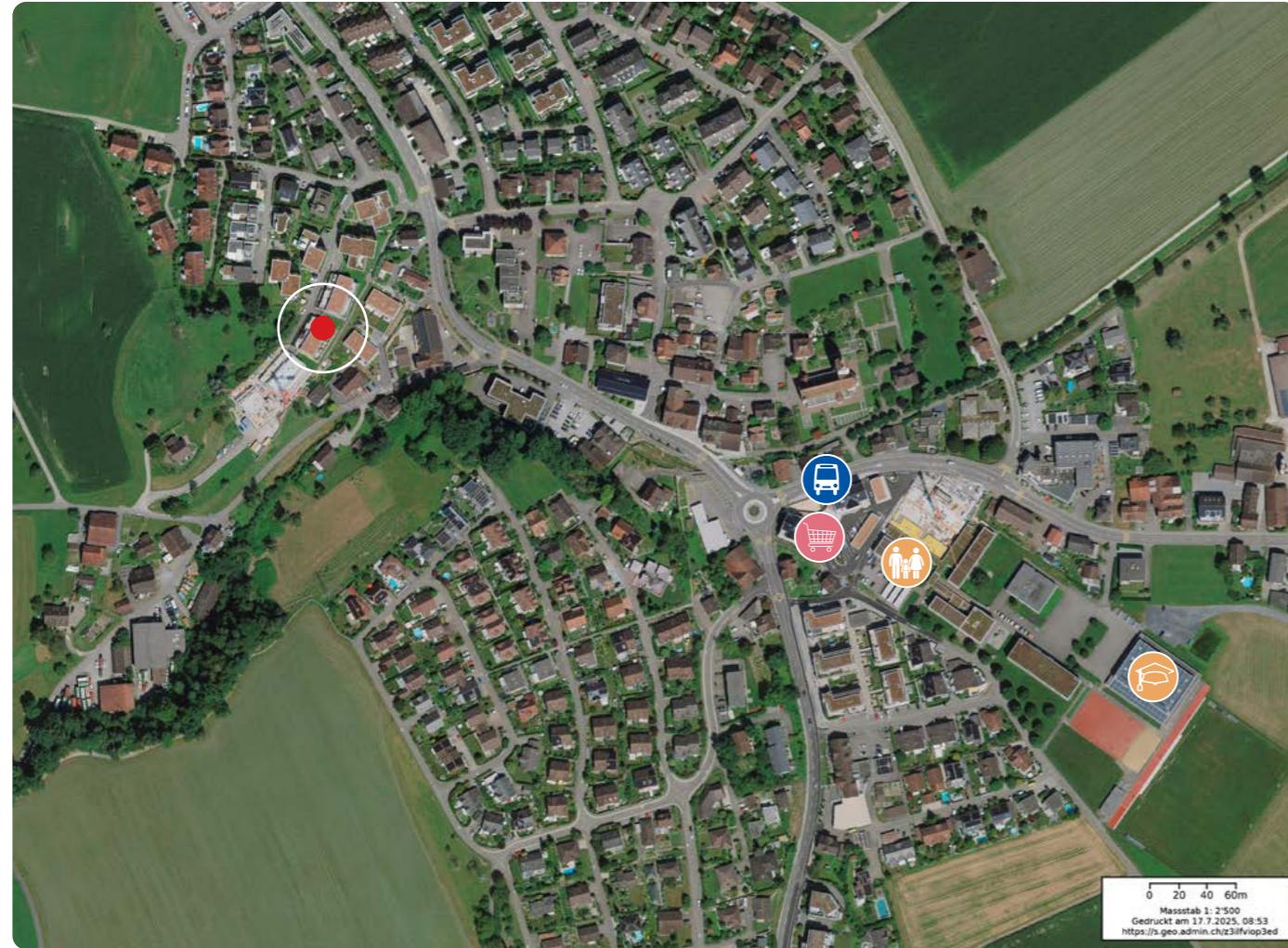
CHF 900,000.–

1 underground parking space







CHF 45,000.–

SITUATION

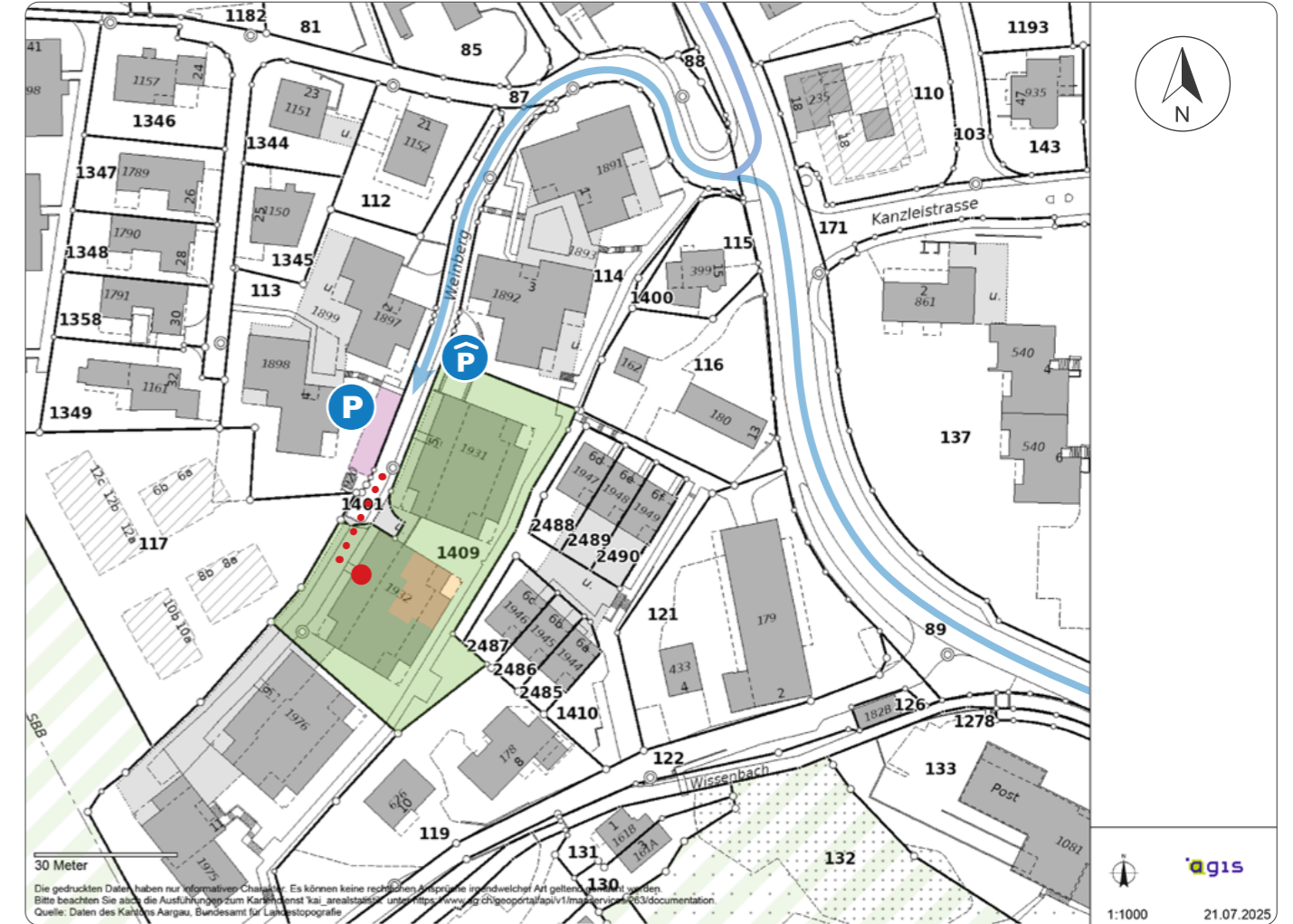
Weinberg 7
5634 Merenschwand











Municipal administration of Merenschwand | www.merenschwand.ch

-  **Bus**
540 m to the bus stop «Merenschwand, Zentrum»
-  **SBB**
4.5 km to the Muri train station
-  **Shops**
580 m to the Volg
4.6 km to various shopping options in Muri
-  **Shopping**
Muri
-  **Kindergarten**
650 m to the «Merenschwand» kindergarten
-  **Schools**
 - 800 m to the «Merenschwand» school building with primary and lower secondary levels
 - Cantonal schools in Wohlen AG

CADASTRAL MAP



-  Plot
-  Property
-  Agricultural zone
-  Visitor parking spaces 
-  Underground garage entrance 
-  Entrance

Parking
Numerous visitor parking spaces at Weinberg.



PROPERTY

Apartment 3.5 rooms

- Ceramic tiling, oak parquet in the rooms
- Ceiling spots
- Electric blinds system
