

Top-modern new-build apartment with breathtaking mountain and lake views!

Spacious, fully furnished 3.5-room apartment on the 5th and top floor, with a loggia, all-day sunshine, and stunning Lake Zürich and mountain views (from Säntis to the Chäserrugg and the Mürtschenstock). Located directly next to the Au peninsula, between Horgen and Wädenswil. Just 30 minutes from Zürich.

This fully furnished new-build apartment in AuPark boasts high-quality finishes, open floor plans with floor-to-ceiling windows, a ceiling height of 2.80m and generous outdoor loggia perfect for relaxation and enjoyment. The modern and energy-efficient apartment (highest possible Swiss SNBS Gold Standard) has been furnished with meticulous care, attention to detail, and a clear design aesthetic. High-quality wooden furniture, select retro elements, and a warm, timeless atmosphere make it a home – not just a place to live.

The apartment at a glance

- Living space: 76 m² - with 2 spacious bedrooms
- **Loggia:** 12 m² (facing from southeast to northwest) with Zürisee and mountain views
- Cellar storage: 8 m²
- Location: 5th floor of 5 - Seestrasse 291A, 8804 Au/ZH
- **Elevator:** Direct access from the underground parking garage to the apartment, wheelchair accessible
- Fiber optic subscription for high-speed internet & TV is included
- **Energy:** The building is certified with the latest SNBS Gold standard; all windows have insulated glazing. The building also features a photovoltaic system.

Features

- The apartment is **fully furnished** – just bring your personal belongings and feel right at home
- All living rooms/bedrooms and corridors are fitted with high-quality **oak parquet** flooring. Bedrooms with **quality beds and mattresses**. The second guest room/study has a sofa bed.
- All floor-to-ceiling windows have electric slatted sun blinds, loggia with drop-arm awnings.
- Beautiful timeless furniture with a **Scandinavian retro design** look and feel.
- Modern kitchen with **V-Zug appliances**, induction hob, oven, refrigerator + freezer, and dishwasher—with plenty of storage space and fully equipped with all necessary crockery/cutlery and appliances (including Nespresso Krups Essenza).
- **Spacious bathroom** with generous rain-shower, modern /toilet and mirror cabinet + additional **separate modern toilet** – both with beautiful ceramic tiles
- Private **washing machine and dryer** in the apartment
- Spacious, **sunny loggia** with south<->northwest view and late morning/midday/evening sun
- Underfloor **heating & free cooling** throughout the apartment
- Fresh air supply: individually adjustable 3-stage **apartment ventilation**
- Wardrobe with built-in closet, intercom
- **Private basement storage** compartment
- Underground **parking space (optional)** +180 CHF per month
- With **e-charging station/connection** (billed separately)
- Public transportation and shopping facilities (Coop. local Farm shop) right outside the door
- Pets and smoking not allowed



Location and surroundings on Lake Zürich

The location could hardly be more ideal: the lake is just a few steps away, nature begins practically on your doorstep, and yet you are also close to excellent public transport and motorway connections to Zürich or south towards the mountains.

The Aupark is idyllically located on the left bank of Lake Zürich and is ideal for walks, stand-up paddling, or hikes through the surrounding nature to for example Etzel and Horgenberg. The popular recreational area of the Au peninsula and various beaches and lakeside pools offer relaxation and enjoyment right on your doorstep. Schools and kindergartens are located nearby, and the town centers of Wädenswil and Horgen, with their diverse shopping opportunities, can be reached in 5 minutes by car, 10 minutes by bike, or less than 10 minutes by public transport. Thanks to its proximity to the A3 motorway, you can reach Zürich (in 30 minutes), Pfäffikon SZ (15 minutes), Zug (25 minutes), Chur (1 hour), and ski resorts such as Flumserberg, Lenzerheide, Davos, and Flims/Laax quickly and easily within 1.5 hours.

Perfectly connected

- Kindergarten and School: approx. 4 minutes
- Children's playground, water splash-pool, and a small park for relaxation on the Aupark grounds
- Coop: ~ 2 minutes on foot (next to the underground parking garage entrance)
- Aldi: ~ 7 minutes on foot
- Au peninsula, swimming in Lake Zürich, diving spot and Badi Haab-Inseli ~ 4 minutes on foot; just on the other side of Seestrasse
- Wädenswil lido swimming pool in the lake and lake harbor (15 minutes on foot)
- Käpfnach swimming pool in the lake (10 minutes by bike)
- Au bus stop: ~ 2 minutes on foot
- Au train station: ~ 7 minutes on foot
- Zürich: ~ 30 minutes by car / 35 minutes by train
- Wädenswil (15 minutes on foot) – as a tenant you benefit from the low-taxed Wädenswil Tarif

Have we piqued your interest?

Arrange a non-binding viewing appointment today!

Email: auparkliving@gmail.com