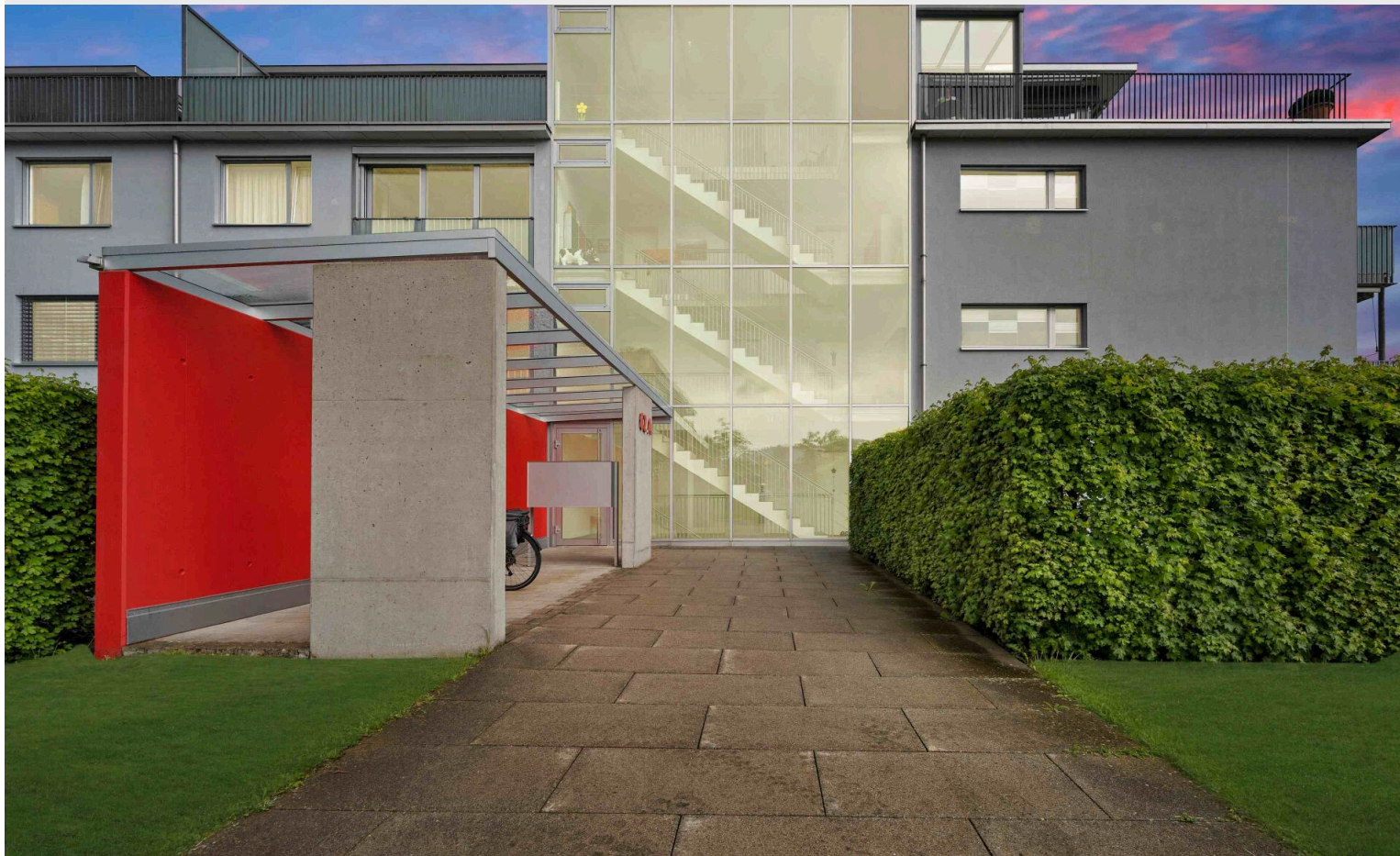


5.5 ROOM FLAT WITH LARGE TERRACE FOR SALE

"Experience luxury and comfort in your modern 5.5 room flat - your perfect home in Unterägeri!"



