



Exclusive apartment 4.5 (3.5) rooms

Living in a sun-drenched location on the shores of Lake Lucerne with spectacular lake and mountain vistas

6353 Weggis LU

RESIDENCE IMMOBILIEN

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DATA SHEET

Property

Exclusive apartment 4.5 (3.5) rooms
on the 2nd floor

Address

Spycherweg 16, 6353 Weggis

Plot

860/10000 in GS 170

Co-ownership unit

GS 4435
Parking space no. 29, GS 50781
Parking space no. 30, GS 50782

Year of construction

2020

Room height

2.55–3.54 m

Living area

121 m²

External spaces

Loggia 17 m²

Ancillary spaces

Cellar 7 m²
Laundry box 3 m²

Parking spaces

2 underground parking spaces
no. 29 + 30

Heating

District heat
Underfloor heating

Specials

- Minergie standard
- Electric blinds system
- Numerous built-in cupboards
with drawer system
- Loggia facing southwest
with magnificent lake and
mountain views

Availability

By arrangement

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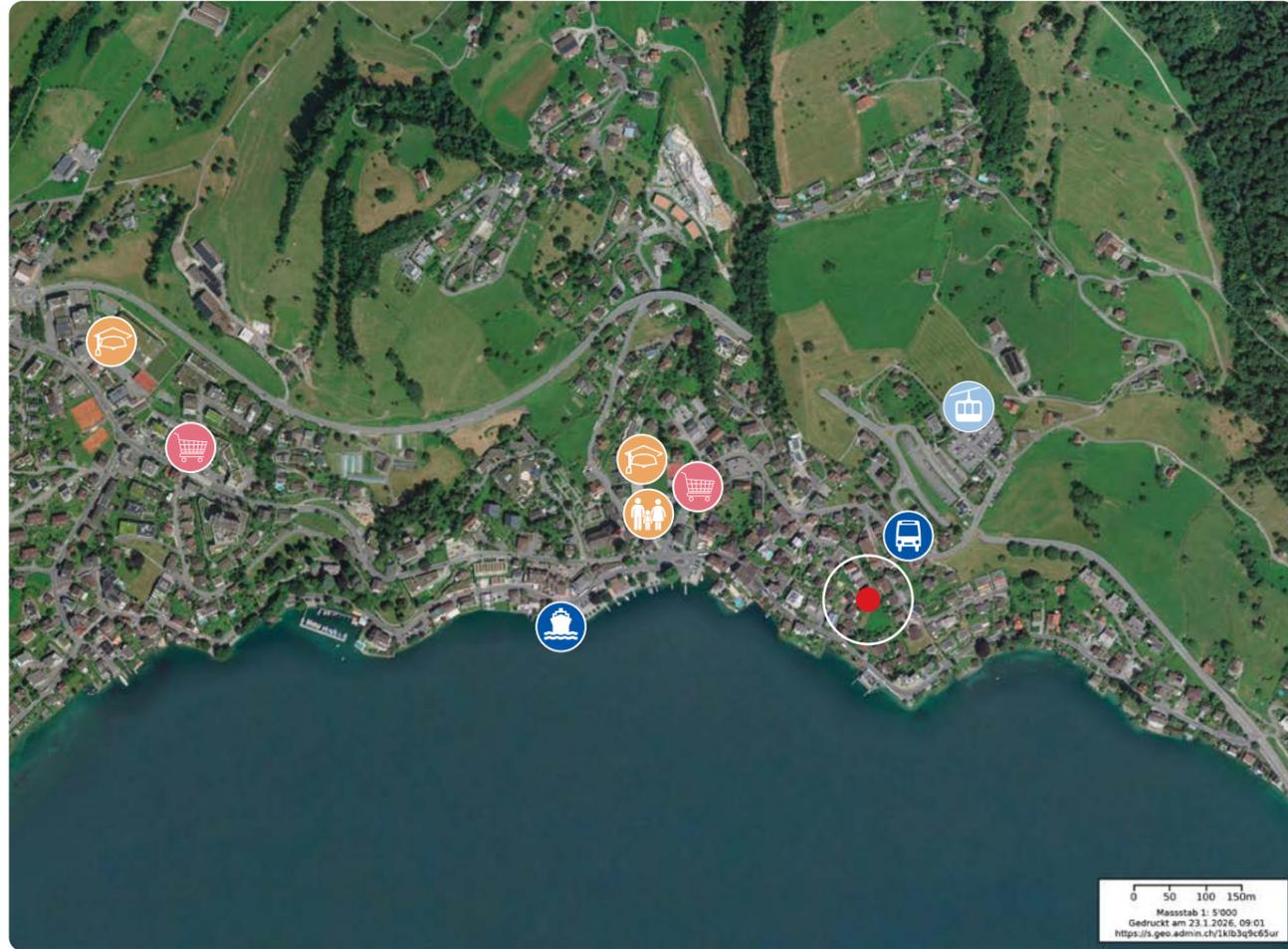
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Purchase price
On request

