

**NEXT**

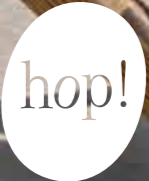


**SUB URBAN  
ROOF  
TOP**

LIVING BESIDE THE  
IDYLLIC LAKE ZURICH

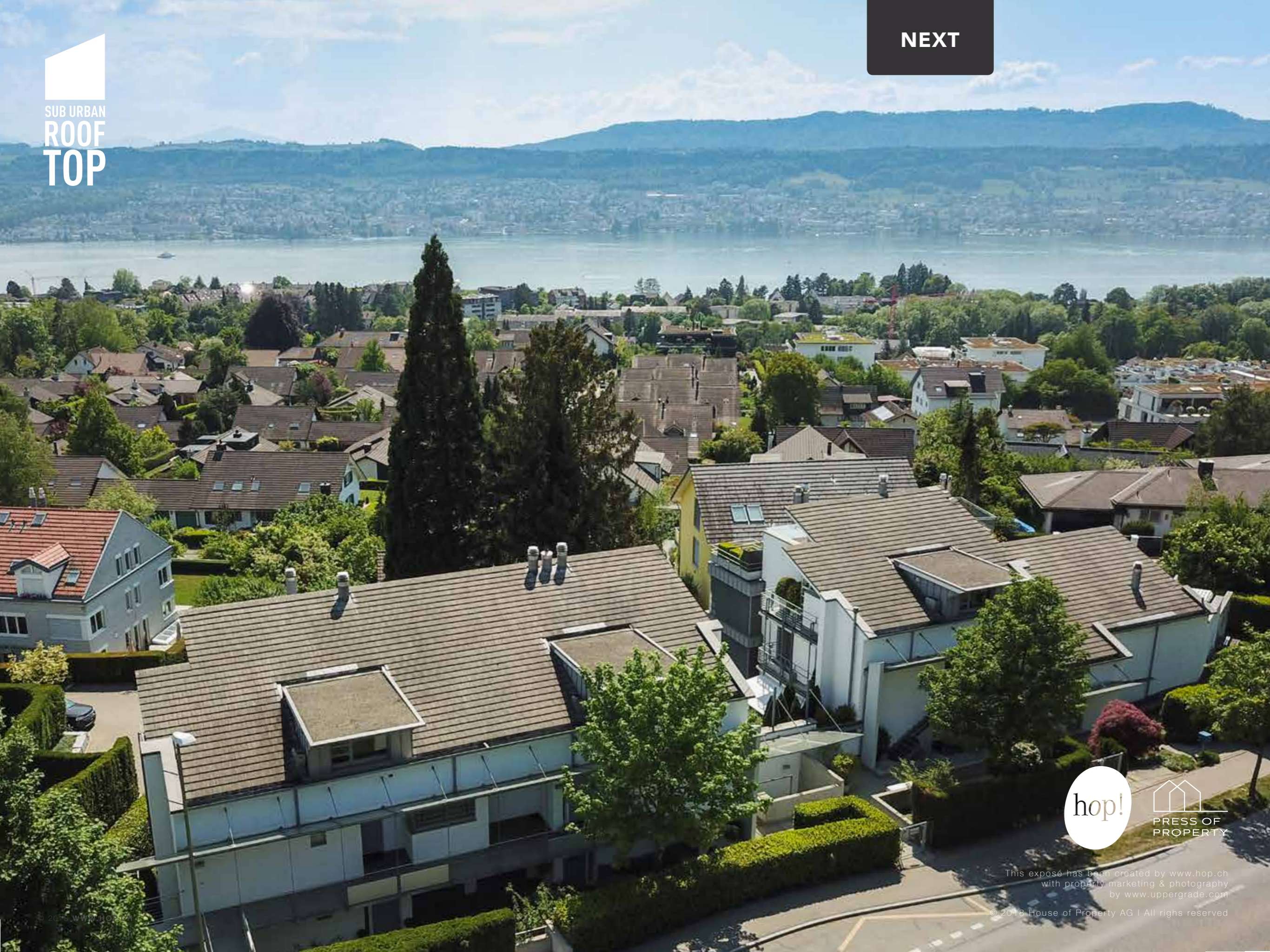
---

IN THE MIDDLE  
AND HIGH ABOVE



This exposé has been created by [www.hop.ch](http://www.hop.ch)  
with property marketing & photography  
by [www.uppergrade.com](http://www.uppergrade.com)

© 2018 House of Property AG | All rights reserved.

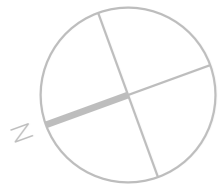
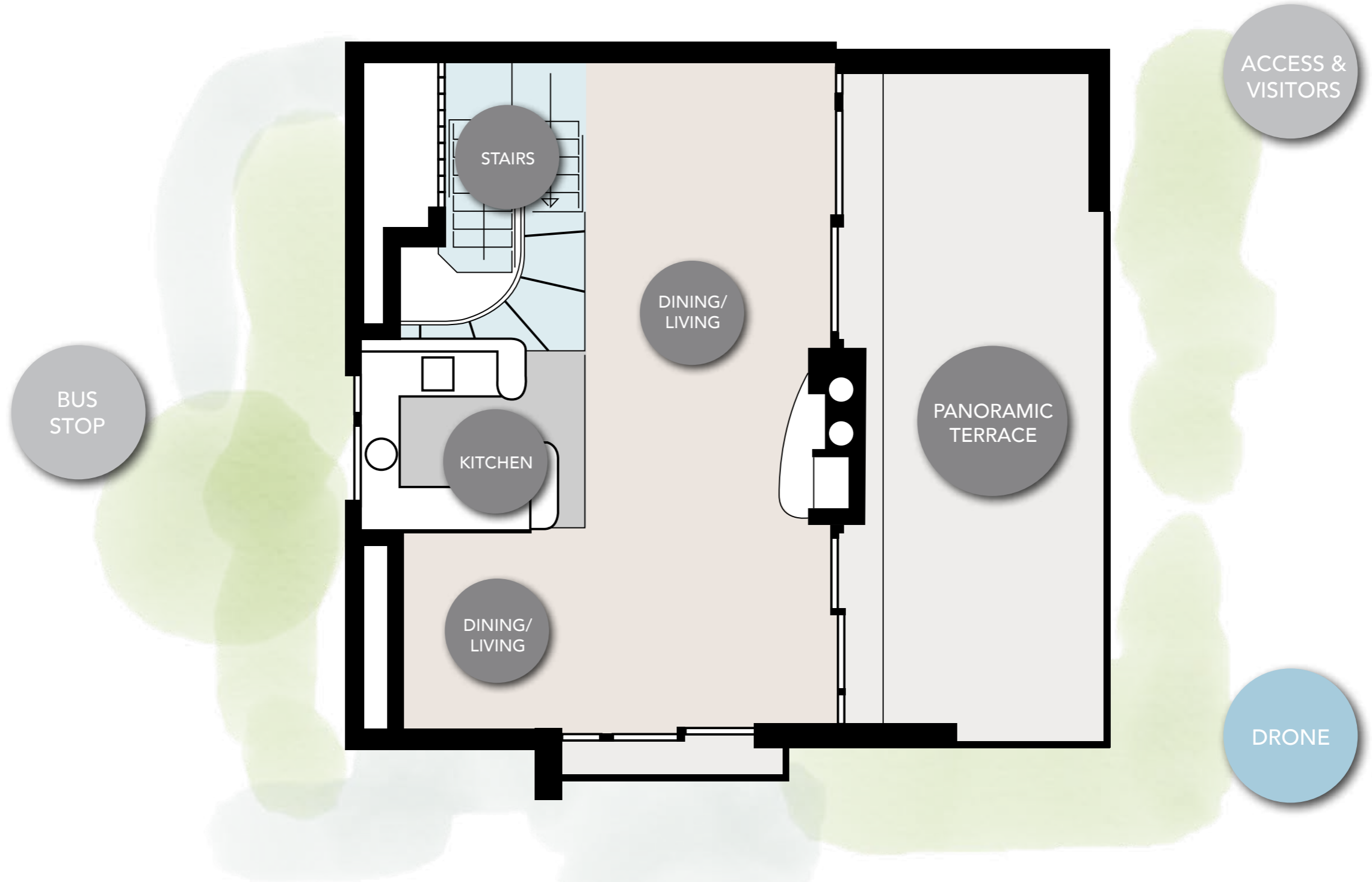


This exposé has been created by [www.hop.ch](http://www.hop.ch)  
with property marketing & photography  
by [www.uppergrade.com](http://www.uppergrade.com)



This exposé has been created by [www.hop.ch](http://www.hop.ch)  
with property marketing & photography  
by [www.uppergrade.com](http://www.uppergrade.com)

© 2016 House of Property AG | All rights reserved



FACTS

COSTS + FEES

BUILDING SPECS

FLOOR PLANS

LAND REGISTER

LOCATION



FACTS

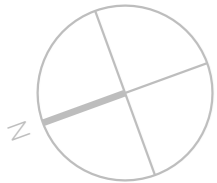
COSTS + FEES

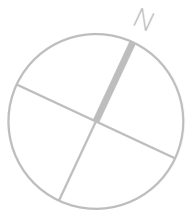
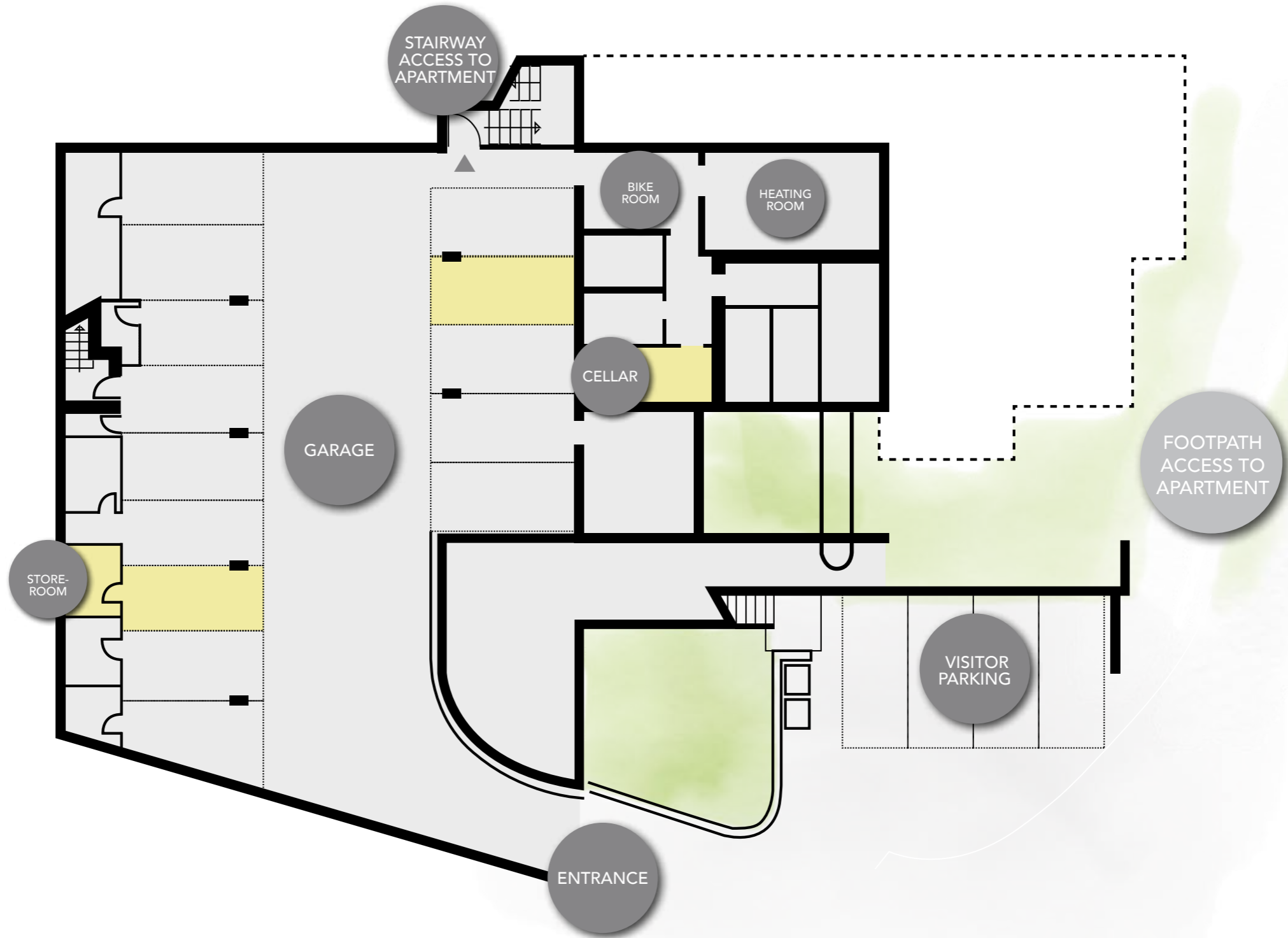
BUILDING SPECS

FLOOR PLANS

LAND REGISTER

LOCATION





- FACTS
- COSTS + FEES
- BUILDING SPECS
- FLOOR PLANS
- LAND REGISTER
- LOCATION

BACK

NEXT

# FACTS AT A GLANCE

## SUB URBAN ROOF TOP – LIVING BESIDE THE IDYLIC LAKE ZURICH

For sale in Herrliberg, located on the Gold Coast – a 4½-roomed maisonette attic apartment with panoramic terrace, in the middle and high above

This two-story rooftop apartment, is idyllically situated on the “top terrace” of the sought-after Herrliberg district, high above the shores of Lake Zurich. It is part of a small, well-maintained apartment complex with just six parties on all levels, with a beautiful vista of the lake and the mountains and a marvellous sky that appears to be no more than an arm’s length away.