ADDRESS

Zugerstrasse 62A, 6314
Unterägeri



PROPERTY TYPE

Flat



SALES PRICE

CHF 1'760'000.-



AVAILABLE FROM

On Request



NET LIVING AREA

141 m²



ROOMS

5.5



YEAR BUILT

2005

Table of Contents

About the Municipality	03
Location of Property	04
Infrastructure	05
Description	07
Detail description	09
Impressions	11
Mortgage affordability calculation	21
Contact	22

Welcome to the No. 1 in real estate sales

How good it is to know someone who can take the pressure off you! Especially with such a complex topic as the sale or purchase of houses and the sale or purchase of flats or building land. Here it is a question of money - and also nerves. Whether it's a single-family house, a condominium flat, a holiday home, a villa or building land: your RE/MAX professional stands up for you and is worth every centime. Because we use a unique network and the largest selection of both residential and of residential property as well as solvent customers. So you have free to concentrate on the essentials: handing over or taking over the property -handover or takeover. We position ourselves with commitment, creativity and negotiating skills.

YOUR BENEFIT is that we can bring together all parties involved in the project, such as the seller, the buyer, bank, notary etc. so that the sale process can take place as quickly as possible. Process can take place as quickly as possible.

About the Municipality Unterägeri

6314 Unterägeri is located in Canton Zug. The population of the political community of Unterägeri has changed an average of +1.0% yearly over the last 5 years, reaching 9,010 inhabitants (as of 31. Dec. 2021). The tax charge is 5.3% (Canton: 5.3%). The ongoing residential construction activity of the municipality has recorded an average 1.2% per year over the last 5 years, while the current vacancy rate stands at 0.4% (as of 1. Jun. 2022). Property prices have changed by +40.8% over the last 5 years (Canton: +37.4%).

Details about the Locality

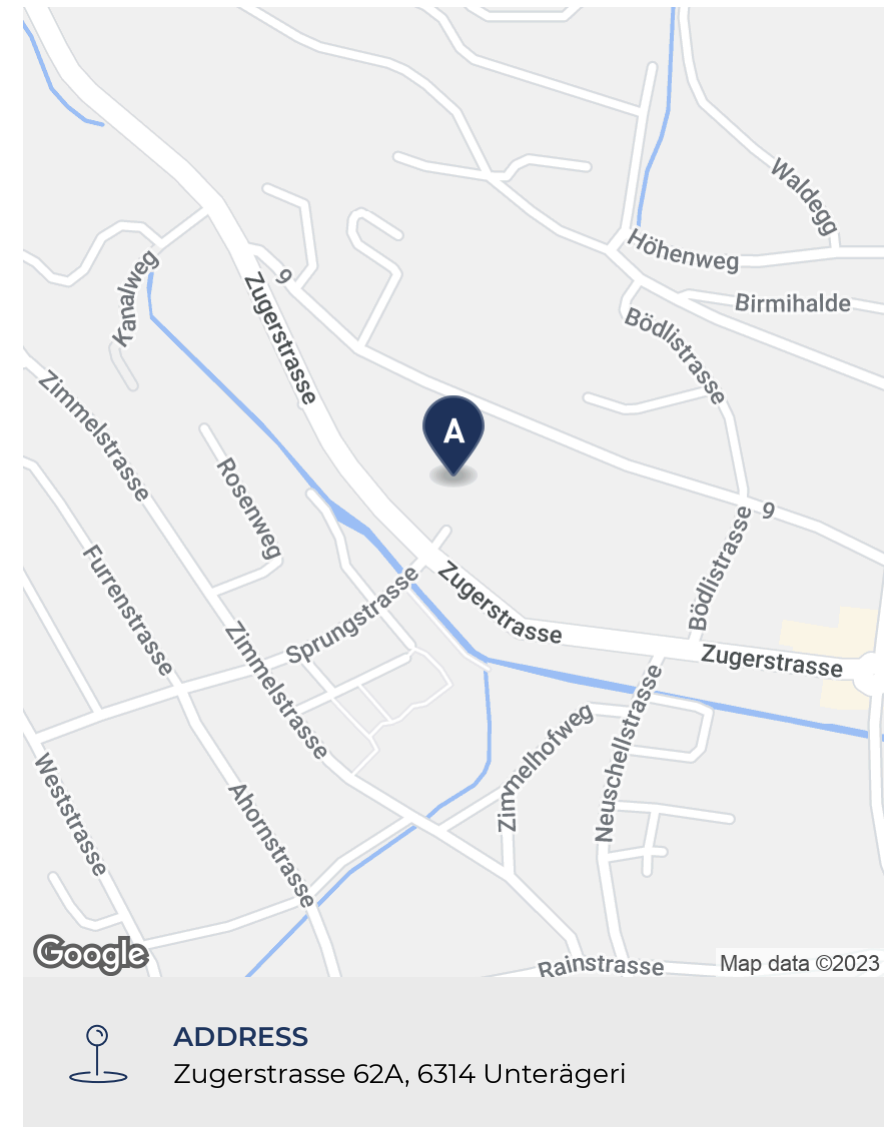
This condominium offers you a **very good residential location**. In addition, there are some special features that make this flat something very special.