SITUATION

Spycherweg 16
6353 Weggis

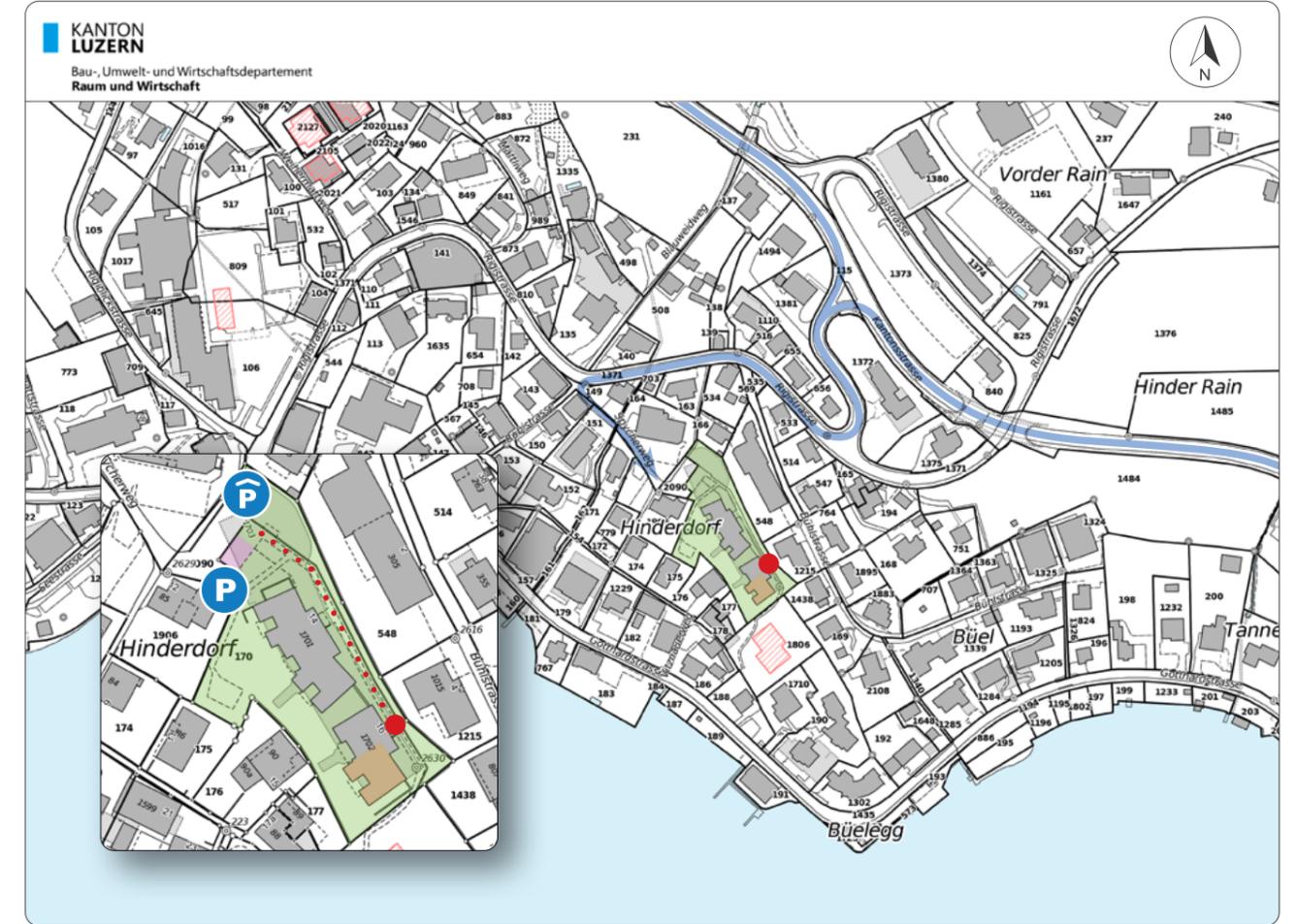


Municipal administration of Weggis | www.weggis.ch

-  **Bus**
250 m to the Rigistrasse bus stop
-  **SBB**
8.5 km to the «Küssnacht am Rigi» train station
-  **Shops**
360 m to Volg
1.2 km to the Neubühl shopping centre in Weggis

-  **Shopping**
Lucerne, Küssnacht SZ, Zug, Zurich
-  **Kindergarten**
400 m to the «Sigristhofstatt» school
-  **Schools**
 - 500 m to the Weggis school building with primary school
 - 1.3 km to the Dörfli school building with lower secondary school
 - Gymnasium in Immensee SZ

CADASTRAL MAP



-  Plot
-  Property
-  Visitor parking spaces **P**
-  Underground garage entrance 
-  Entrance

Parking
3 visitor parking spaces at Spycherweg 16.