The apartment has a separate entrance. On the two floors, a superb blend of modern architecture and high-quality natural materials, such as, wood, glass, stone and steel, all in perfect condition, making for lavish living in a generously proportioned area of 165m². Enjoy a harmonious mix of intimacy and freedom in this lofty, light-flooded apartment. A particular feast for the eyes are the enormous rooftop terrace and the loft-like living area under the roof, which offer an unobstructable panoramic view and a room height of up to four meters. The upper floor houses three large bedrooms with wide window facades, fine fixtures, the most beautiful pearwood floors, two bright bathrooms and a laundry and storeroom. The open construction style with glass stairs in the main hallway welcomes both residents and guests with a unique play of light. Two parking spaces in the underground parking garage and two rooms in the basement complement the luxurious overall package.

The bus stop is close to the house; the lakeside bathing facility is exclusively accessible to Herrliberg residents and the Seehaus (Lake House) is available for special occasions. Low tax rates make Herrliberg to one of the most desired residential areas in Zurich.

|              |   |
|--------------|---|
| Address      | Eschenweg / Forchstrasse 216, 8704 Herrliberg     |
| Rooms        | 4 1/2 rooms                                       |
| Type         | Maisonette attic apartment with panoramic terrace |
| Units        | Small complex with just 6 parties                 |
| Actual state | Building and apartment in perfect condition       |

|                      |   |
|----------------------|---|
| Living space         | 165 m2  |
| Outbuildings         | Cellar + storeroom  |
| Terraces & balconies | Panorama terrace 40 m2 on attic floor<br>Balconies 10 m2 + 2 m2 on upper floor<br>Seating corner 4 m2 at entrance   |
| Parcel               | Land register No. 6269 of Herrliberg  |
| Year of construction | 1997, 2014 - 2018 renewed throughout  |
| Architecture         | Andreas Ostertag Architekt, Zollikerberg  |
| Insurance No.        | 3174  |
| Notes & easements    | According to the land register record   |
| Tax value            | CHF 861'000   |
| Imputed rental value | CHF 30'200 pro Jahr   |
| Tax rates            | Commune Herrliberg 78 %<br>Roman-Catholic / Evangelic-Reformed Church 9 %<br>Christian-Catholic Church 14 %   |
| Purchase price       | CHF 2'080'000, plus parking spaces & storeroom  |
| Reference date       | Available immediately or by arrangement   |
| Your contact         | <b>Daniela Ochsner</b><br>HOUSE OF PROPERTY AG<br>MON - FRI 09 AM to 08 PM   SAT 09 AM to 12 AM<br>Phone +41 44 576 66 57<br>Email daniela.ochsner@hop.ch |

### IMPRINT

© MADE BY HOUSE OF PROPERTY AG

All given information is to the best of our knowledge but without engagement. This document is not an offer, non-binding and confidential. The transmission of this expoé is not permitted without consent of the owner and/or HOUSE OF PROPERTY AG.

PROPERTIES FROM  
ITS BEST SIDE

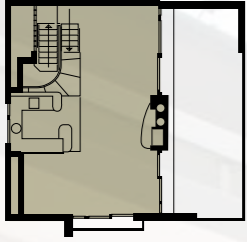




ATTIC

1ST

GARAGE



TERRACE

FURTHER PERSPECTIVE

KITCHEN

MATERIALS

FURTHER PERSPECTIVE

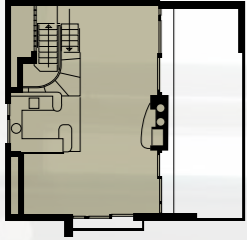
SUB URBAN ROOF TOP  
IN THE MIDDLE AND HIGH ABOVE

A BLEND OF EXQUISITE  
MATERIALS, PLENTY OF  
LIGHT AND PRIVACY

ATTIC

1ST

GARAGE



TERRACE

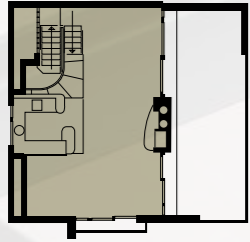
MATERIALS

FURTHER  
PERSPECTIVE

ATTIC

1ST

GARAGE



1ST FLOOR



FURTHER PERSPECTIVE

KITCHEN

FURTHER PERSPECTIVE

MATERIALS

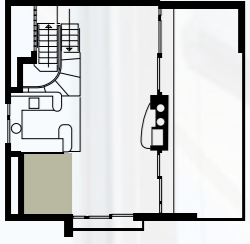
TERRACE

ATTIC

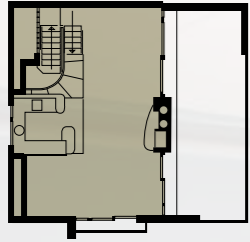
1ST

GARAGE

BACK



FURTHER  
PERSPECTIVE



ATTIC

1ST

GARAGE

KITCHEN

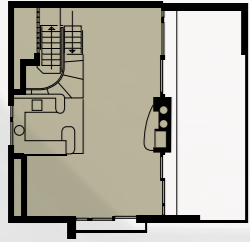
TERRACE

FURTHER  
PERSPECTIVE

ATTIC

1ST

GARAGE



VIEW

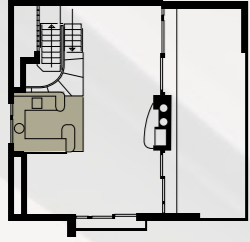
EQUIPMENT

FURTHER  
PERSPECTIVE

ATTIC

1ST

GARAGE



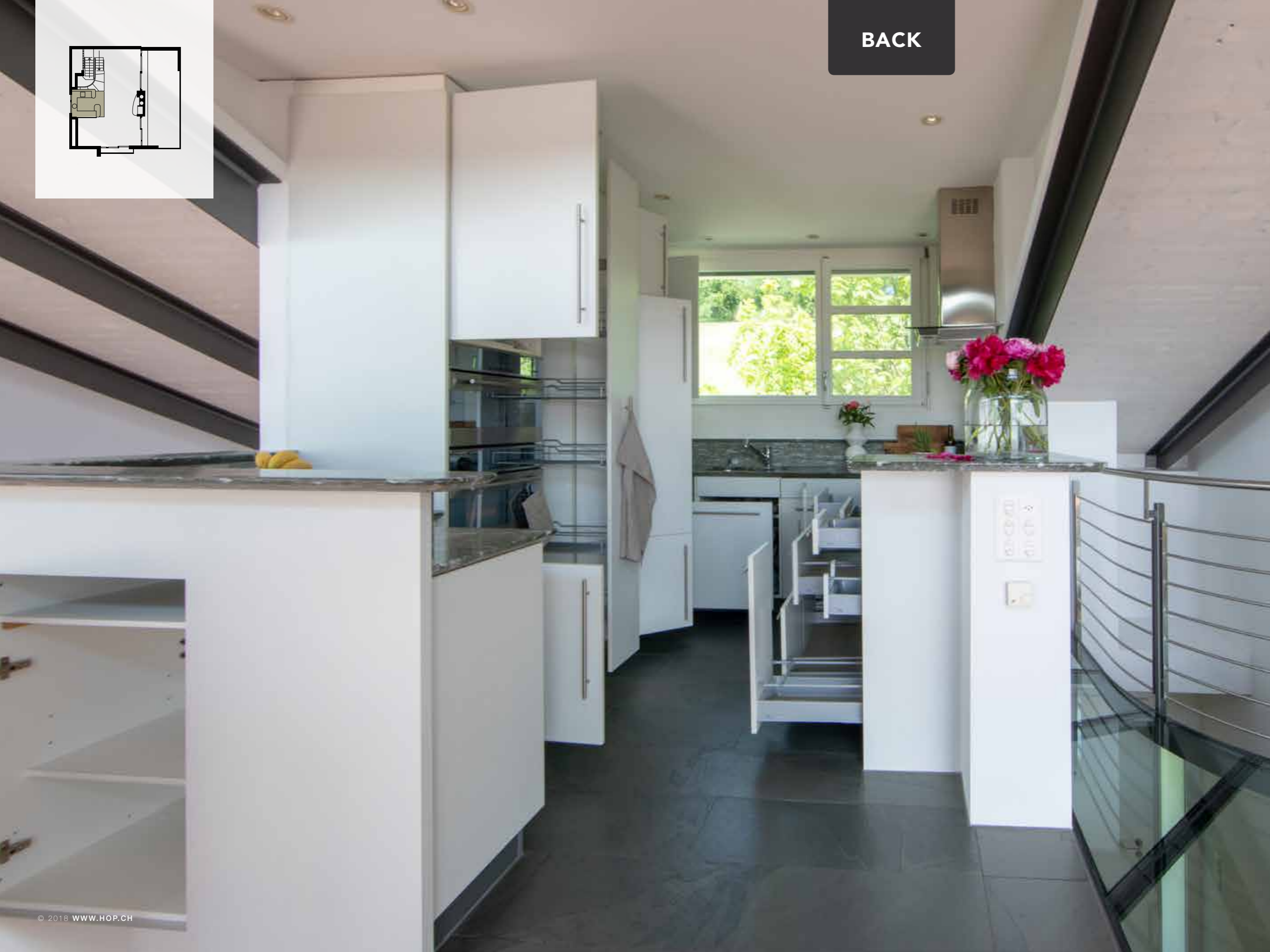
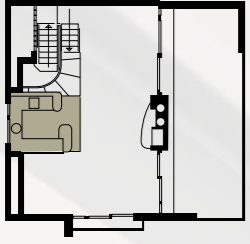
EQUIPMENT