The **sunlight is excellent and the large terrace offers a wonderful view**. So you can enjoy the sun's rays to the fullest. The level and quiet location makes for a pleasant living environment.

The immediate vicinity is **characterised by newer developments**, most of which were built between 2000 and 2005. Its **neighbourhood is mixed and friendly**, which makes for **pleasant living together**.

The **infrastructure is very good. Grocers, shopping centres, doctors, dentists, banks, etc. are within walking distance**. For leisure activities, there are numerous possibilities in the immediate vicinity. **Recreational areas and Lake Aegeri are within walking distance and invite you to relax and enjoy nature**. The nearest forest is also only about 275 metres away. In terms of transport, the location is well connected to the road network, and public transport connections are very good. The nearest public transport stop is only 58 m away, the public transport accessibility quality is rated B-C (good - medium accessibility). The nearest motorway access is 7.9 km away.

The location is quiet and there is no aircraft noise. This condominium offers you pleasant living in a prime A-location with many advantages.



ADDRESS

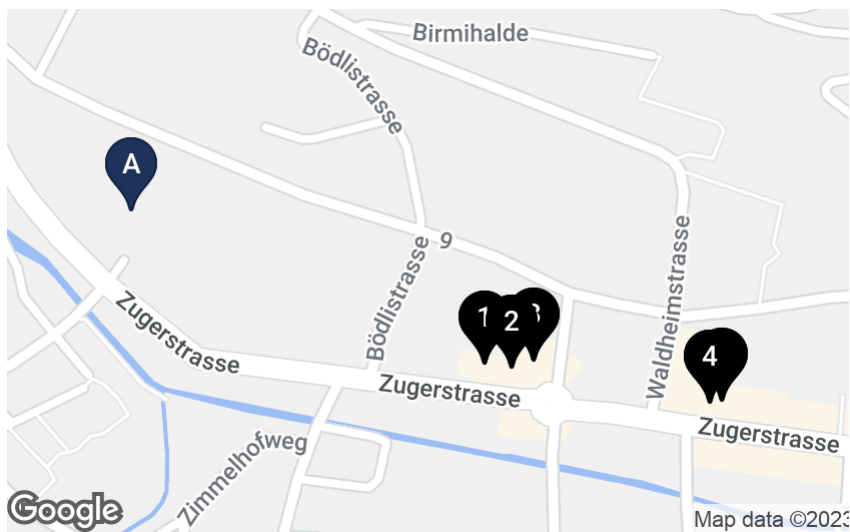
Zugerstrasse 62A, 6314 Unterägeri

Infrastructure



Schools and educational institutions

1	Kindergarten Euwmatt	233 m	4'	3'	2'
2	Schulanlage Acher,	559 m	9'	5'	3'
3	Bossard Schule	588 m	8'	3'	2'
4	Schule Unterägeri	618 m	12'	6'	4'
5	Kindergarten	686 m	10'	4'	3'