- 360° SmartHome system
- Comfort ventilation
- Freecooling

Sleeping areas

- Room 1
- Master bedroom with en-suite bathroom

External areas

- Covered terrace facing east with views onto the Reuss valley
- Vertical awning

Entrance area

- Entry
- Built-in closet
- Direct access from the underground garage to the apartment

Kitchen with island

- V-Zug oven, steamer, dishwasher and refrigerator with an integrated freezer compartment
- Bora induction hob with a table ventilator

Further rooms

- Spacious storage space with your own washing tower
- Cellar
- 1 underground parking space with pre-installed e-car charging station

Bathrooms

- Bath 1: bathtub, washbasin with base unit, mirror cabinet and toilet
- En-suite bath: floor-flush rain shower, washbasin with base unit, mirror cabinet and toilet

Living/Dining area

- Open-plan and sun-drenched
- Access to the terrace with views into the distance

For joint use

- Bike parking space outside and in the underground garage
- Visitor parking spaces
- Children's playground

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Attractive, modern apartment with top quality fittings and a clearly structured layout
- SmartHome system for future-oriented living
- Open-plan, bright kitchen with a stylish cooking island and high-end appliances
- Freecooling for energy-efficient cooling on hot days
- Enjoy morning sun on the east-facing terrace with views into the distance and onto the Reuss valley

Surroundings

- Peaceful, sunny southeast hillside location in the modern, family-friendly «Wygarten» residential complex in a 30 km speed limit zone
- Local recreational area in the immediate vicinity with an idyllic meadow landscape, hiking and biking paths
- Shopping, schools and sports facilities in the surroundings
- Good connections to the public transport network and to the motorways leading to Zurich, Lucerne and Zug



Access cul-de-sac road «Weingarten»