VIEW

FURTHER PERSPECTIVE

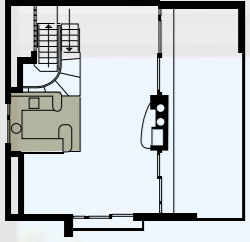
OPEN CABINETS

BACK





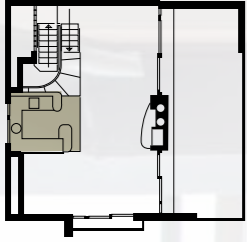
BACK



ATTIC

1ST

GARAGE



TERRACE

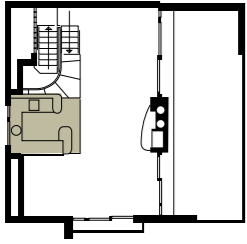
EQUIPMENT

ATTIC

1ST

GARAGE

BACK



WHERE COOKING  
BECOMES THE FOCUS

NEW EQUIPMENT  
AND LUSH GREEN  
VEGETATION,  
ALWAYS AT EYE LEVEL

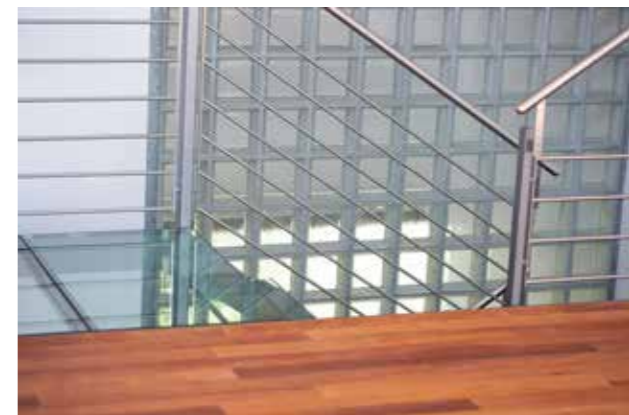


ATTIC

1ST

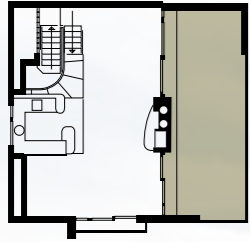
GARAGE

BACK



MATERIALS MADE BY NATURE

PEARWOOD,  
SLATE, GLASS,  
STONE UND STEEL



ATTIC

1ST

GARAGE

BACK

DRONE

ZOOM

FURTHER  
PERSPECTIVE

180°  
VIEW

FURTHER  
PERSPECTIVE

ATTIC

1ST

GARAGE

DRONE  
1

DRONE  
2

DRONE  
3

BACK

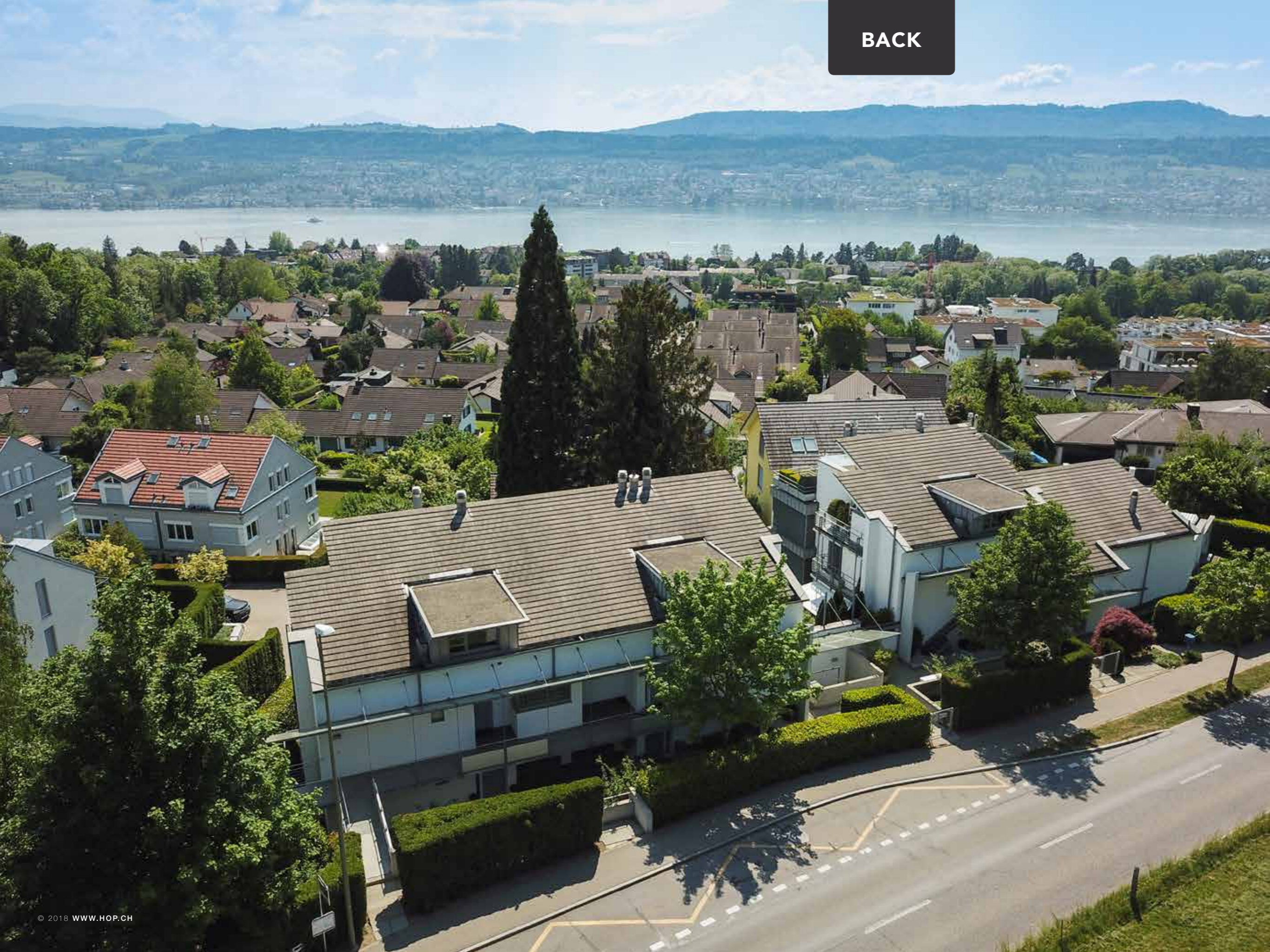


BACK





BACK





ATTIC

1ST

GARAGE

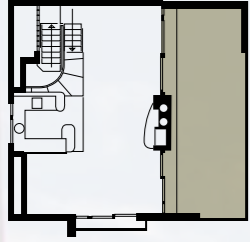
DRONE

180°  
VIEW

FURTHER  
PERSPECTIVE

FURTHER  
PERSPECTIVE

FURTHER  
PERSPECTIVE



ATTIC

1ST

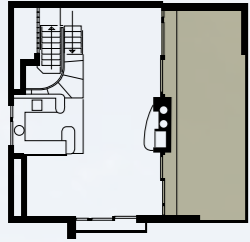
GARAGE

DRONE

180°  
VIEW

FURTHER  
PERSPECTIVE

FURTHER  
PERSPECTIVE



ATTIC

1ST

GARAGE

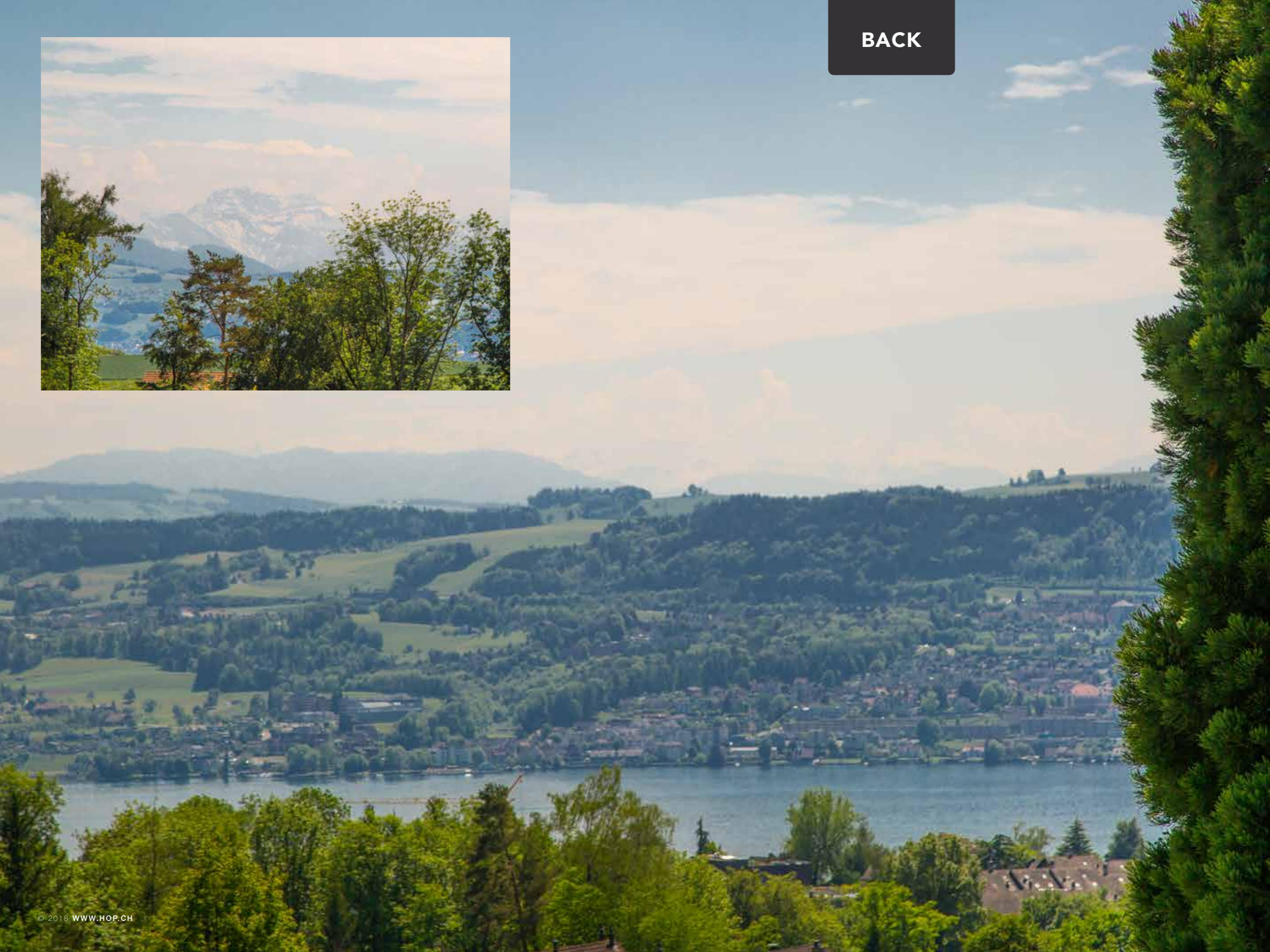
DRONE

FURTHER  
PERSPECTIVE

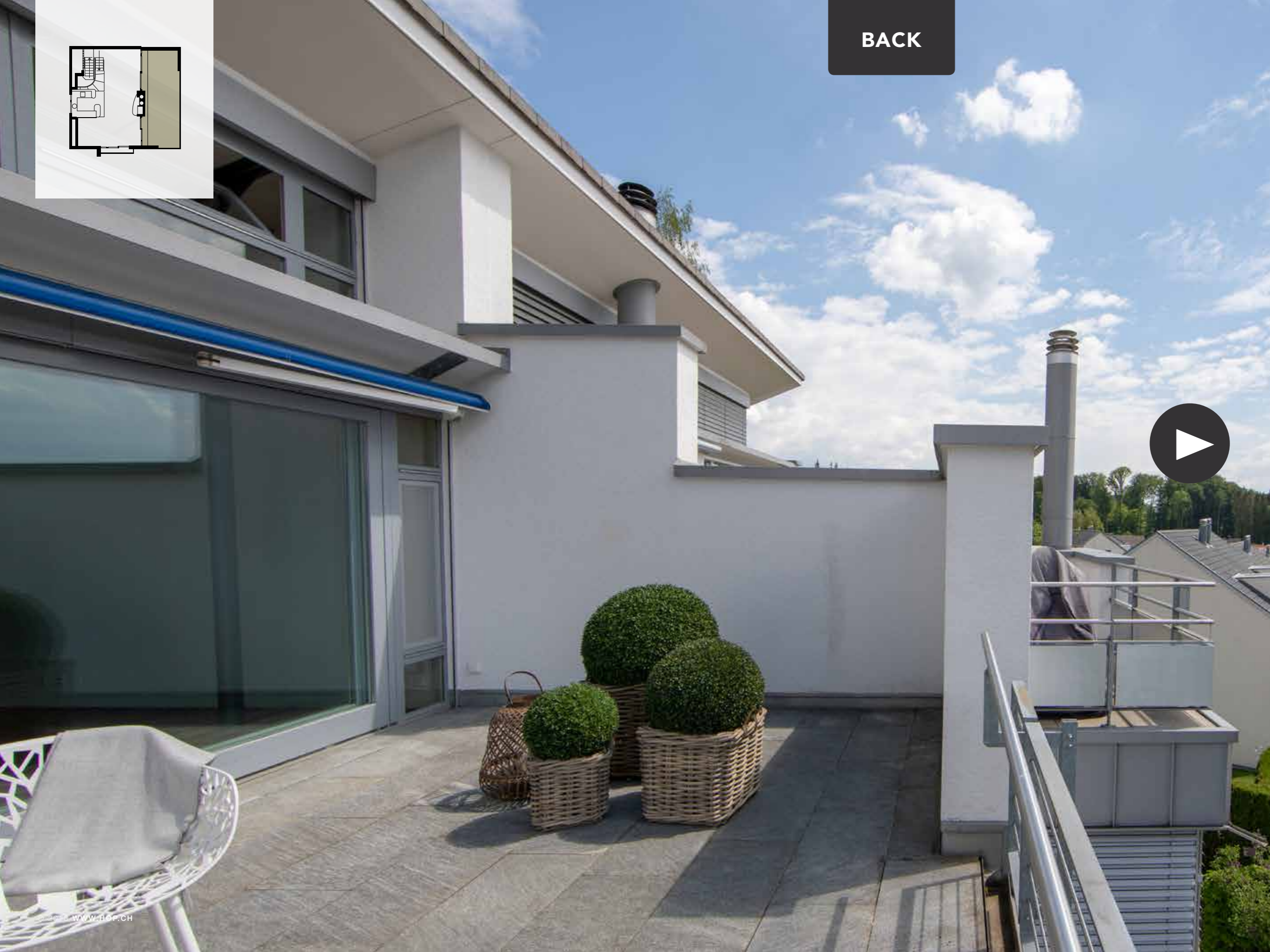
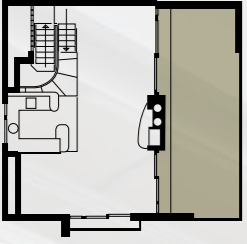
180°  
VIEW

LIVING/  
DINING

[BACK](#)