Shopping

1	Denner Discount	312 m	4'	2'	2'
2	Shopping	333 m	5'	2'	2'
3	Migros Supermarkt	347 m	6'	3'	2'
4	Coop Supermarkt Unterägeri Chilematt	494 m	7'	3'	2'
5	The Shops at Chilematt	503 m	7'	3'	2'



Public Transport

1	Bushaltestelle "Zimmel"	57 m	1'	1' 1'
2	Zug SBB-Hauptbahnhof	93 m	-	- 15'
3	Zürich SBB-Hauptbahnhof	33 m	-	- 49'

Description

Experience luxury and comfort in your modern 5.5 room flat - your perfect home in Unterägeri!

Spacious, modern 5.5 room flat with large terrace, fireplace and modern facilities in a prime location in Unterägeri for sale!

We present this **spacious and age-appropriate 5.5 room flat** with fireplace and high-quality flooring in a central location in Unterägeri. The flat is free of obstacles and offers you a comfortable and luxurious living ambience in a quiet environment.

The flat impresses with numerous highlights that raise your living comfort to a new level:

- A **spacious living room with an inviting fireplace**, which provides a cosy atmosphere and comfortable warmth in the cold winter months.
- **A beautiful and well-equipped kitchen with modern V-Zug appliances:** Immerse yourself in your dream kitchen - a place that not only brings your culinary creations to life, but also forms the heart of your new home.
- **Modern, high-quality floor coverings** that not only look classy, but are also easy to clean and hard-wearing.
Large floor-to-ceiling window areas that flood the flat with natural light and offer a magnificent view of the surrounding landscape.
- **Generous and sunny rooms** that offer plenty of space for your individual living needs, be it for a home office, a children's room, a fitness area or a cosy reading corner.
- The **covered and large terrace** invites you to relax outdoors and

offers a picturesque view of the surrounding landscape. Here you can enjoy your free time and experience the tranquillity of the surroundings.

A washing machine and tumble dryer in the flat offer you the convenience of doing your laundry from the comfort of your own home.

- All rooms are equipped with WLAN and TV connections to keep you connected to the world at all times.
- **2 large garage spaces in the underground garage**
- **Separate storage room** (additional value quote 4/1000)

The flat with a **generous floor plan of 141 m² net living space** has been specially tailored to the needs of families and people with **high comfort requirements and enables exclusive and barrier-free living.**

Despite the central location, the residential area is very quiet and offers a relaxed and private atmosphere. Arrange a viewing appointment today after checking the affordability with your financing partner.

Sales processing

Our team will be happy to answer any questions you may have in connection with the purchase of this property. No guarantee can be given for the information in this documentation. **The actual conditions of the property on site or the legal regulations apply.**

DEPOSIT / RESERVATION:

The reservation is made on the basis of a confirmation of financing from a Swiss financial institution and an initial deposit of CHF 60,000, which is part of the purchase price and does not bear interest. The reservation de-

posit is due immediately to the reservation account of Lage A Immobilien GmbH, Neugasse 18, 6300 Zug.

PURCHASE CONTRACT:

The purchaser shall submit an irrevocable promise of payment from a Swiss financial institution as security for the purchase price on the occasion of the public notarisation of the property purchase contract.

PAYMENTS:

Down payment on the occasion of the reservation CHF 60'000.-. Final payment of the purchase price on the date of transfer of ownership, secured by an irrevocable promise of payment from a Swiss financial institution.

NOTARY AND LAND REGISTRY FEES:

The notary and land registry fees are borne equally by the buyer and the seller. The fees for the establishment of additional promissory notes are borne by the buyer.

REAL ESTATE GAINS TAX:

The real estate gains tax is borne by the seller and is secured in the purchase contract.