House no. 7 of the «Wygarten» residential complex



Drive left to the Weinberg complex



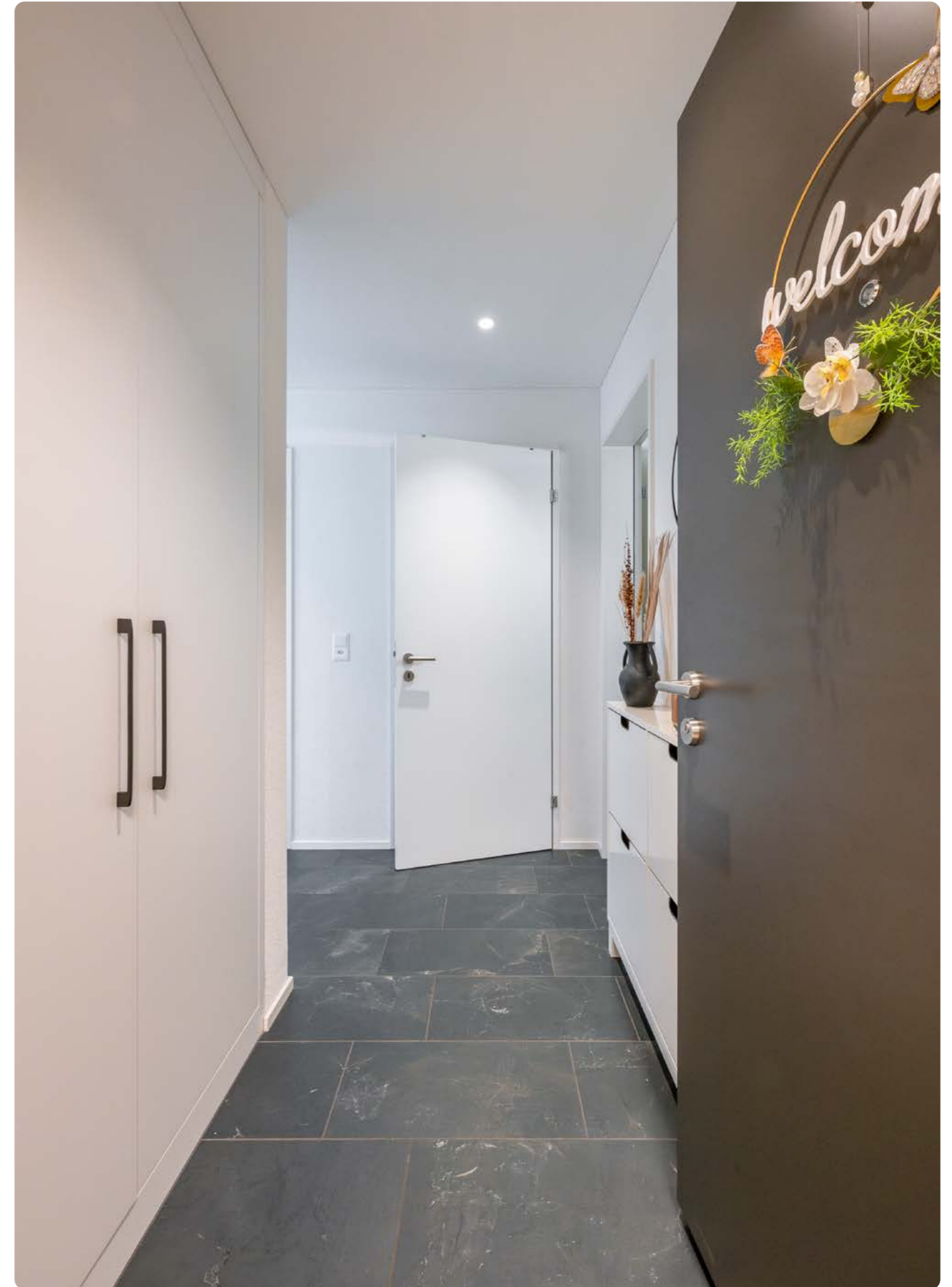
Entrance area



Conveniently via lift to the mezzanine level



Arrive, step inside and feel at home



Entry



Bathroom 1 with strong contrasts



Spacious storage space with a washing tower



Room 1



Master bedroom...



... with en-suite bathroom





OPEN-PLAN LAYOUT

Kitchen with cooking island



Sun-drenched dining area



Moments of enjoyment with vistas into the distance



MAGICAL LIVING



Various individual design options



Terrace facing east



Spacious living area



Embedded in an idyllic country landscape



VIEWS INTO THE DISTANCE
ONTO THE REUSS VALLEY



Underground garage entrance at Weinberg 5



Cellar on the ground floor



Underground garage parking space no. 19 with pre-installed e-car charging station