PROPERTY

Exclusive apartment 4.5 (3.5) rooms

- Poured floor covering
- Numerous ceiling spotlights
- Electric blinds system
- Lake and mountain views
- Minergie standard

Kitchen & cooking island

- Bora induction hob with a table ventilator
- Electrolux oven, steamer and dishwasher
- Miele refrigerator with a separate freezer
- Sun-drenched with access to the terrace

External spaces

- Loggia with spacious ceiling height and magnificent lake and mountain vistas
- Sun awnings
- Water connection

Entrance area

- Entry
- Video intercom system
- Automatic sliding door to the living area

Sleeping area

- Room 1 with spacious built-in closet and cosy gallery
- Room 2 with spacious built-in closet
- Room 3 with built-in closet, lake vistas and access to the terrace

Further rooms

Basement level

- Cellar
- Laundry box
- Clothes drying room with Secomat for joint use

Living/Dining area

- Centrally located with access to all of the rooms
- Above-average ceiling height
- Floor-to-ceiling glass front with lake vistas
- Access to the terrace

Bathrooms

- Bath 1 with floor-flush rain shower, washbasin with base unit, 2 tall cabinets, towel heater and toilet
- Bath 2 with freestanding designer bathtub, washbasin with base unit and toilet

Parking spaces

Ground floor and basement

- 2 underground parking spaces no. 29+30
- 3 visitor parking spaces for joint use

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Modern, sun-drenched apartment on the top floor with top-quality fittings, spacious ceiling height and splendid lake and mountain vistas
- Partially open kitchen in elegant anthracite with a stylish cooking island, state-of-the-art appliances and every comfort
- Numerous tailored cupboards with drawer systems
- Loggia with sun-drenched southwest orientation and breathtaking panorama views

Surroundings

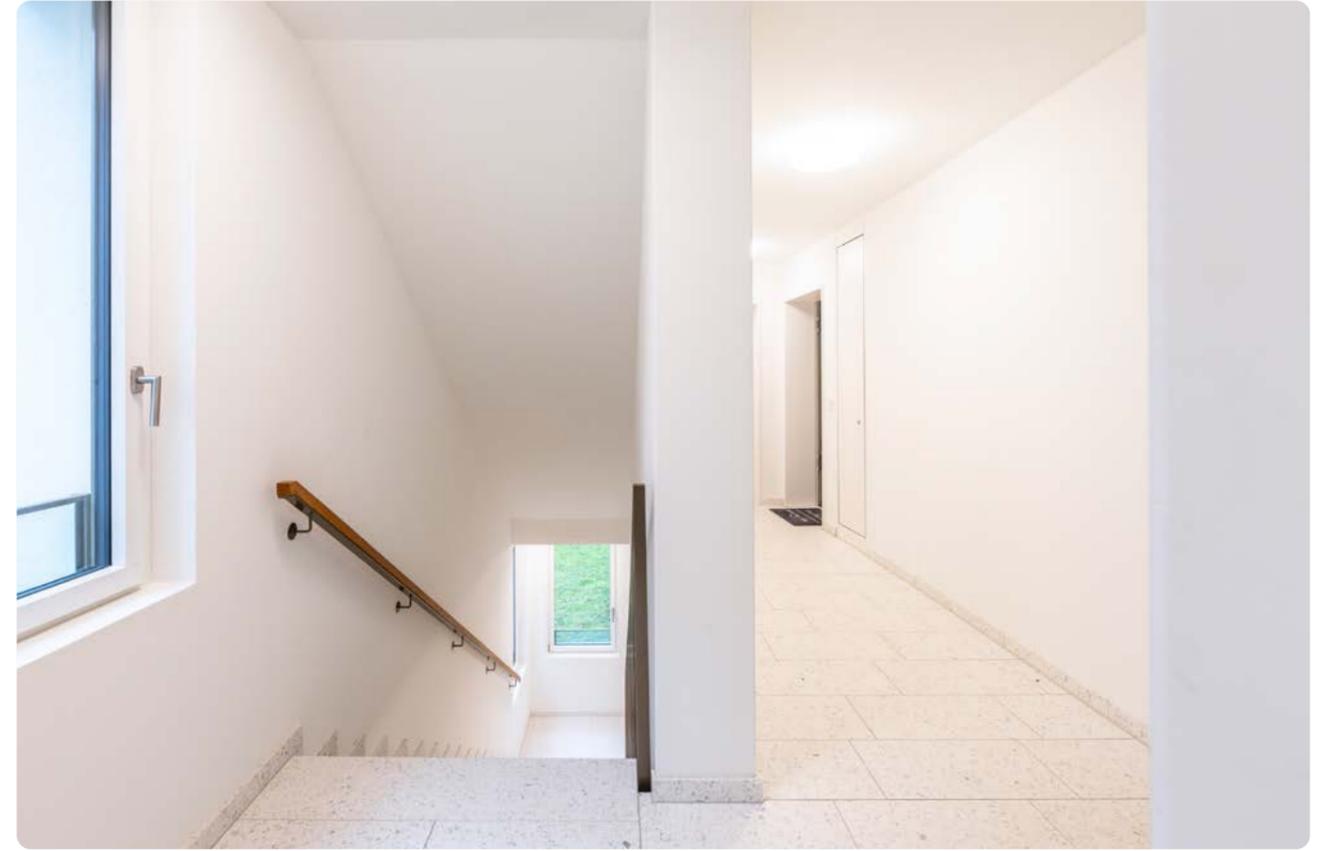
- Privileged location on the shores of Lake Lucerne, with magnificent lake and mountain views, a warm and mild climate and many hours of sunshine
- Cable car to Rigi-Kaltbad in close proximity with lovely hiking paths, winter sports and public mineral baths
- Beautiful Lake Lucerne with bathing area only a few steps away
- Shopping, schools and sports facilities in the vicinity