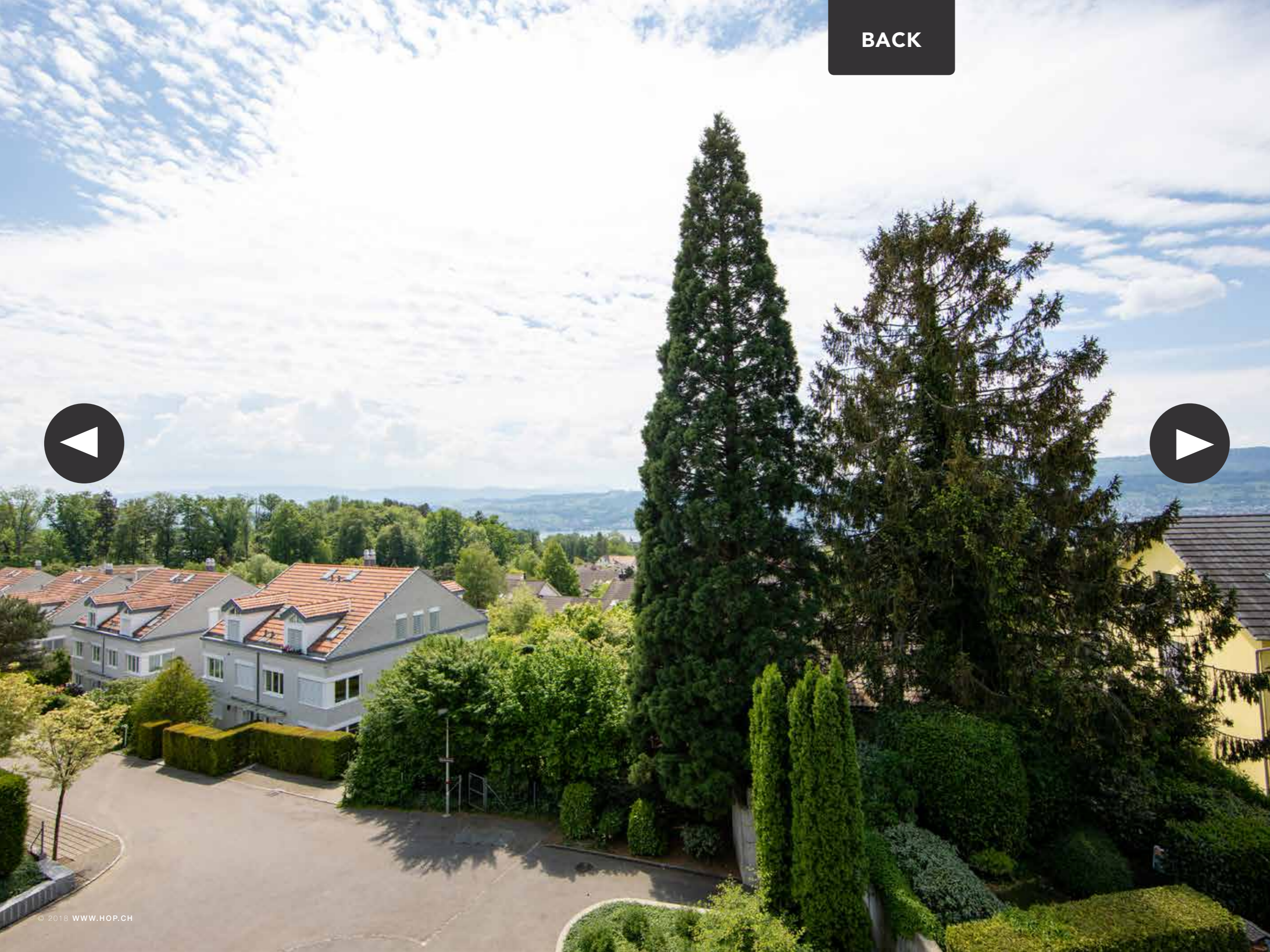
BACK



BACK



BACK

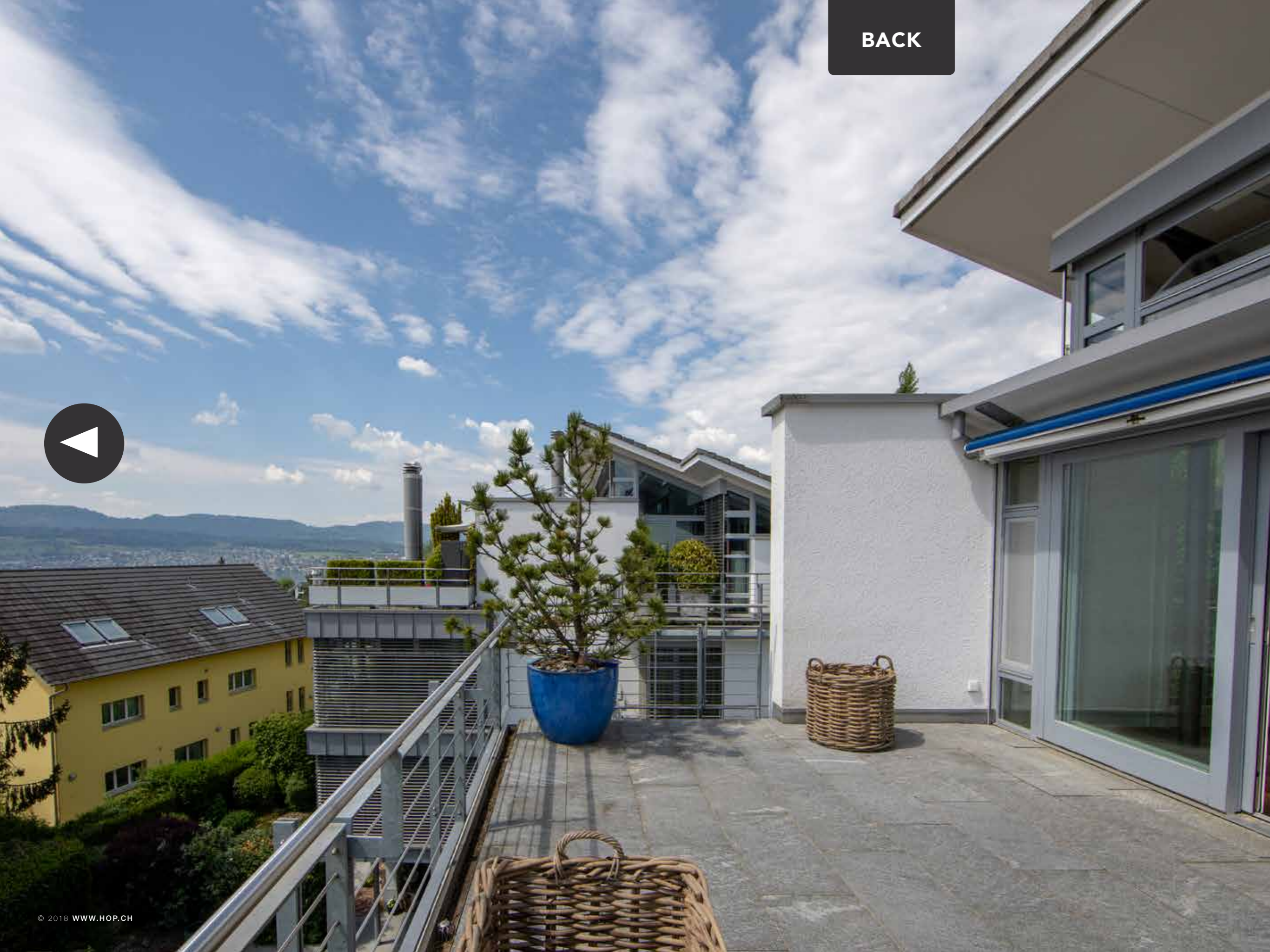


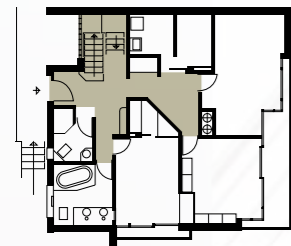


BACK



BACK





ATTIC

1ST

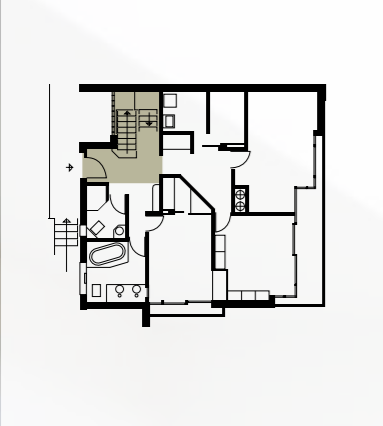
GARAGE

ATTIC  
FLOOR

STAIRS

CORRIDOR

ROOM  
BATH  
SHOWER



ATTIC

1ST

GARAGE

ENTRANCE

ATTIC FLOOR

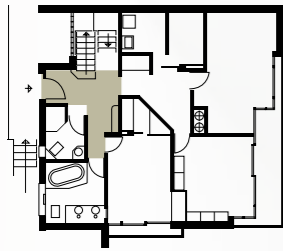
CORRIDOR



ATTIC

1ST

GARAGE



BATH-ROOM

TOILET/  
SHOWER

CORRIDOR

ROOM

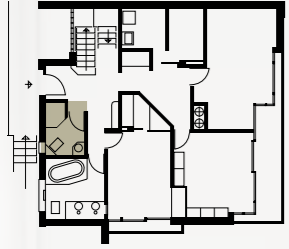
ENTRANCE

ATTIC

1ST

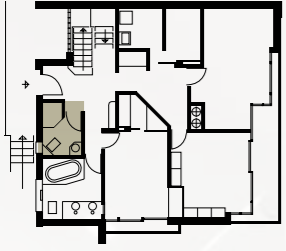
GARAGE

BACK



FURTHER  
PERSPECTIVE

BACK

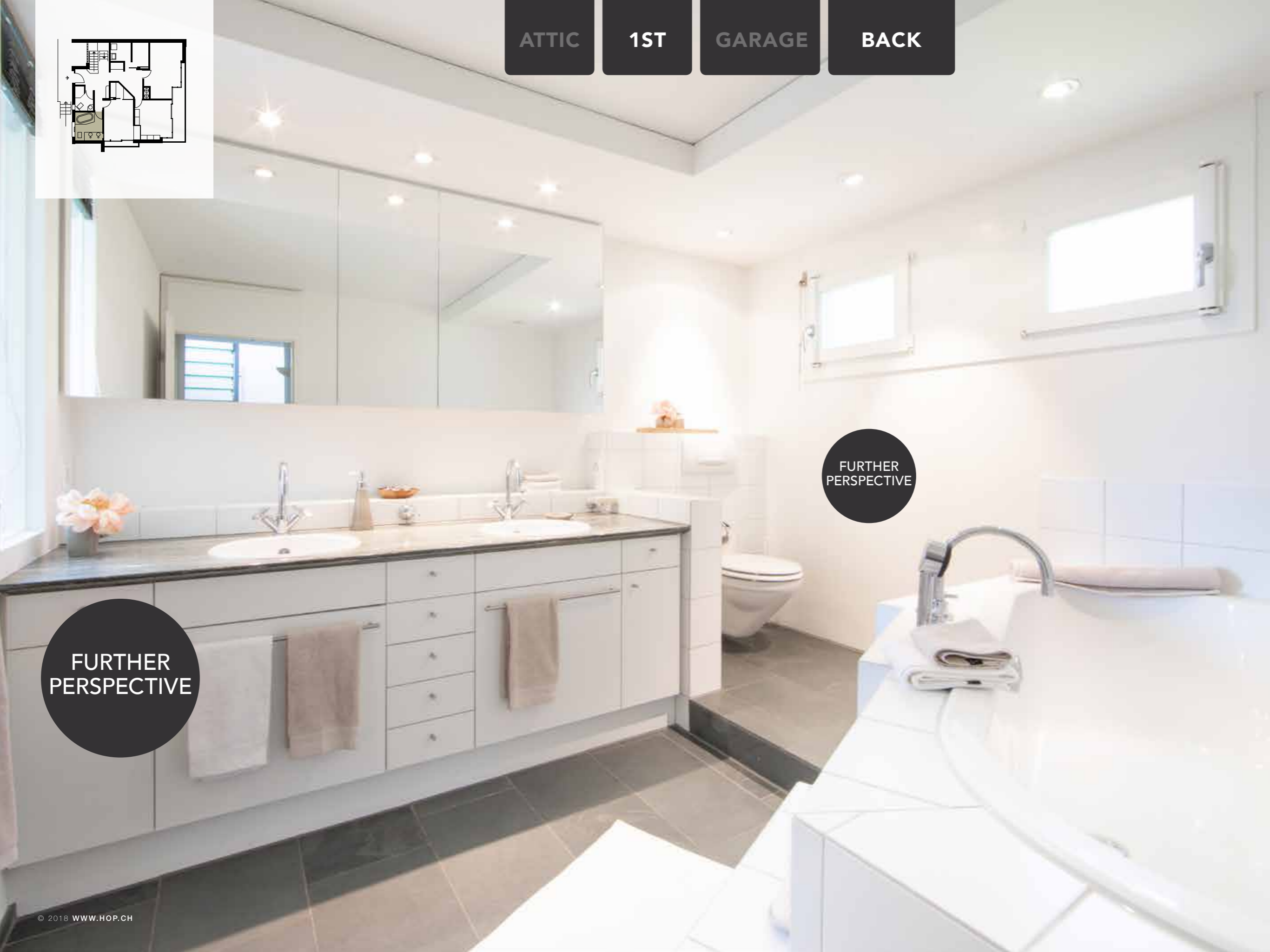
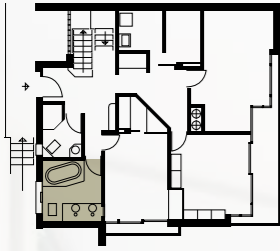