Bike parking area for joint use



Visitor parking spaces for joint use

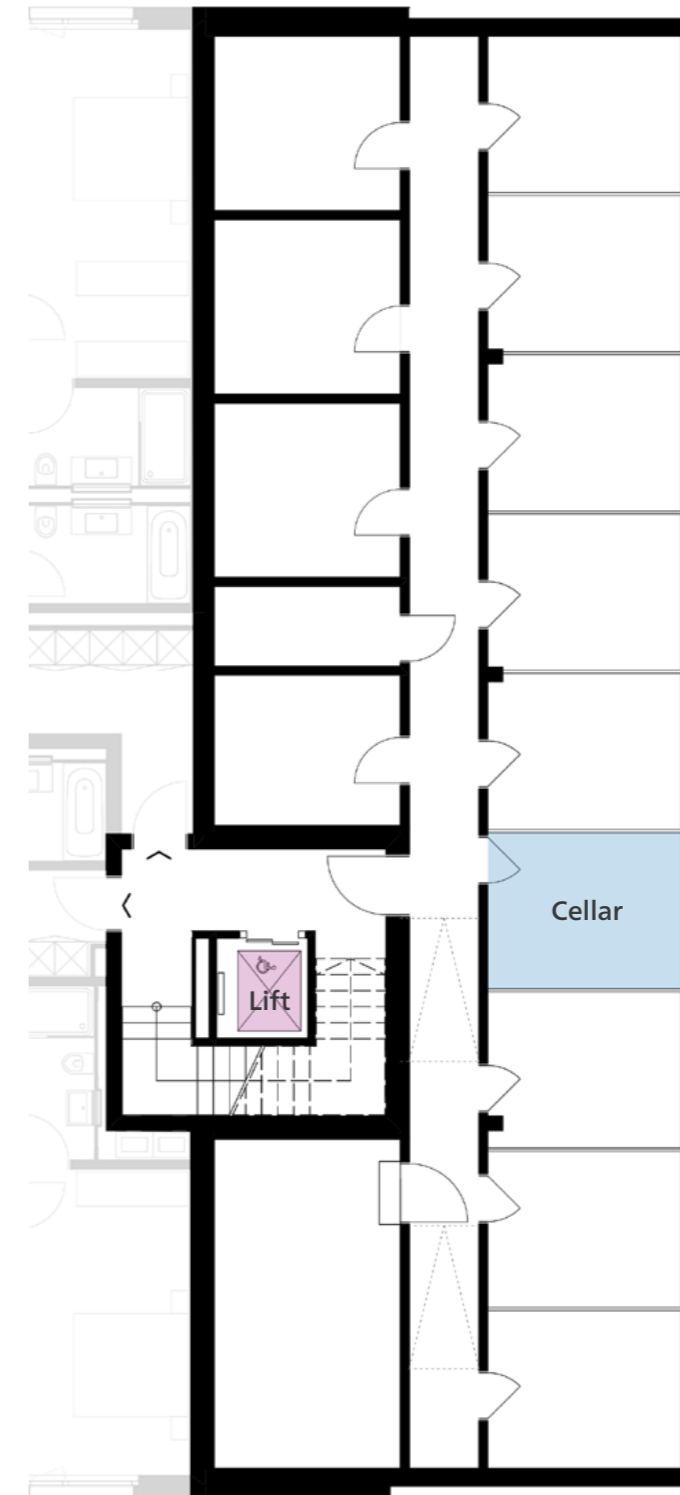


Children's playground for joint use



LAYOUT

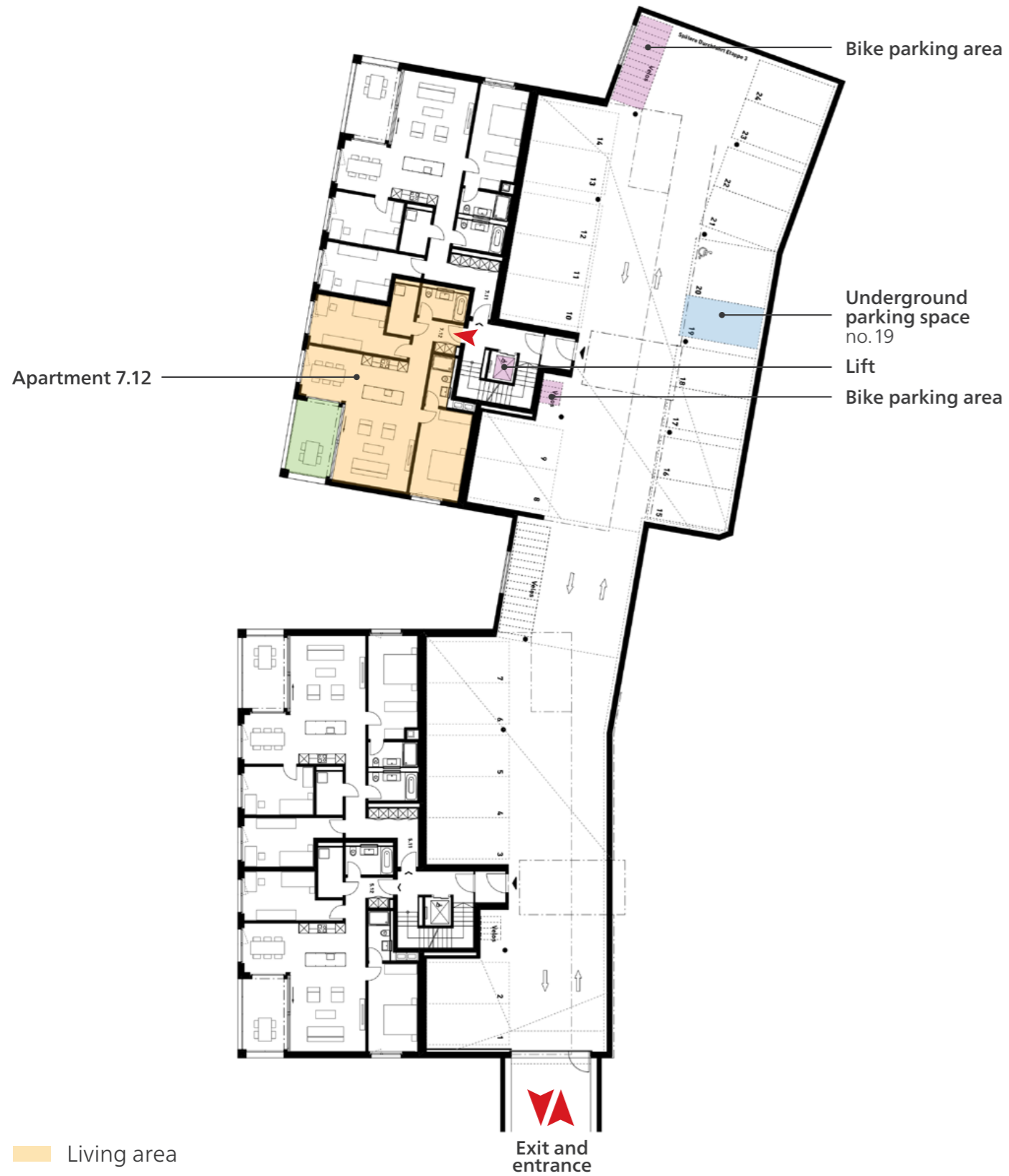
Ground floor



