

Brand-New Luxury 3-Bedroom Apartment with Lake Views

RENT CHF 6,530 P/M

3 BEDROOMS · 2 BATHROOMS · 1 PARKING SPACE · 120 M²

LUTISBACHWEG 14, 6315 OBERÄGERI, CANTON ZUG

Bringing decades of experience and deep market knowledge,
Realtor of Excellence Swiss Family Office, combining legacy of
trusted expertise with cutting-edge technology.

Contact Us

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Residence For Rent
Property Portfolio



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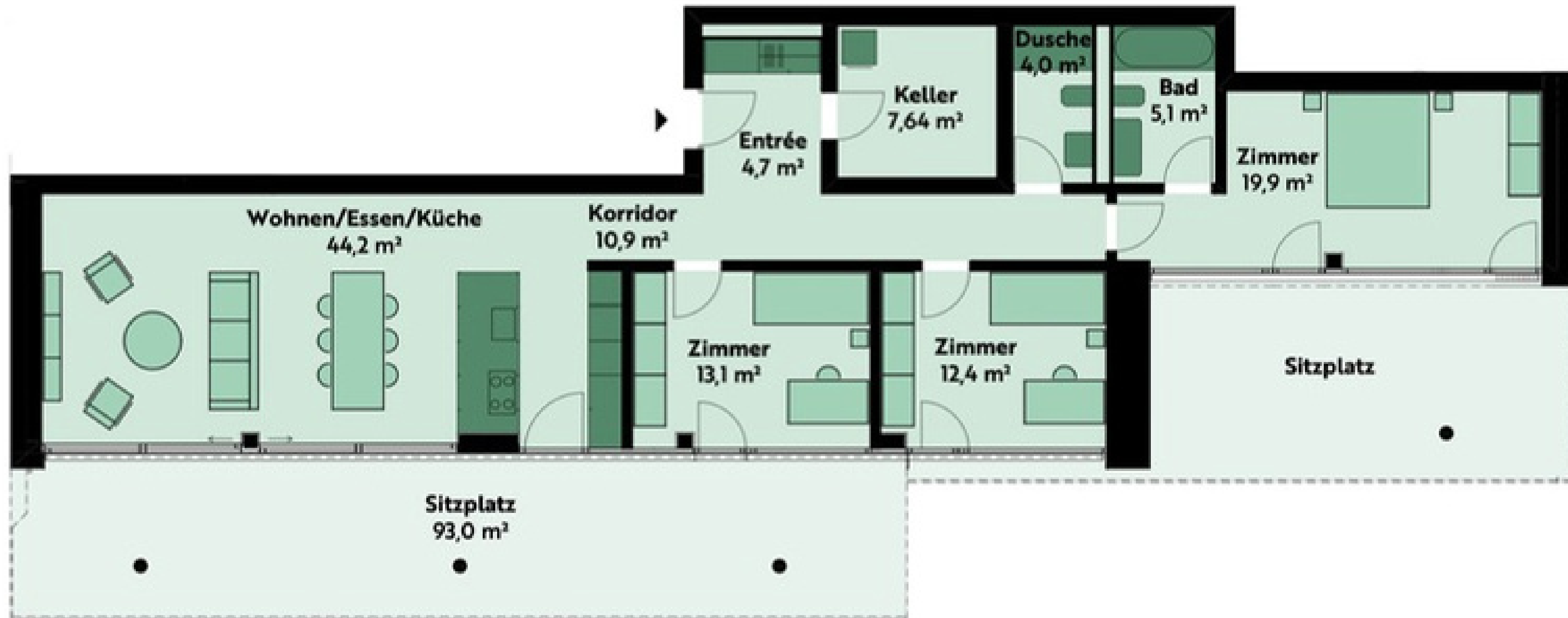
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Floor plan



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Exclusive Lakeside Apartment

Experience modern lakeside living in this exceptional first-occupancy apartment within the exclusive Edenblick development in Oberägeri. Offering 120 m² of beautifully designed living space and an impressive 93 m² private terrace accessible from every room, this residence combines contemporary luxury with comfort in one of the region's most desirable locations.

Enjoy stunning lake views, premium finishes throughout, and a family-friendly setting just a 2-minute walk from the Lohmatt bus stop, providing direct connections to Zug. The apartment is ready to move into immediately.

The bespoke OREA kitchen has been thoughtfully designed for both everyday living and entertaining and includes:

- Induction hob with Bora extraction system
- Oven and steamer
- Large integrated refrigerator
- Wine fridge
- Generous storage and workspace

Exclusive Residents' Amenities:

- Landscaped leisure area
- Barbecue facilities
- Table tennis area
- Private access to the lake via the development's own waterfront bay

Combining high-quality finishes, generous outdoor space, exclusive amenities and an outstanding location, this apartment offers a unique opportunity to enjoy luxury living in the heart of Oberägeri.

Property Features

	3
	2
	1 Parking Space
	120 m
	2026
	Apartment



Property Highlights

- First occupancy in the prestigious Edenblick development
- Approx. 120 m² of living space
- Expansive 93 m² terrace with access from all rooms
- Beautiful lake views
- Electric shutters throughout
- Spacious open-plan living and dining area
- Premium oak flooring
- Private laundry and storage room within the apartment
- Built-in wardrobes in every bedroom, including a walk-in wardrobe in the master suite
- Two elegant bathrooms with walk-in showers and bathtub
- 1 Private Parking bay in the underground garage
- Separate Bikeroom

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Property Surrounds

The Neighbourhood



Schools

1. Primarschule Hofmatt – One of the main public primary schools serving the Oberägeri area for compulsory education (primary levels).
2. Grundstufe Fischmatt – Another primary school option in Oberägeri, giving families choice within the local public schooling system.
3. International School of Zug and Luzern – A highly regarded international school in nearby Baar (Zug) offering education from early years through high school with international curriculums.

Supermarkets

1. Coop Supermarkt Oberägeri – One of the main grocery stores right in the heart of Oberägeri, located on Hauptstrasse.

Activities & Nature Spots

1. **Lake Agerl** - Beautiful glacial lake right at Oberägeri - perfect for swimming, boating, fishing, and picnicking in warmer months, plus scenic views year-round.
2. **Wildspitz & Sätteli** - More scenic walking and hiking trails with panoramic views of the valley and lake.

Restaurants

1. **Restaurant Hirschen** - A beloved local classic with strong reviews and a welcoming atmosphere.
2. **Restaurant Raten** - A scenic restaurant up at Raten - excellent for visitors and residents who enjoy mountain views with their food, making it a unique lifestyle highlight.
3. **Ramen am See** - Japanese spot with strong local reviews - a fun and diverse choice.

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Lease Terms

Monthly Costs:

- Net rent: CHF 6'000 per month
- Garage parking space: CHF 180 per month (1 space)
- Utilities (flat rate): CHF 350 per month

Total monthly rent: CHF 6'530

- Security deposit: 3 months' rent
- Available: Immediately
- Lease: Unlimited term with a minimum rental period of 2 years



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