ATTIC

1ST

GARAGE

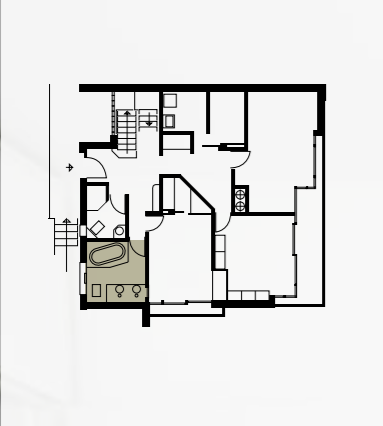
BACK



FURTHER  
PERSPECTIVE

FURTHER  
PERSPECTIVE





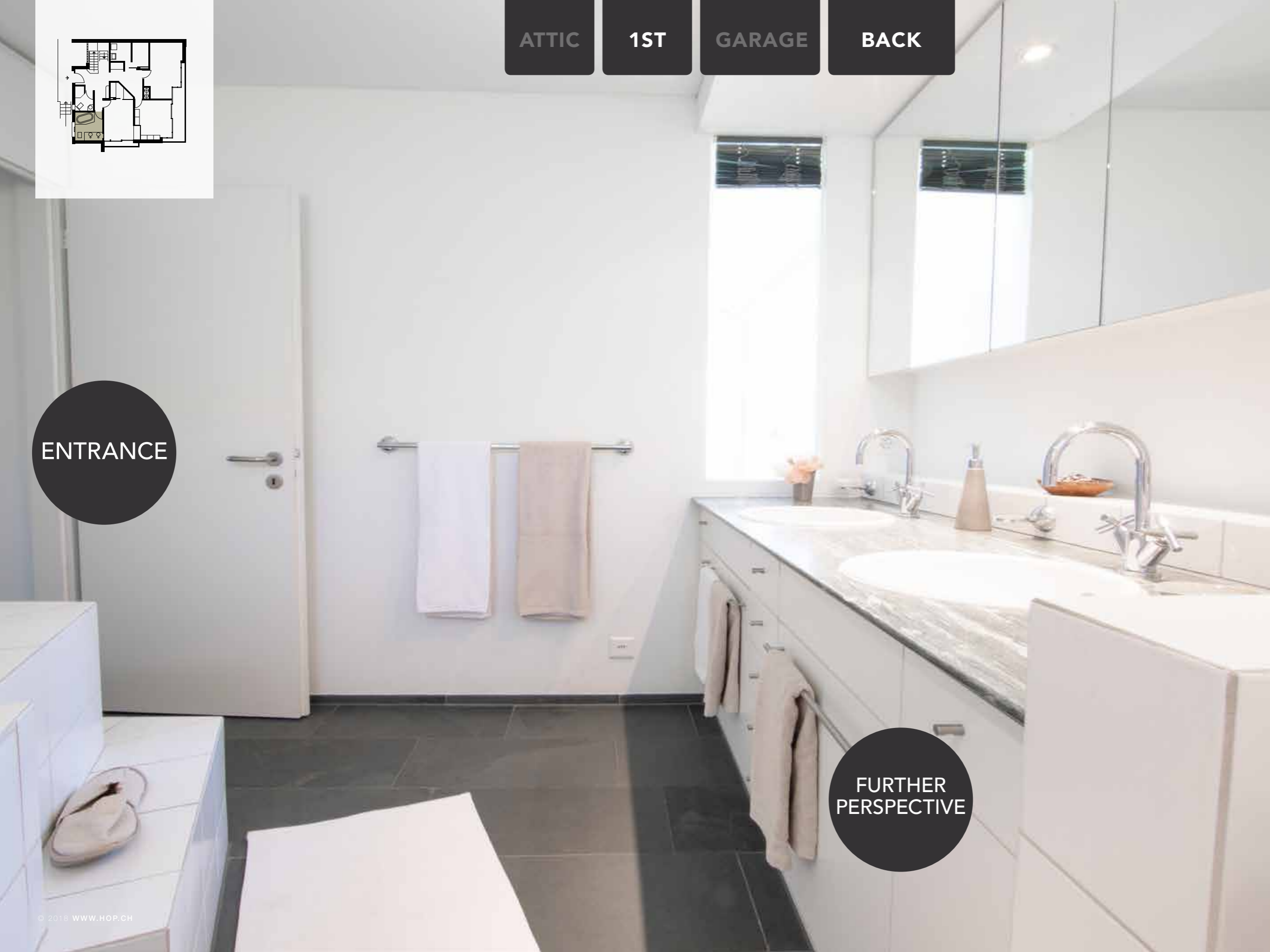
ATTIC

1ST

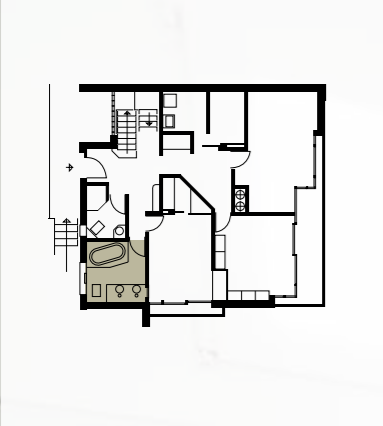
GARAGE

BACK

ENTRANCE



FURTHER PERSPECTIVE



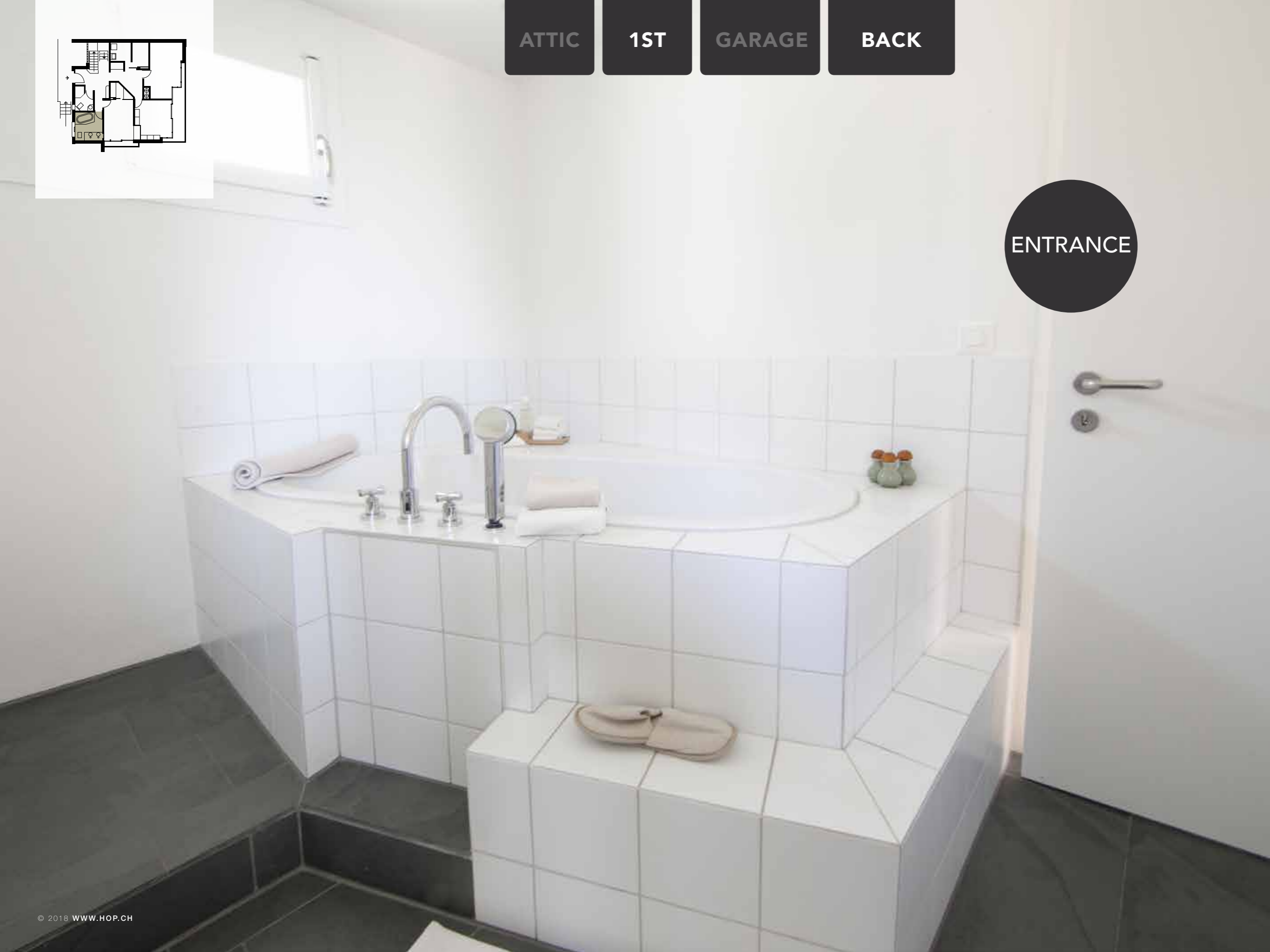
ATTIC

1ST

GARAGE

BACK

ENTRANCE

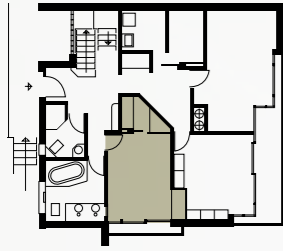


ATTIC

1ST

GARAGE

BACK

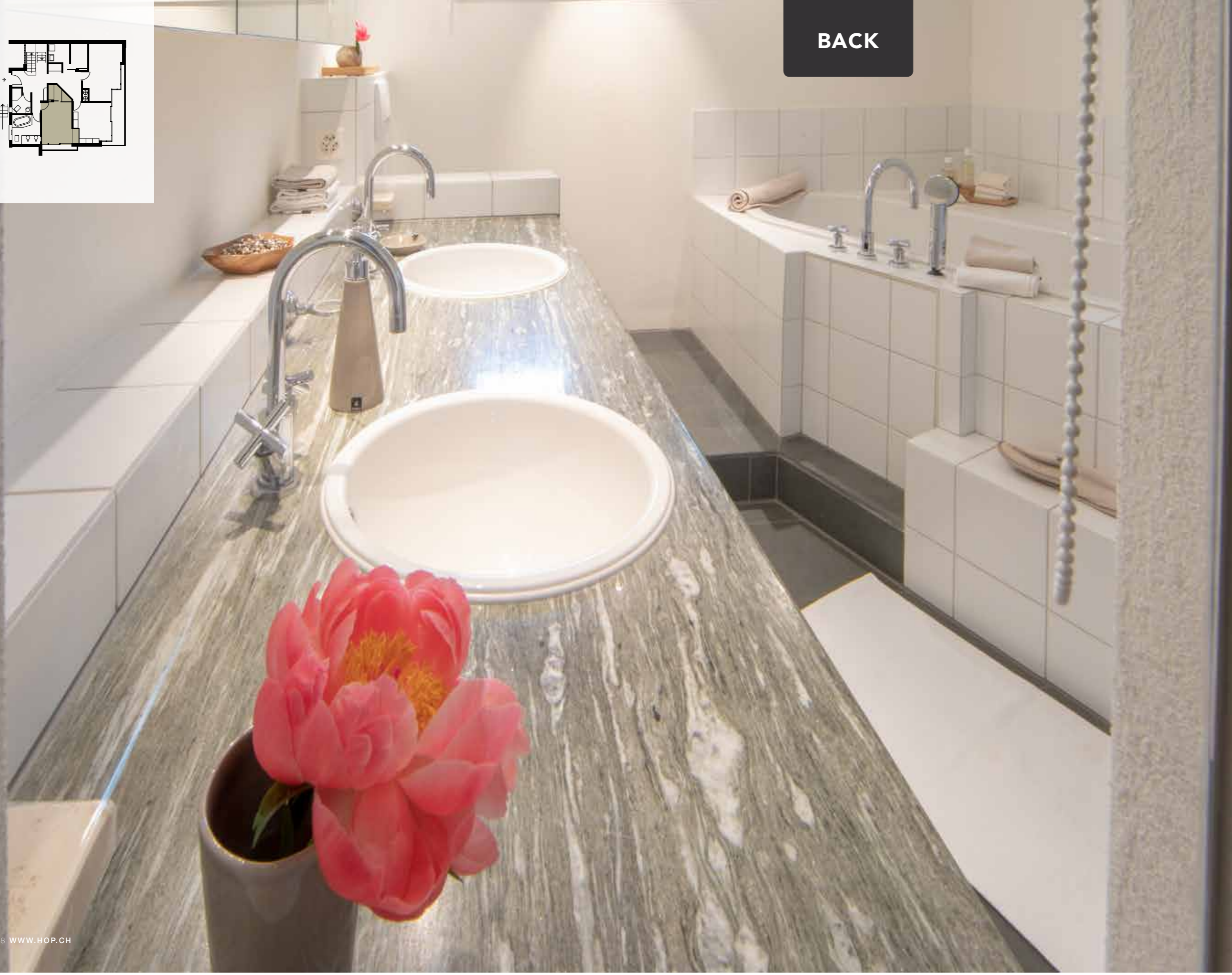
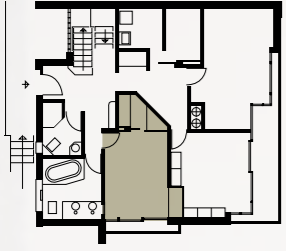