- Ancillary spaces
- Joint use

LAYOUT

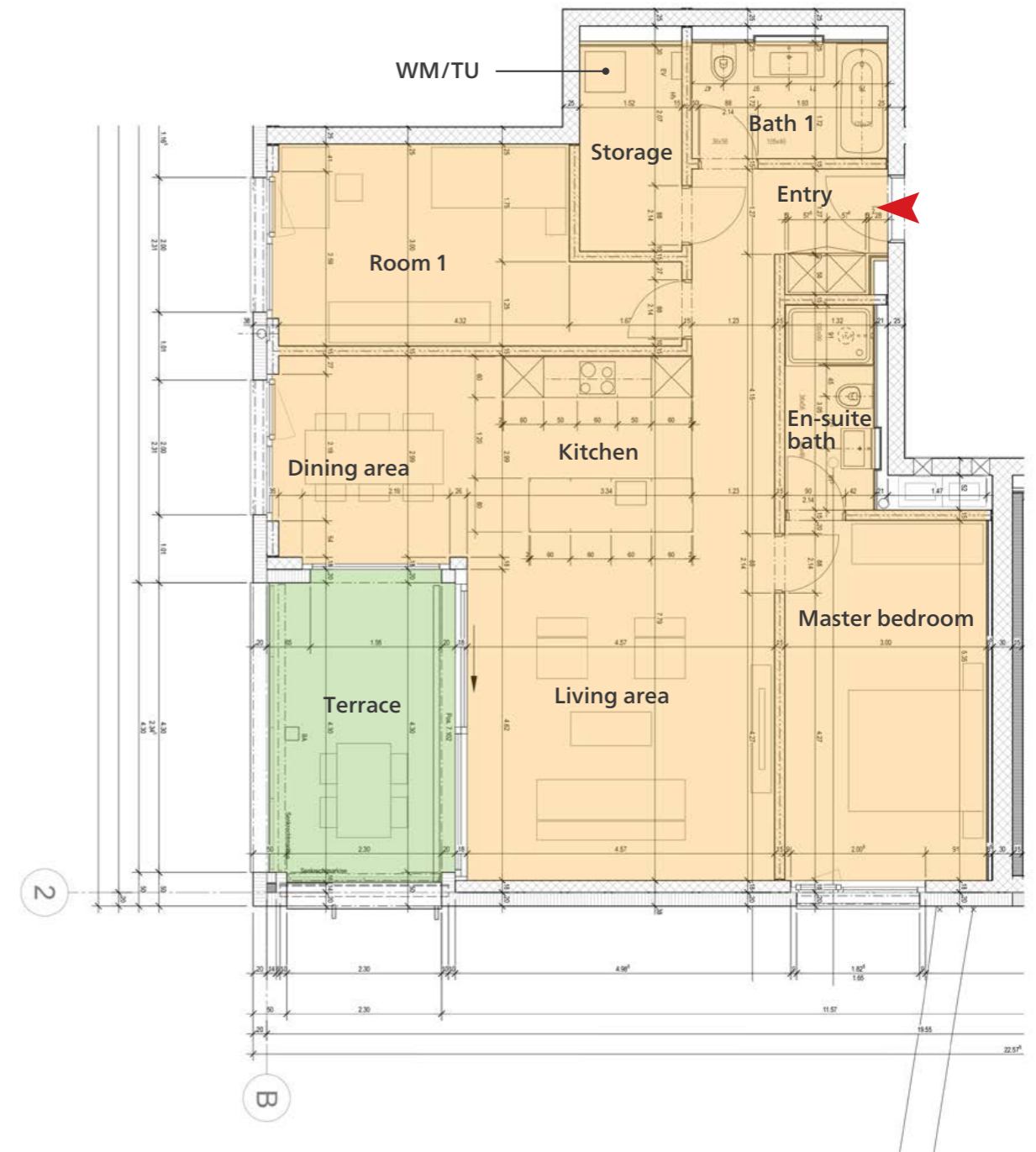
Underground garage – mezzanine level



- Living area
- External spaces
- Ancillary spaces
- Joint use

LAYOUT

Apartment 7.12 – mezzanine level



- Living area
- External spaces

Bus stop Zentrum



School building Merenschwand



Volg Merenschwand



Train station Muri



LOCAL RECREATIONAL
AREA ON YOUR DOORSTOP



RESIDENCE IMMOBILIEN

Outperform. With passion.