Road leading to Spycherweg



Conveniently by lift or stairs to the apartment entrance



Entrance area with lift



Entry – arrive and feel at home

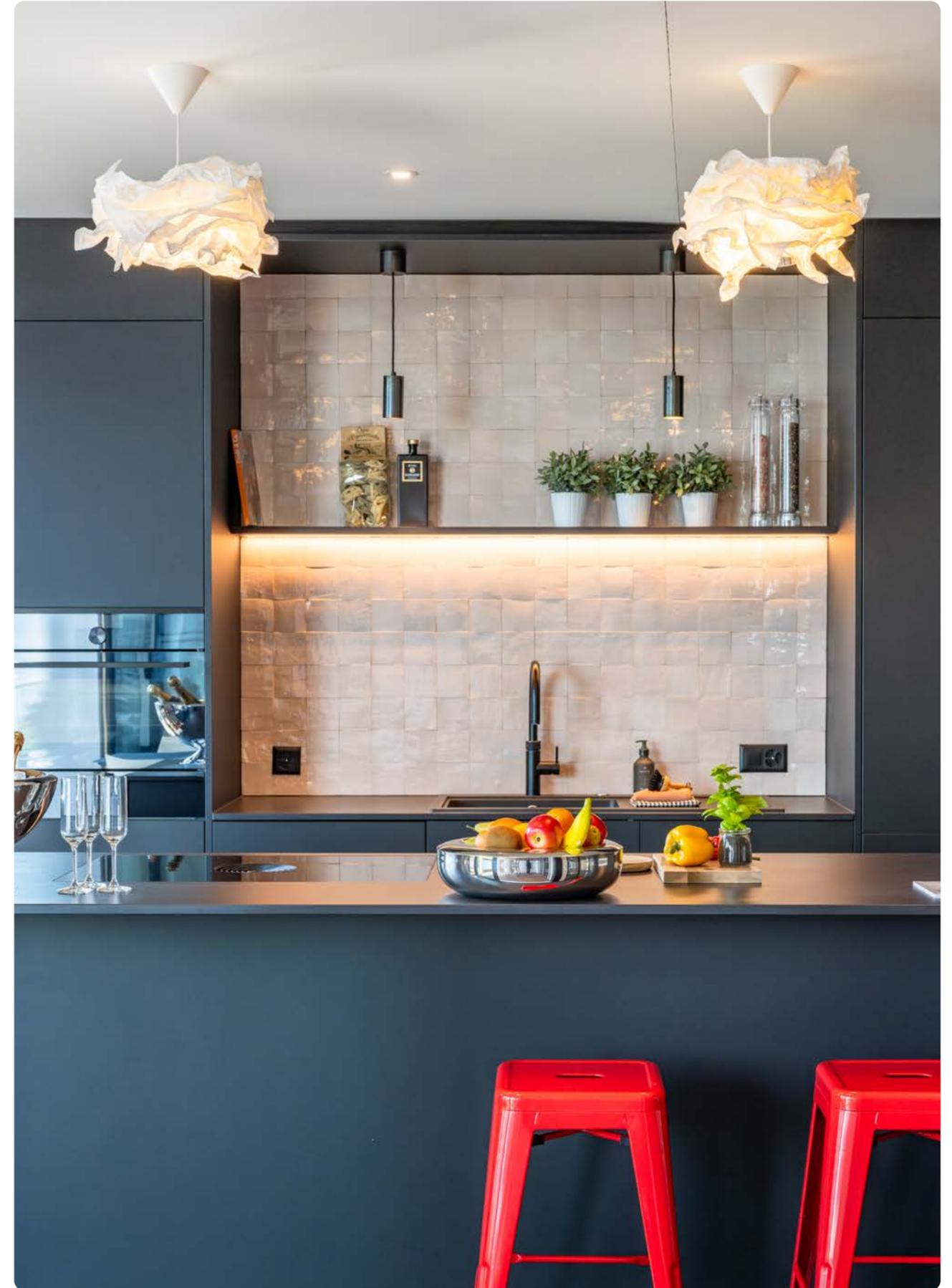




Elegant, modern kitchen in dark anthracite



Cooking island with a breakfast bar



Moments of delight with fantastic views



Clear lines and top-quality materials



Partially open kitchen ...