CABINET

FURTHER  
PERSPECTIVE

WINDOW  
TO BATH-  
ROOM

BACK

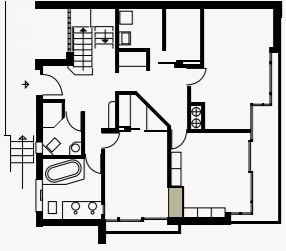


ATTIC

1ST

GARAGE

BACK



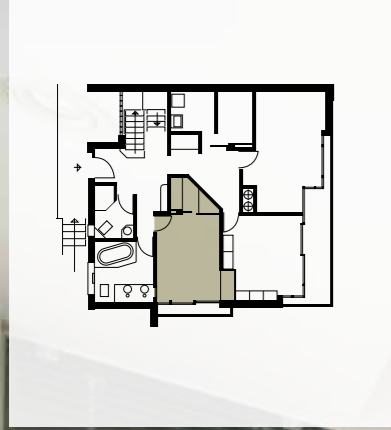
FURTHER  
PERSPECTIVE

ATTIC

1ST

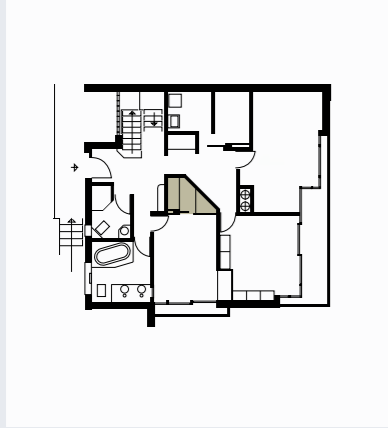
GARAGE

BACK

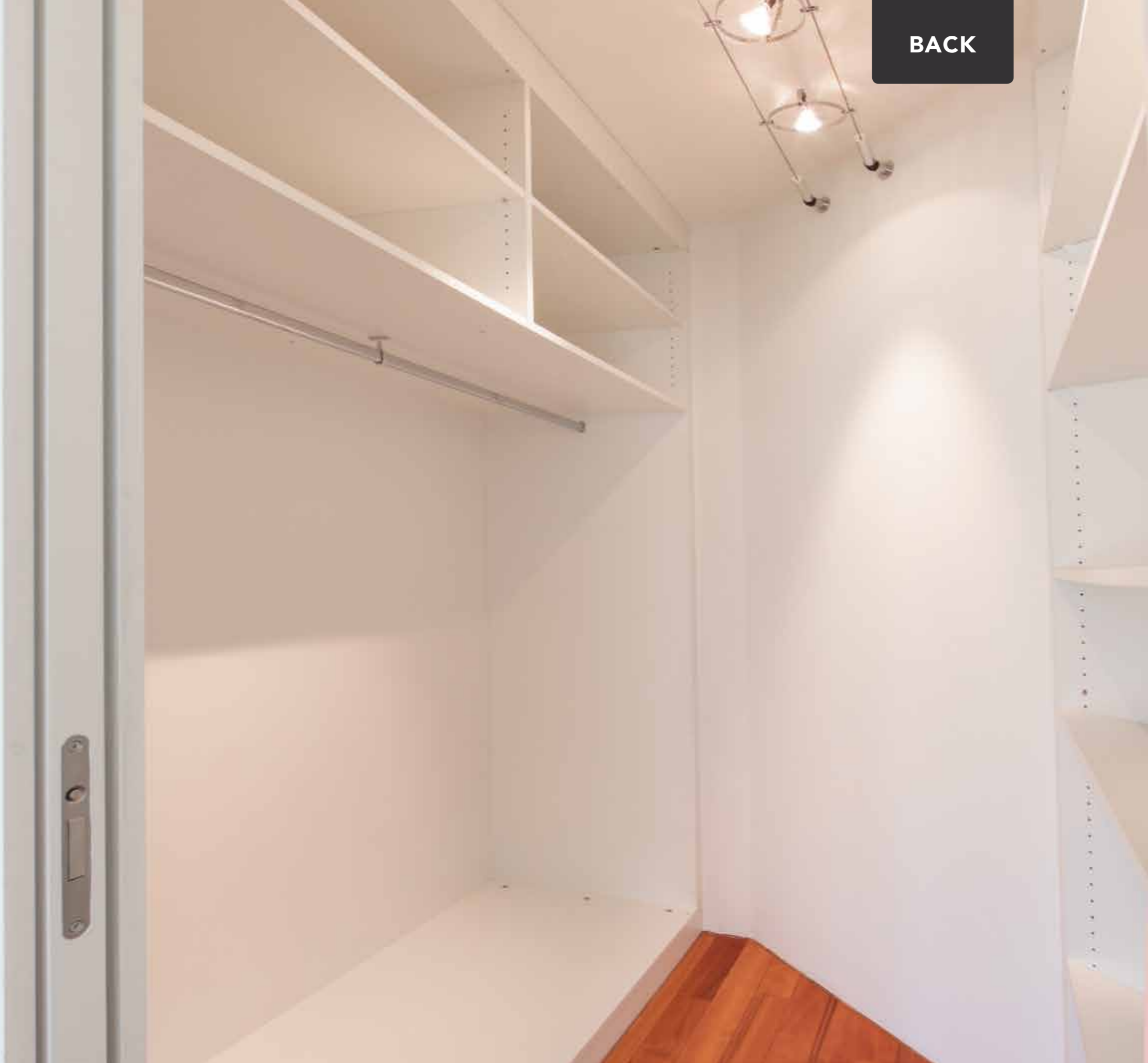


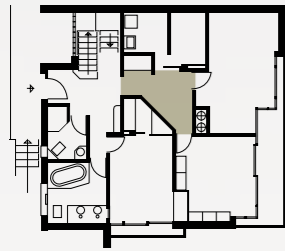
ENTRANCE

WALK-IN CLOSET



**BACK**





ATTIC

1ST

GARAGE

BACK

ROOM

ROOM

LAUNDRY  
& STORAGE  
ROOM



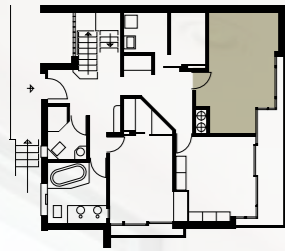


ATTIC

1ST

GARAGE

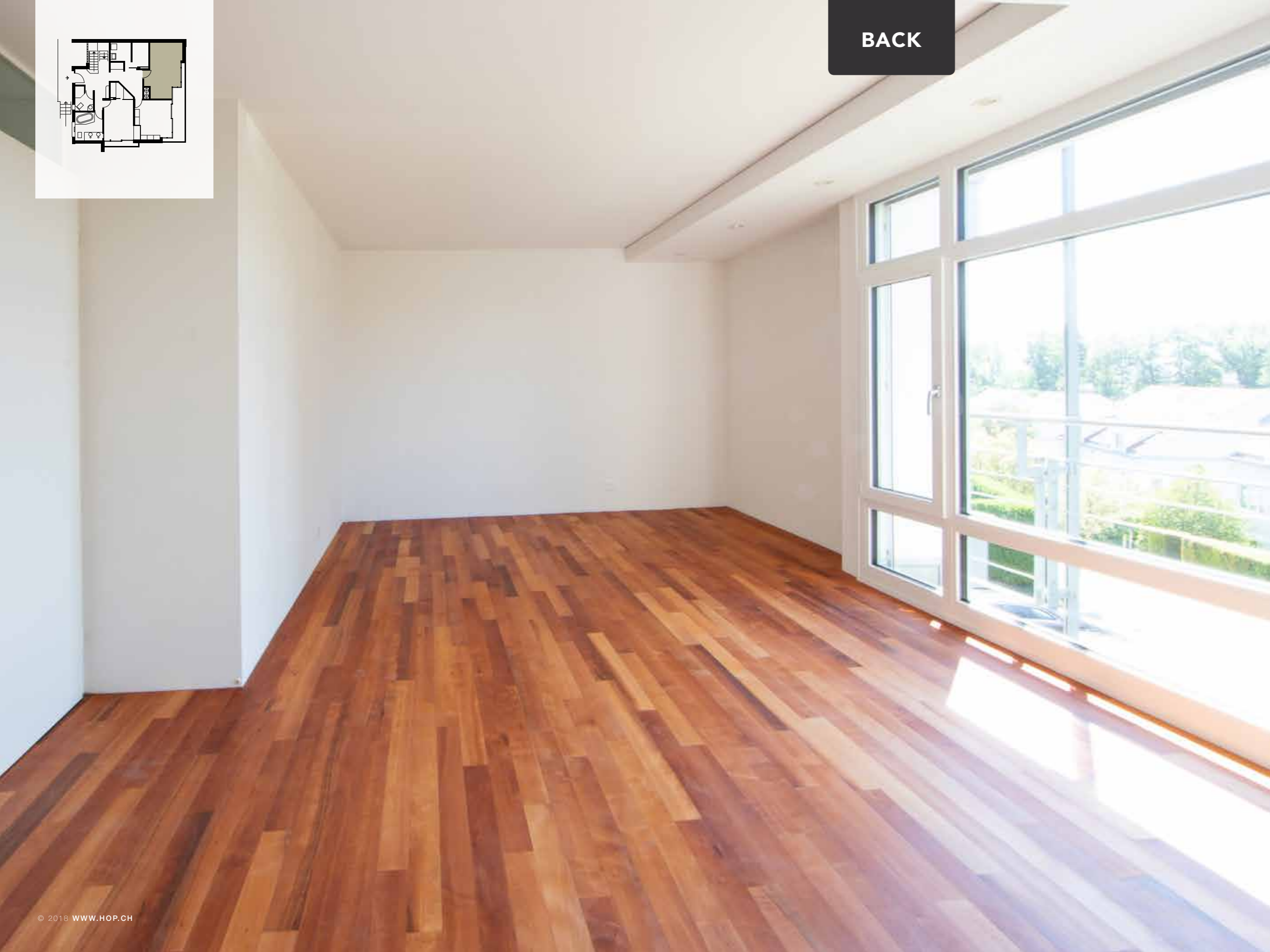
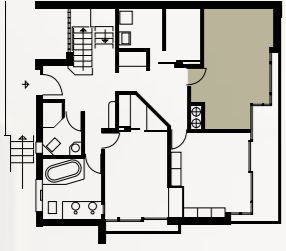
BACK