OFFER CHARACTER:

The price is a guide price. Depending on supply and demand, it may be adjusted to the market. All information is subject to change and non-binding and serves as general information. The conditions encountered on site and the actual dimensions are decisive. Similarities in all pictures and plans are for illustrative purposes only and are not included in the purchase price. No commission claims arise from the passing on of this sales documentation to third parties. Neither against the seller nor against Lage A Immobilien

GmbH.

VISITATION:

Convince yourself of this attractive property and arrange a viewing appointment today. After clarifying the affordability with your bank, do not hesitate to arrange a viewing appointment. We look forward to presenting this property to you in person!

Detail description

Key facts

Available from	On Request
Floor	1
Rooms	5.5
Bathrooms	2
Floors	3
Year built	2005
Condition	Well tended
Ceiling height	2.4 m
Heat generation	Oil heating
Heat distribution	Floor heating

Offer

Sales price	CHF 1'760'000.–
Extra Costs	CHF 640.– / month
Official tax value	CHF 569'000.–
Imputed rent value	CHF 22'600.–
Renewal fund input	CHF 1'508.–
Renewal fund value	CHF 23'811.–
Renewal fund date	31.12.2022

Integrated offers

2 x Connected garage

CHF 80'000.–

1 x Storage basement

CHF 10'000.–

Areas

Net living area	141 m ²
Cellar space	8 m ²
Terrace space	21 m ²
Ownership share	79/1000

Features

- ✓ Animal friendly
- ✓ Balcony
- ✓ Cable TV
- ✓ Child friendly
- ✓ Chimney fireplace
- ✓ Garage
- ✓ Has elevator
- ✓ Mountain view
- ✓ Quiet
- ✓ Sunny
- ✓ Tumbler
- ✓ Washing machine
- ✓ Well tended
- ✓ Wheelchair accessible

Impressions





















Mortgage affordability calculation

Financing example

Calculation	CHF	CHF / Month	CHF / Year	%	
Purchase price	1'760'000.–			100.00%	Effective purchase price paid, excluding any transaction costs such as taxes or fees.
Borrowed Capital	1'408'000.–			80.00%	The loan-to-value ratio should not exceed 80% of the purchase price.
1st mortgage	1'173'333.–				The 1st mortgage normally amounts to two thirds of the purchase price and is not subject to amortisation.
2nd mortgage	234'667.–				Total debt minus the 1st mortgage. The second mortgage must be repayed within 15 years.
Equity	352'000.–			20.00%	
Costs		8'637.–	103'644.–		
Interest		5'867.–	70'400.–	5.00%	The interest costs are based on the imputed interest rate of the banks.
Amortisation		1'304.–	15'644.–		Repayment of the 2nd mortgage within 15 years.
Maintenance and ancillary / incidental costs		1'467.–	17'600.–	1.00%	The reference value for the annual maintenance and ancillary costs is 1% of the purchase price.
Gross income		25'911.–	310'933.–		Income from employment, before deduction of social security contributions.
Mortgage affordability				33.33%	Mortgage affordability is calculated as a percentage and should not exceed one third of your gross salary.

The mortgage affordability calculation results from the purchase price and the acceptance of the standard financing guideline values. Lage A Immobilien GmbH does not assume / will not assume any responsibility for the accuracy and completeness of the statement. All of the calculation results are (solely) informative and nonbinding. Dispositions on the basis of calculation results are to be carried by the interested parties at their own risk. The calculation results do not represent recommendations. The interested parties themselves are responsible for the interpretation of the calculation results. Liability for any damages resulting from the use of or interpretation of the mortgage affordability calculation is excluded.

Contact



Your contact person

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Provider

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Opening hours

Monday 10.00 - 17.00

Tue. till Thu. 09.00 - 17.00

Friday 09.00 - 12.00

Saturday by appointment

Disclaimer

Legal notice: Each RE/MAX franchise and licensee is a legally independent company. The property data is based on information provided by the client, for which we assume no liability. We assume no liability for inheritance and tax law.