... with a glass partition wall





LIGHT, SPACE AND VISTAS
PERFECTLY BALANCED



Room 1 with a gallery



With spacious built-in closets



Gallery – bright and cosy



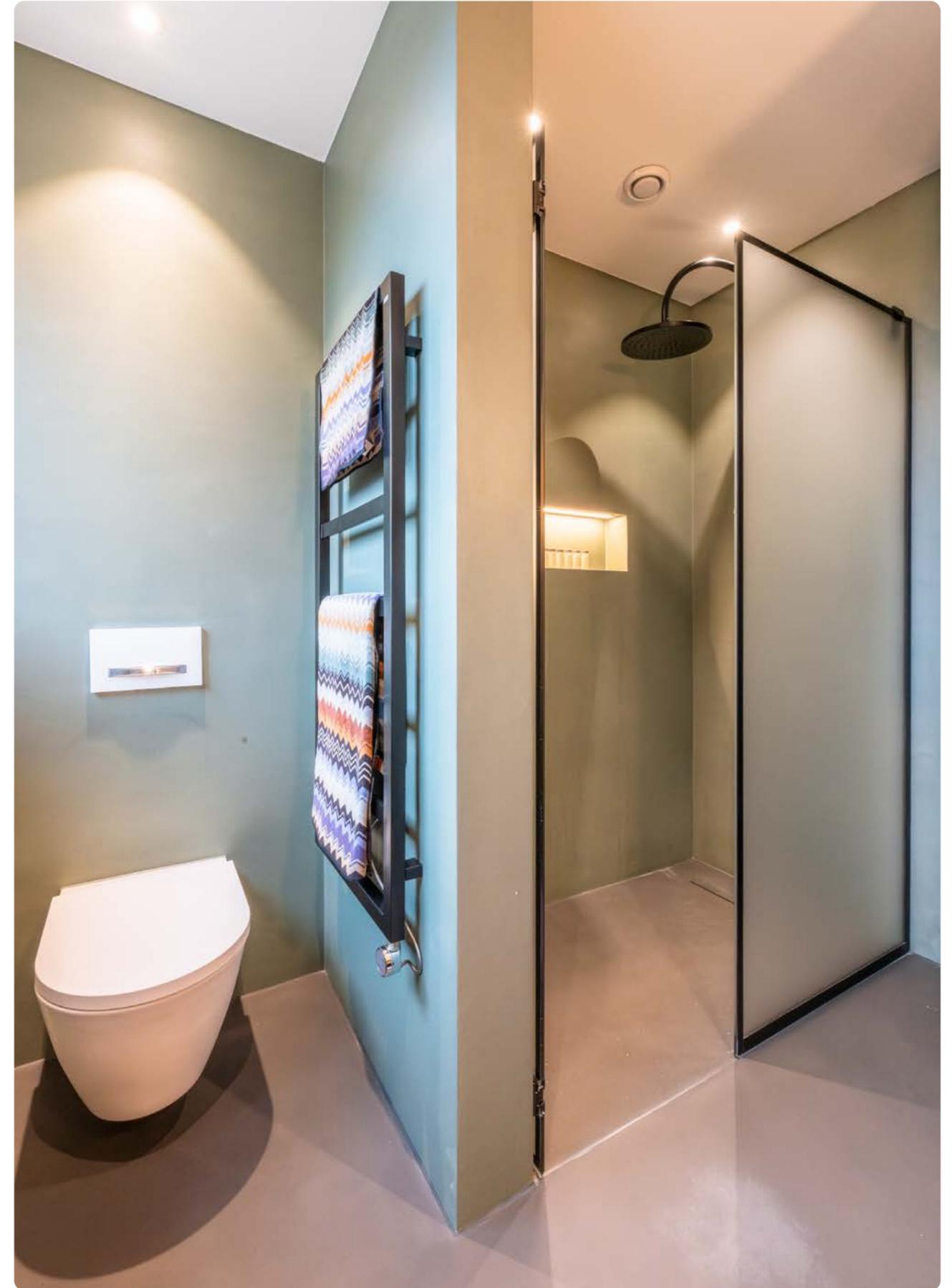


ROOM 2 – STYLISH
RELAXATION

Bathroom 1