FURTHER  
PERSPECTIVE

CORRIDOR

BACK

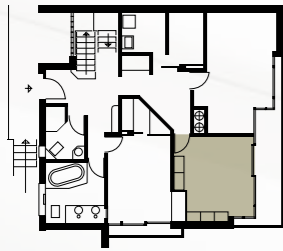


ATTIC

1ST

GARAGE

BACK



FURTHER  
PERSPECTIVE

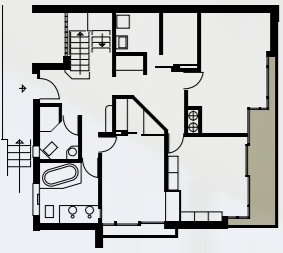
COVERED  
BALCONY

ATTIC

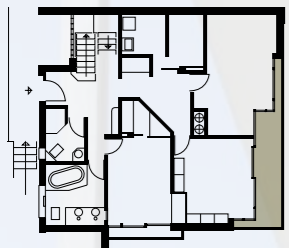
1ST

GARAGE

BACK



FURTHER  
PERSPECTIVE



ATTIC

1ST

GARAGE

BACK

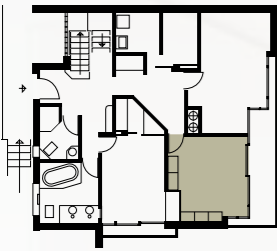
ROOM



ATTIC

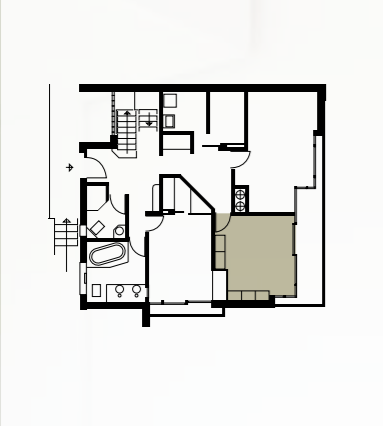
1ST

GARAGE

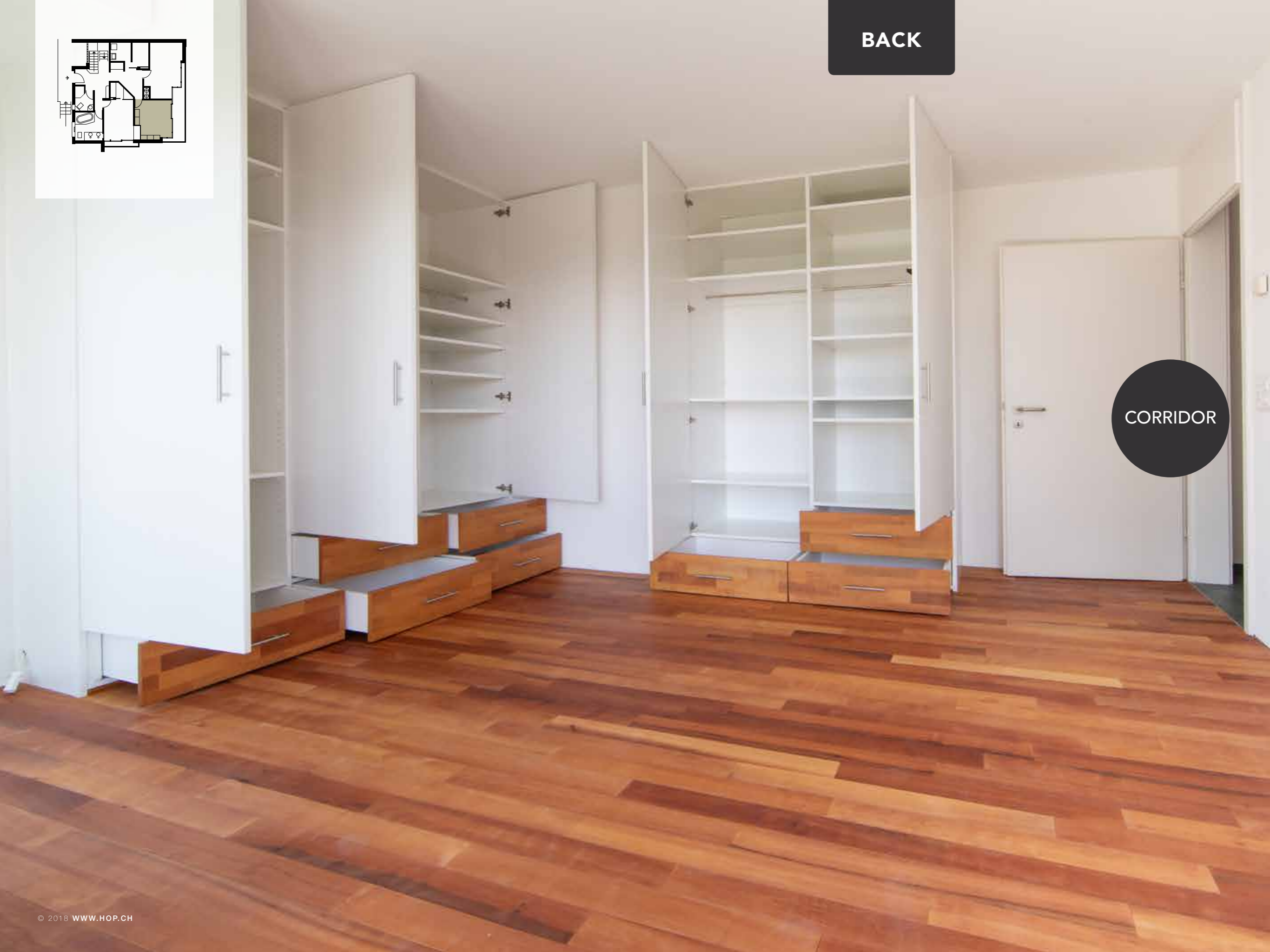


OPEN  
CABINETS

CORRIDOR



**BACK**

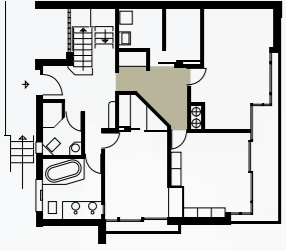


**CORRIDOR**

ATTIC

1ST

GARAGE



OPEN

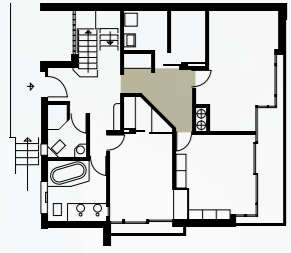
OPEN



ATTIC

1ST

GARAGE

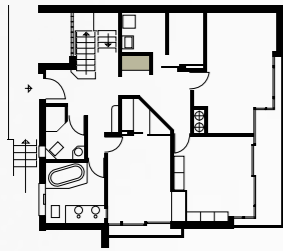


LAUNDRY &  
STORAGE ROOM

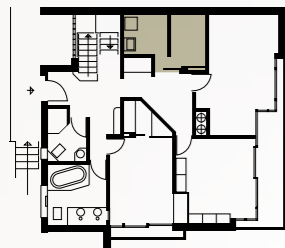
BACK

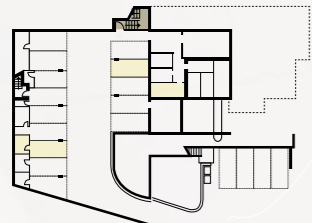
CLOSET INSIDE THE CORRIDOR

COATS, SHOES  
AND BAGS, ALWAYS  
WITHIN EASY REACH



BACK





ATTIC

1ST

GARAGE

BACK

ACCESS  
GARAGE



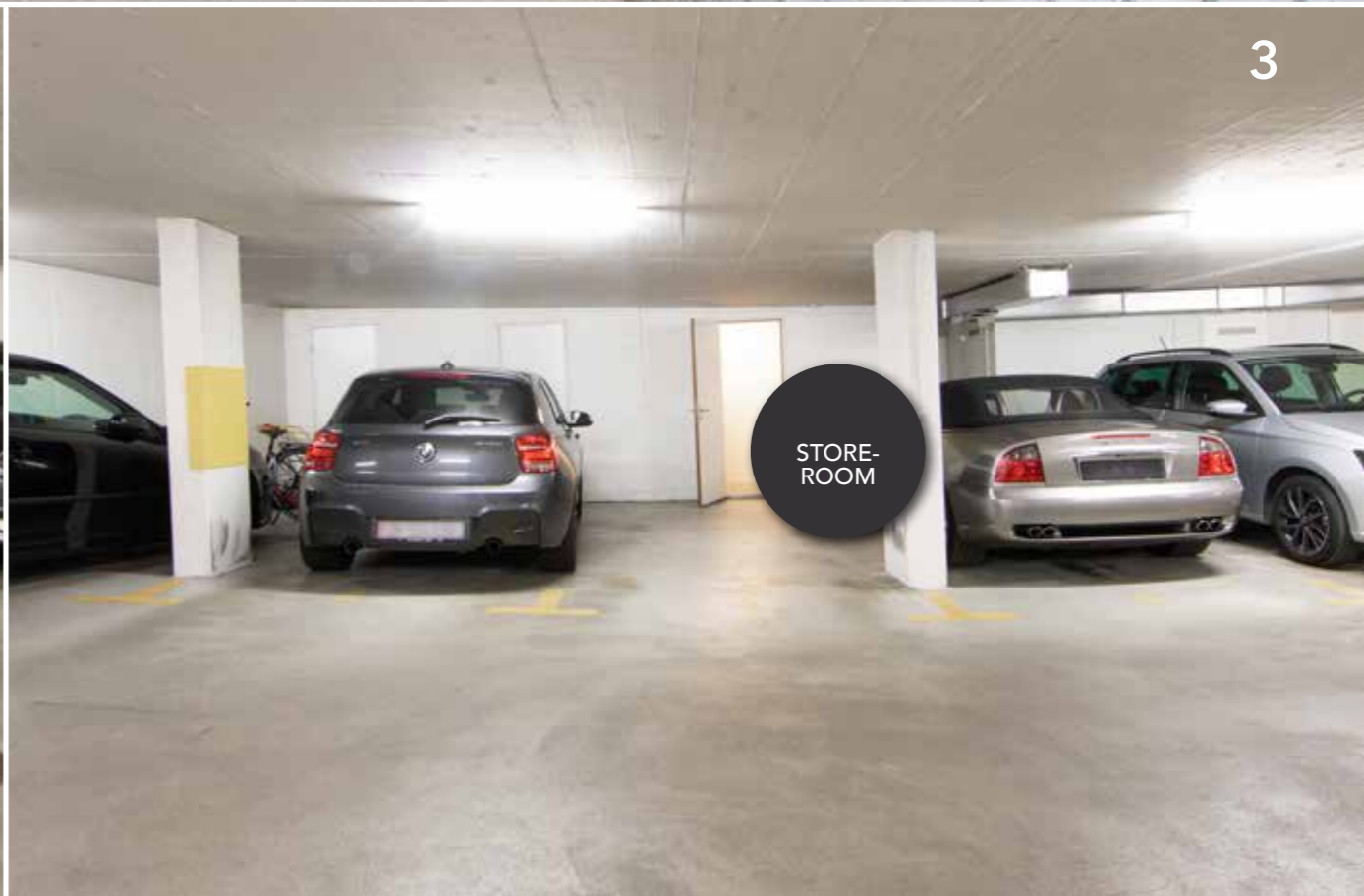
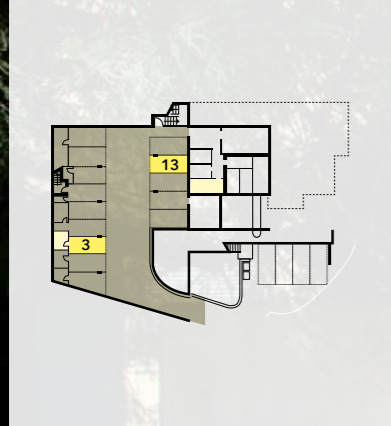
UNDERGROUND PARKING GARAGE ACCESS  
JUST A FEW STEPS  
AWAY FROM THE  
FRONT DOOR

ATTIC

1ST

GARAGE

BACK

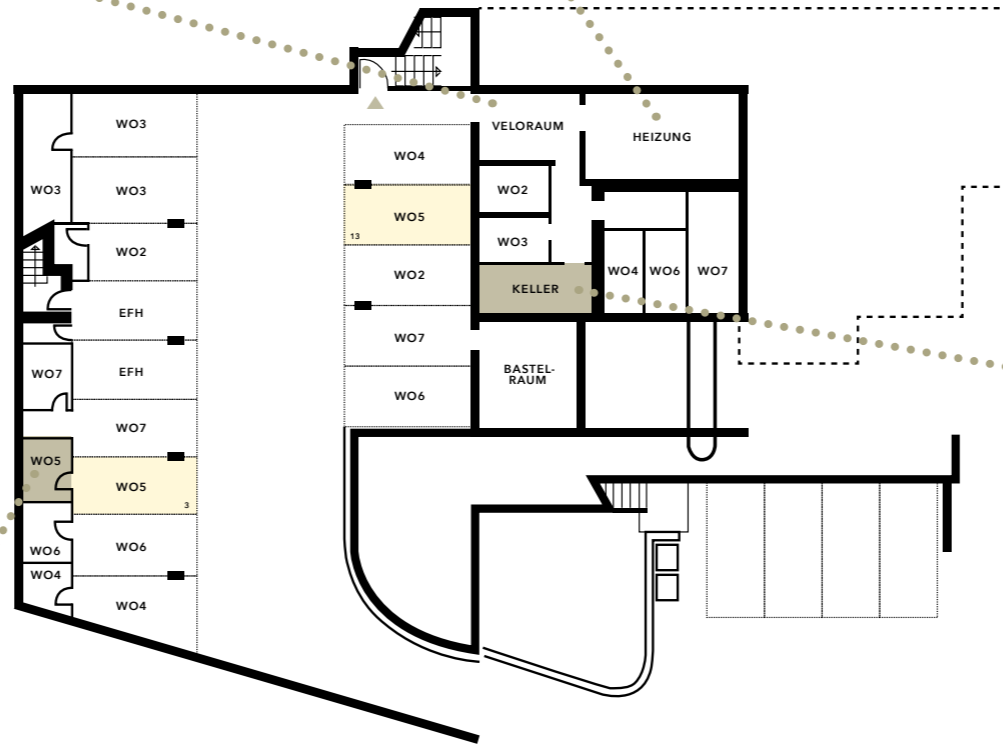


ATTIC

1ST

GARAGE

BACK



ATTIC

1ST

BACK

ESCHENWEG

ENTRANCE GARAGE

VISITOR PARKING

FOOTPATH TO APARTMENT

ACCESS GARAGE

ENTRANCE

FURTHER PERSPECTIVE

BUS STOP

FORCHSTRASSE

BUS STOP

BACK

Rietli

974 Kirche Wetzwil



FURTHER  
PERSPECTIVE



BACK

FURTHER  
PERSPECTIVE

ACCESS  
APARTMENT

ACCESS  
GARAGE



BACK

ENTRANCE  
APARTMENT

BACK



ENTRANCE  
HALL





VISITOR  
PARKING



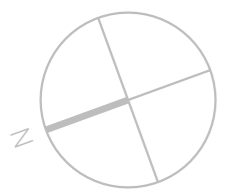
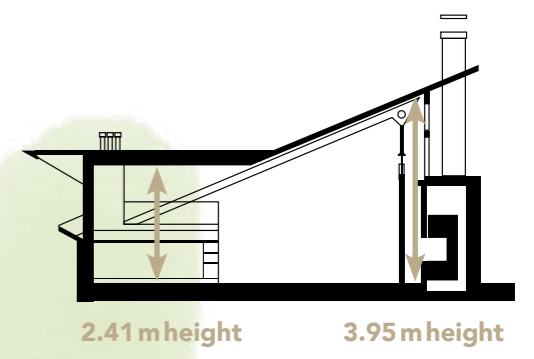
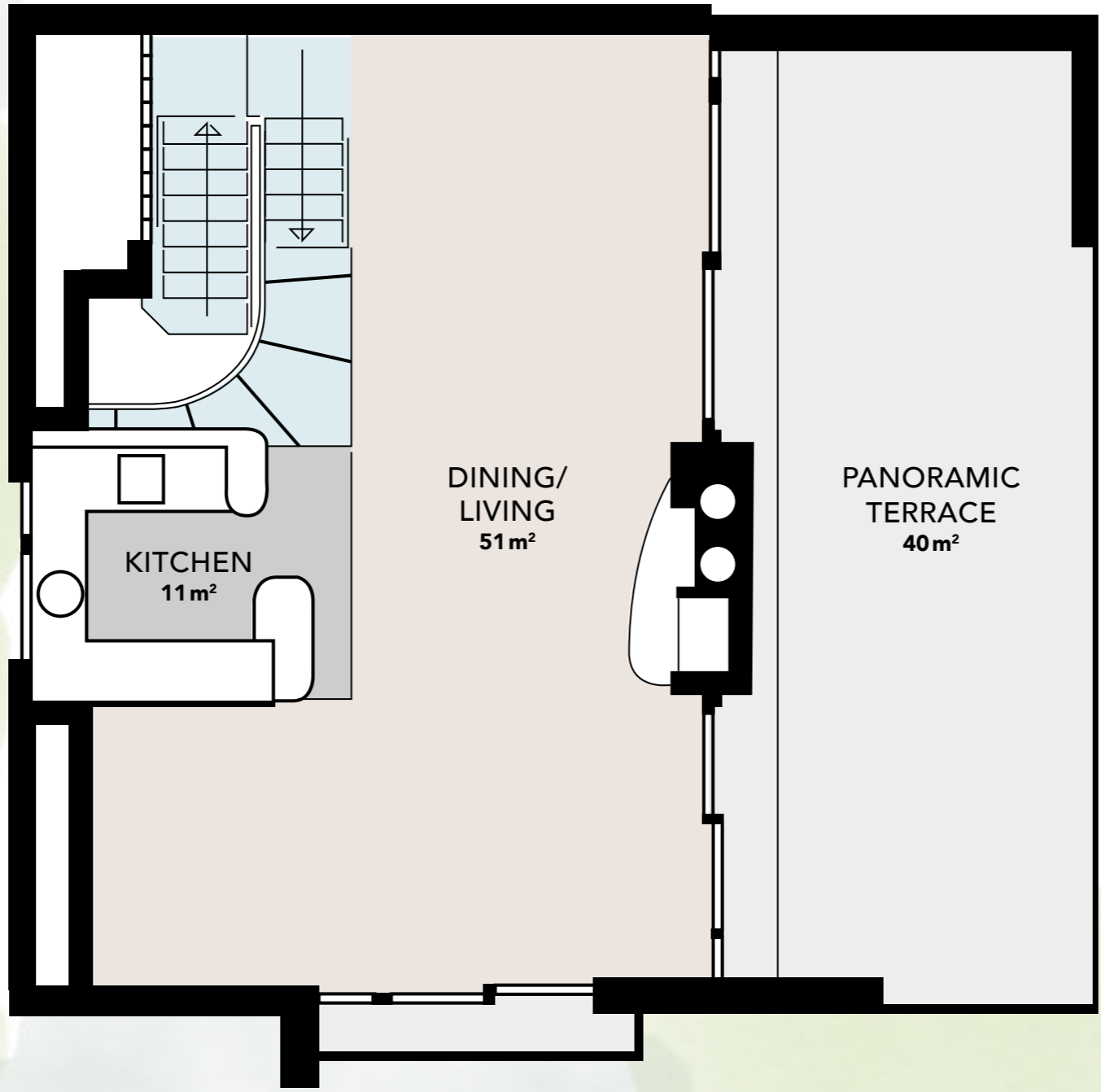
ATTIC

1ST

GARAGE

BACK

# ATTIC FLOOR



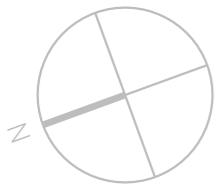
# 1ST FLOOR

ATTIC

1ST

GARAGE

BACK





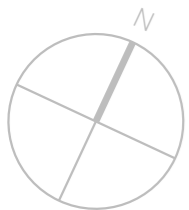
# UNERGROUNDPARKING

DG

OG

GARAGE

BACK



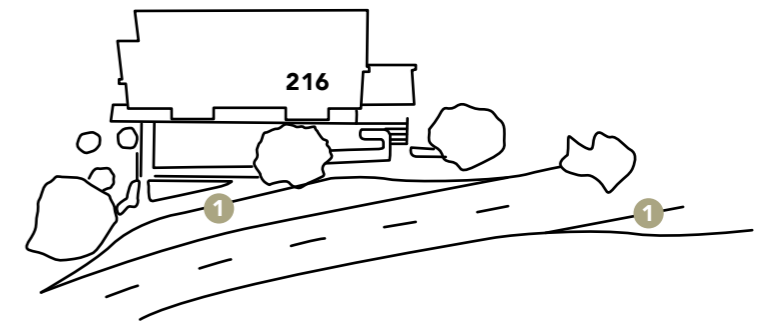
# CONNECTIVITY



Zurich Airport [www.flughafen-zuerich.ch](http://www.flughafen-zuerich.ch)  
 SBB Railway timetable [www.sbb.ch](http://www.sbb.ch)  
 Transport Zürichsee Oberland [www.vzo.ch](http://www.vzo.ch)

Transport services Zurich [www.zvv.ch](http://www.zvv.ch)  
 Lake Zurich ferry [www.faehre.ch](http://www.faehre.ch)  
 Lake Zurich shipping line [www.zsg.ch](http://www.zsg.ch)

## ESCHENWEG / FORCHSTRASSE 216 8704 HERRLIBERG




- 1 Bus stop Herrliberg Rietli - railway station Herrliberg-Feldmeilen**  
 MON – FRI (line 974) duration 3 min / nonstop  
 First bus 06:12, last Bus 19:42 (every 30 min), afterwards private night bus
- 2 Railway station Herrliberg-Feldmeilen - HB Zurich**  
 Car: 12.9 km / 27 min  
 Public: 19 min / nonstop  
 MON – FRI (line S16 + S6)  
 First train 05:24 / 05:54 / 06:10 / 06:24 / 06:40 / 06:54 ...  
 Last train 00:37
- 3 Railway station Herrliberg-Feldmeilen - Zurich Airport**  
 Car: 22.6 km / 37 min  
 Public: 35 min / S16 nonstop  
 MON – FRI (line S16 + S6)  
 First train 05:24 / 05:54 / 06:10 / 06:24 / 06:40 / 06:54 ...  
 Last train 23:24
- 4 Ferry Meilen - Horgen**  
 Duration: 10 min  
 During peak hours every 6 oder 7½ min  
 Summer timetable valid as of 25.03.2018  
 MON – SAT Meilen, first ride 06:15, last ride 22:00  
 SUN Meilen, first ride 07:15, last ride 22:00
- 5 Horgen Ferry Station - Zug**  
 Car: 19.7 km / 29 min  
 Public: 39 min (bus 121 + Railway S8 + S24)

# CLOSE ENVIRONMENT



**ESCHENWEG / FORCHSTRASSE 216  
8704 HERRLIBERG**

-  Bus stop next to house & S-Railway station
- 1** Coop supermarket
- 2** Volg store
- 3** Butcher & fine food Lehmann
- 4** Drugstore Herrliberg
- 5** Steiner bakery
- 6** Confiserie Honold
- 7** Municipal administration Herrliberg
- 8** Post office
- 9** Lake bath Steinrad (access only by Herrliberg residents)
- 10** Bath house (for events bookable only by Herrliberg residents)
- 11** Restaurant Buech (daily open with magnificent view)
- 12** View point of the great Alpine scenery



**THE BATHING FACILITIES AT THE LAKE ARE EXCLUSIVELY AVAILABLE TO HERRLIBERG RESIDENTS. TOKENS CAN BE OBTAINED FROM THE MUNICIPALITY**

Roundtrip [www.vvherrliberg.ch](http://www.vvherrliberg.ch)  
More information [www.herrliberg.ch](http://www.herrliberg.ch)

# LAND REGISTER INSPECTORATE



\*Imputed tax value CHF 861'000

\*Imputed rental value CHF 30'200

\* according to property evaluation of 25.03.2004

## Property description, municipality Herrliberg

### Apartment

GBBI (Land Register Inspectorate) 3786, Apartment, eGRID CH667708908208  
161/1000 joint property of GBBI 3030, Cat. No. 6269, eGRID CH557335771495, Rietli  
with the following special rights:

Maisonette apartment with 4½ rooms in the upper floor and attic,  
with adjacent basement room on the garage floor

Floor unit No. 4, labeled in the plan as WO 5

### Building

No. 15203174, Forchstrasse 214 + 216, Insurance No. 3174

Total area 1636 m<sup>2</sup>

Thereof:

Street, footpath 80 m<sup>2</sup>

Garden area 1053 m<sup>2</sup>

Hard surfaces 121 m<sup>2</sup>

Building 214 + 216 382 m<sup>2</sup>

Units 6 apartments

### Notes and easements

According to the land register record

There are no current rental or lease agreements.



## EXPENSES AND FEES 1/2

### INCIDENTAL EXPENSES

The apartment and facilities are subject to the following annual costs - according to consumption or co-ownership share of 161/1000:

|                                 |                  |
|---------------------------------|------------------|
| Heating costs (variable)        | 1'675 CHF        |
| General ancillary costs (share) | 3'919 CHF *)     |
| Water costs (variable)          | 694 CHF          |
| Maintenance, garage (share)     | 262 CHF          |
| Renovation fund (share)         | 966 CHF          |
| <b>Total each year 2017</b>     | <b>7'516 CHF</b> |

|   |                   |
|---|-------------------|
| <b>Renovation fund as of 31.12.2017</b> | <b>39'130 CHF</b> |
| at annual total deposits of             | 6'000 CHF         |

\*) general garden maintenance, caretaker, chimney sweep, insurance, cable TV, administration, service, small items, heating maintenance, shared electricity etc.

### RENOVATIONS & UPGRADES

Both the building and the apartment are in an impeccable and well-maintained condition. The following renovations were carried out recently:

#### Wohnung

|  |           |            |
|--|-----------|------------|
| New patio tiles in Maggia granite              | 2007      | 11'300 CHF |
| Replacement of ball couplings of slat blinds   | 2007      | 260 CHF    |
| Partial replacement of windows metal/synthetic | 2008/2018 | 50'000 CHF |
| Replacement of bathroom fittings               | 2010      | 1'000 CHF  |
| Replacement of kitchen equipment, Electrolux   | 2011      | 7'200 CHF  |
| Sanding & oiling of all pearwood flooring      | 2018      | 7'000 CHF  |
| Painting, interior                             | 2018      | 2'000 CHF  |

#### Building

|                                       |      |            |
|---------------------------------------|------|------------|
| Replacement of gas heater and boiler  | 2017 | 36'200 CHF |
| Flushing of underfloor heating system | 2017 | 4'360 CHF  |
| Renovation of facade                  | 2012 | 17'400 CHF |

## EXPENSES AND FEES 2/2

### Payment of the purchase price

CHF 50,000      1st down payment  
                         upon signature of the reservation agreement

CHF 150,000      2nd down payment  
                         upon notarization of the purchase contract

Remaining purchase price upon entry in the land register or hand-over of keys

### Guarantee

Upon notarization of the purchase contract, the buyer shall provide the seller with a statement from a bank or an insurance, to confirm the successful payment of the second down payment, upon the signing of the contract and he/she irrevocably guarantees to the payment of the remaining purchase value upon transfer of ownership. Accumulating property gains taxes are borne solely by the seller and will be secured accordingly.

### Compensation

If, despite reservation, the legal transaction is not concluded, as a result of circumstances for which the buyer is responsible, the latter undertakes to pay a reimbursement for expenses incurred and inconveniences, in the amount of CHF 20'000. However, death, disability or severe illness entitle the buyer to withdraw from the reservation agreement without incurring any costs. In this case, the first down payment shall be refunded without interest.

### Fees

#### Change of ownership contract

The buyer and seller shall each bear 50 % of the notary and land registry fees:

Notarization                      1 0/00 plus VAT

Change of ownership      1 0/00 excluding VAT

#### Creation of a debt certificate

100% payable by buyer

[BACK](#)[NEXT](#)[HOME](#)

# CONSTRUCTION SPECS 1/2

## Construction

Concrete and brick with external insulation

Modern pent roof with steel construction façade, completely renewed in 2012

## Walls

Limestone, brick or plastered and painted plasterboard walls

## Ceilings

Painted plaster

Roof, steel construction with wooden floor panels, white-glazed

## Flooring

Living/Dining and all rooms: oiled pearwood

Entrance, corridor, kitchen, and Bathrooms: slate

Shower: grey ceramic tiles

## Wall coverings

Both bathrooms: white ceramic tiles

## Living/Dining

Oiled pearwood flooring

Warm air fireplace Rüegg Cheminée 720

Over-height room (pent roof) with ceiling lights

## Kitchen

Bright Sanitas Trösch kitchen with Valser granite worktop

Kitchen appliances, Electrolux: refrigerator, dishwasher, two compact ovens (all replaced in 2011), ceramic hob, exhaust hood

Flush-mounted ceiling lamps

## Panoramic terrace on the attic floor

Maggia granite floor plates

Two large sun blinds

Water-wall connection

Steel railing

## Balconies on the 1st floor & seating corner by the entrance

Sandstone floor panels

Water-wall connection on the south-facing balcony

Steel railing

## Stairs

Safety glass and steel

## Rooms

Oiled pearwood flooring

Flush-mounted ceiling lamps

Two rooms have built-in dressing rooms/wardrobes, some parts in pearwood

## Bathroom with window

Slate floor tiles

Walls, white ceramic tiles

Toilet, Corner bath with double washstand and cabinet

New Dornbracht fittings

Mounted mirror cabinet with lighting

Flush mounted ceiling lamps

# CONSTRUCTION SPECS 2/2

## **Toilet/shower with window**

Slate floor tiles, shower area in grey ceramic

Walls white ceramic tiles

Glass shower, toilet and washbasin

Mounted mirror cabinet with lighting

Flush mounted ceiling lamps

## **Laundry and storeroom (in apartment)**

Novilon flooring in beige

New Bauknecht washing machine 8 kg

Sink with hot and cold water

Sliding door

## **Entrance hall & corridor**

Slate flooring

Built-in closet Built-in shoe cabinet

## **Windows**

New Egon Kiefer metal/synthetic windows (partially replaced 2008/2018)

Venetian blinds, mostly electrically operated

## **Heating**

Gas heating completely renewed in 2017, including backwashing  
underfloor heating

## **Parking**

Underground parking garage with direct stairway access to the house