With a floor-flush rain shower



Bathroom 2



With attention to detail



Moments of relaxation in the designer bathtub



Sun-drenched living area



Fantastic living ambiance





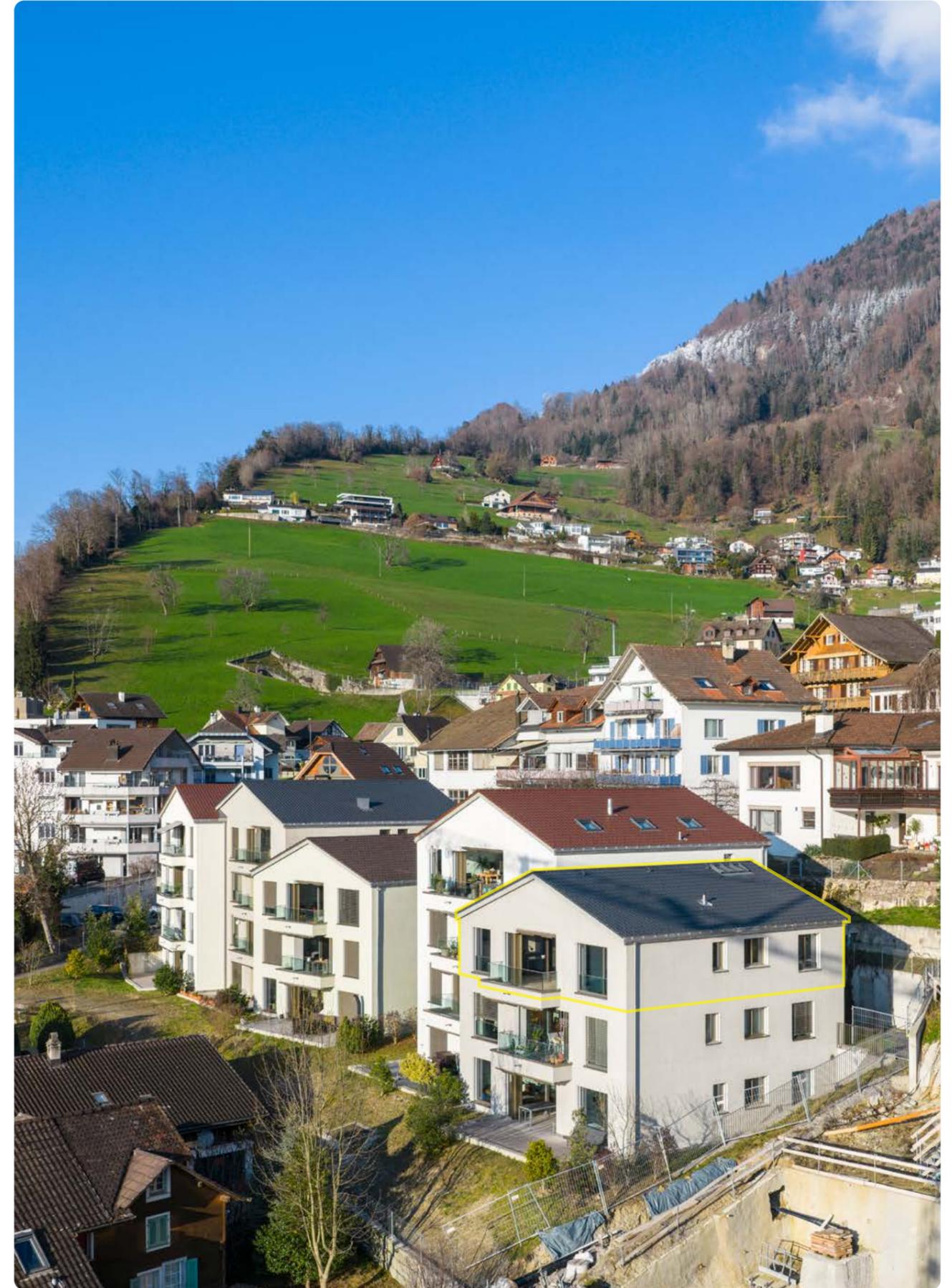
Loggia with above-average ceiling height



Enjoying the lake and mountain views



Sun-drenched southwest orientation



QUALITY OF LIFE - AS
BEAUTIFUL AS IT GETS



Underground garage entrance at the end of Spycherweg



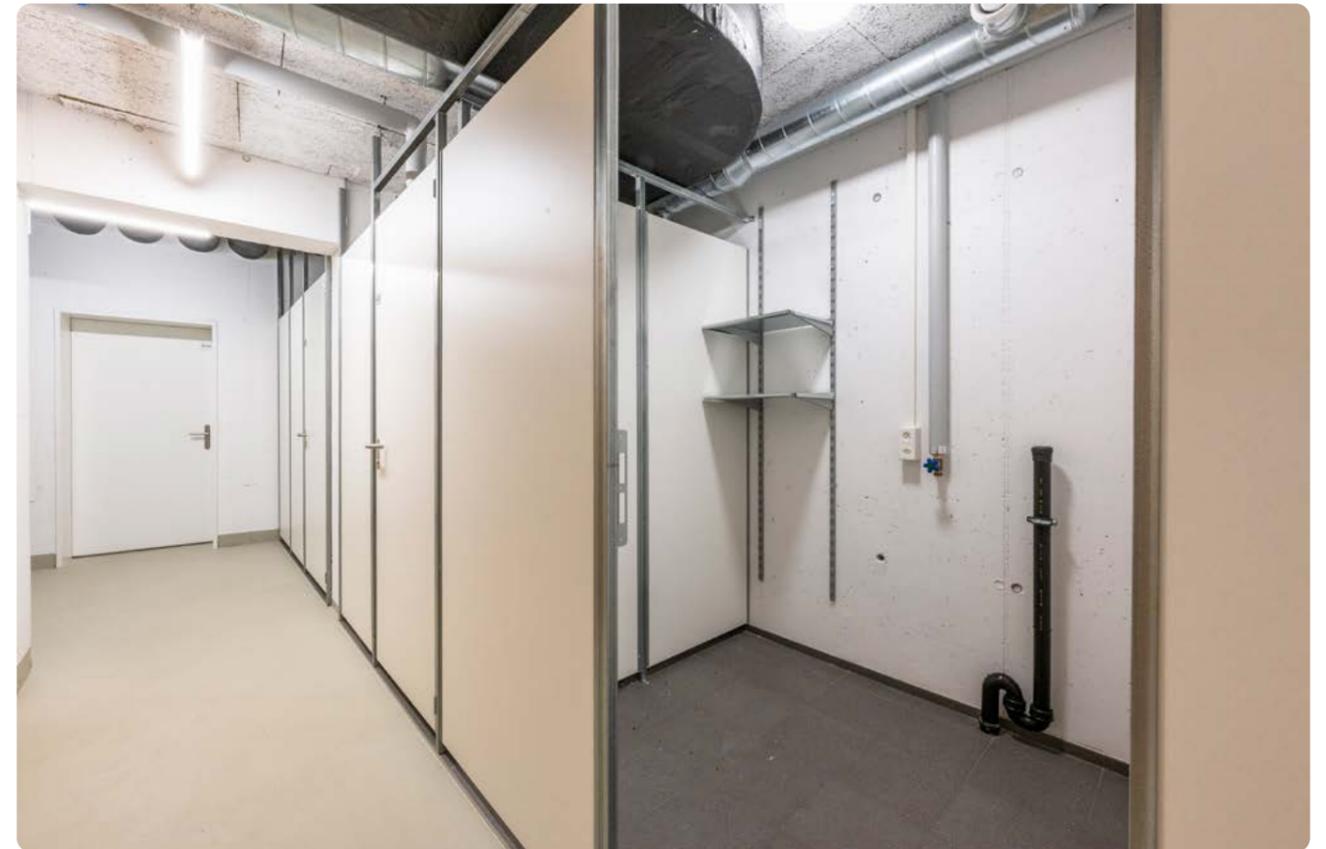
Cellar on the basement floor



Underground parking spaces no. 29+30

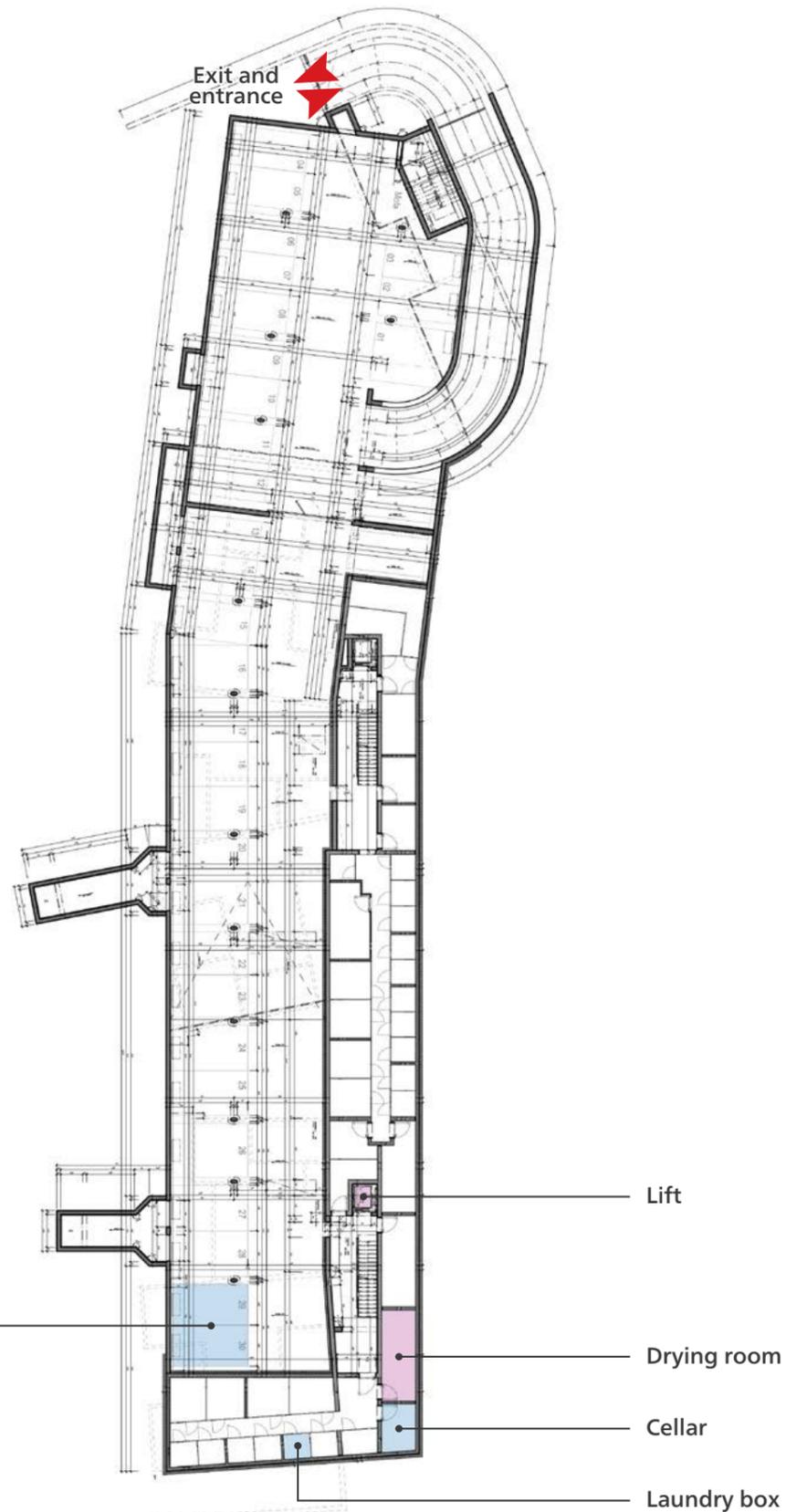


Laundry box



LAYOUT

Basement level / Underground garage

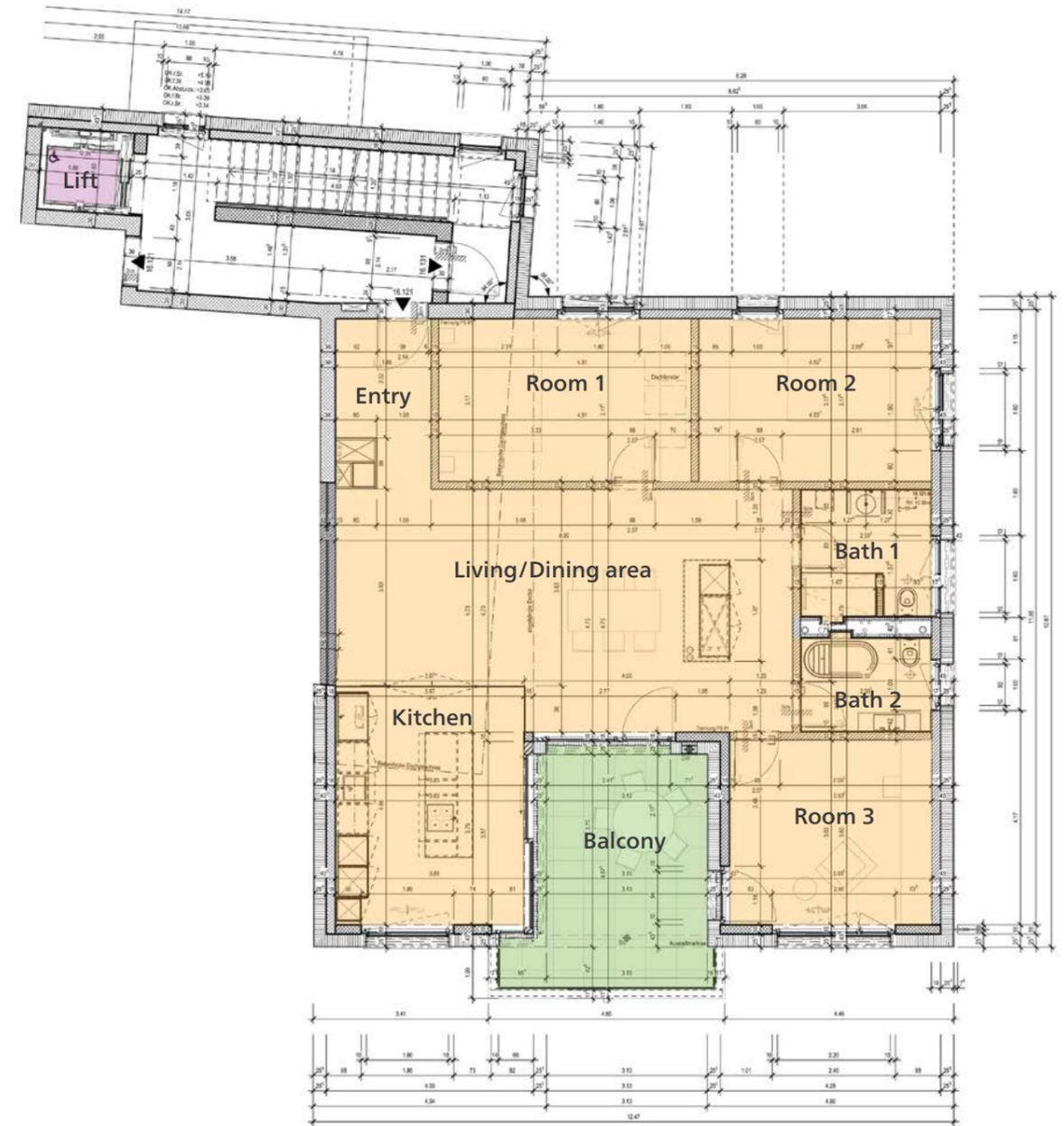


Underground parking spaces no. 29+30

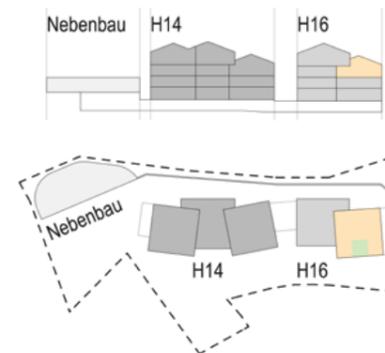
- Ancillary spaces
- Joint use

LAYOUT

2nd floor



- Living area
- External spaces
- Joint use



«NeuBühl» shopping centre in Weggis



Golf courses in Küsnacht a. Rigi and in Meggen



Weggis with its many restaurants



Shopping in Lucerne



WEGGIS – LAKE VISTAS
AND ALPINE PANORAMA



RESIDENCE IMMOBILIEN

Outperform. With passion.