



4½ room apartment + studio, upper ground floor, in Zollikon (8702)



The location

The city of Zollikon	<p>The first city of the “gold coast”, by the Zurich lake and next to the City of Zurich Close to the large hospital complex comprising the Balgrist hospital, Schulthess clinic, Hirslanden clinic, Riesbach healthcare center, and new Kinderspital children clinic Low city tax rate (coeff. 0,85) 12,500 inhabitants, belongs to the district of Meilen</p>
Surroundings	<p>Very quiet and green residential area of 2-to-3 story buildings Right next to large open-air sports facilities and to the Zollikon tennis club 12 min. walk (900 m) to the Zurich lakeside 10 min. walk (700 m) to the Hirslanden clinic and the Enzenbühl park</p>
Public transport	<p>On bus line 77, between Hegibachplatz (7 min. journey) and Balgrist (3 min.) On bus line 99, between Zollikon station and Balgrist 10 min. walk (700 m) to the Balgrist tram station 18 min. walk (1,4 km) to the Tiefenbrunnen train station</p>
International schools	<p>Direct (dedicated) school bus connection to both: - the LFZ (Lycée Français de Zurich) of Dübendorf - the ICS (International Community School) of Zumikon</p>

The apartment

Consists of:

- the main apartment (upper ground floor) with winter garden and balcony
- an additional room (garden level)
- cellar, closed garage for 1 car, possibility to park a second car in front

Main apartment (upper ground floor):

- Total surface 120 m²
- Entrance/lobby, living room with fireplace, dining room
- 3 bedrooms
- 1 bathroom, 1 shower room, separate guests' toilets (entirely refitted in 2026)
- Separate kitchen including own washing/tumbler-drying machine
- Plus: winter garden and balcony

Garden level:

- Separate studio of 8 m², equipped with a wash-basin, with access to a separate shower and toilets. Ideal for a teenage student, "au-pair", or home-office
- Separate, closed garage for one car, with possibility to park a second one in front
- Cellar
- Access to the shared bikes and child carts room
- Access to the shared laundry with washing and tumbler-drying machines

General state:

- The apartment was entirely refurbished in 2026. The bathroom, shower room and guest toilet are new from 2026.
- The building is in very good condition. The exterior will be repainted in 2026 (decided by the owners and already provisioned)

The building

North view



East view



South-East view



South-West view

Pictures

Living room, looking towards the dining room



Pictures

Dining room, looking towards the living room



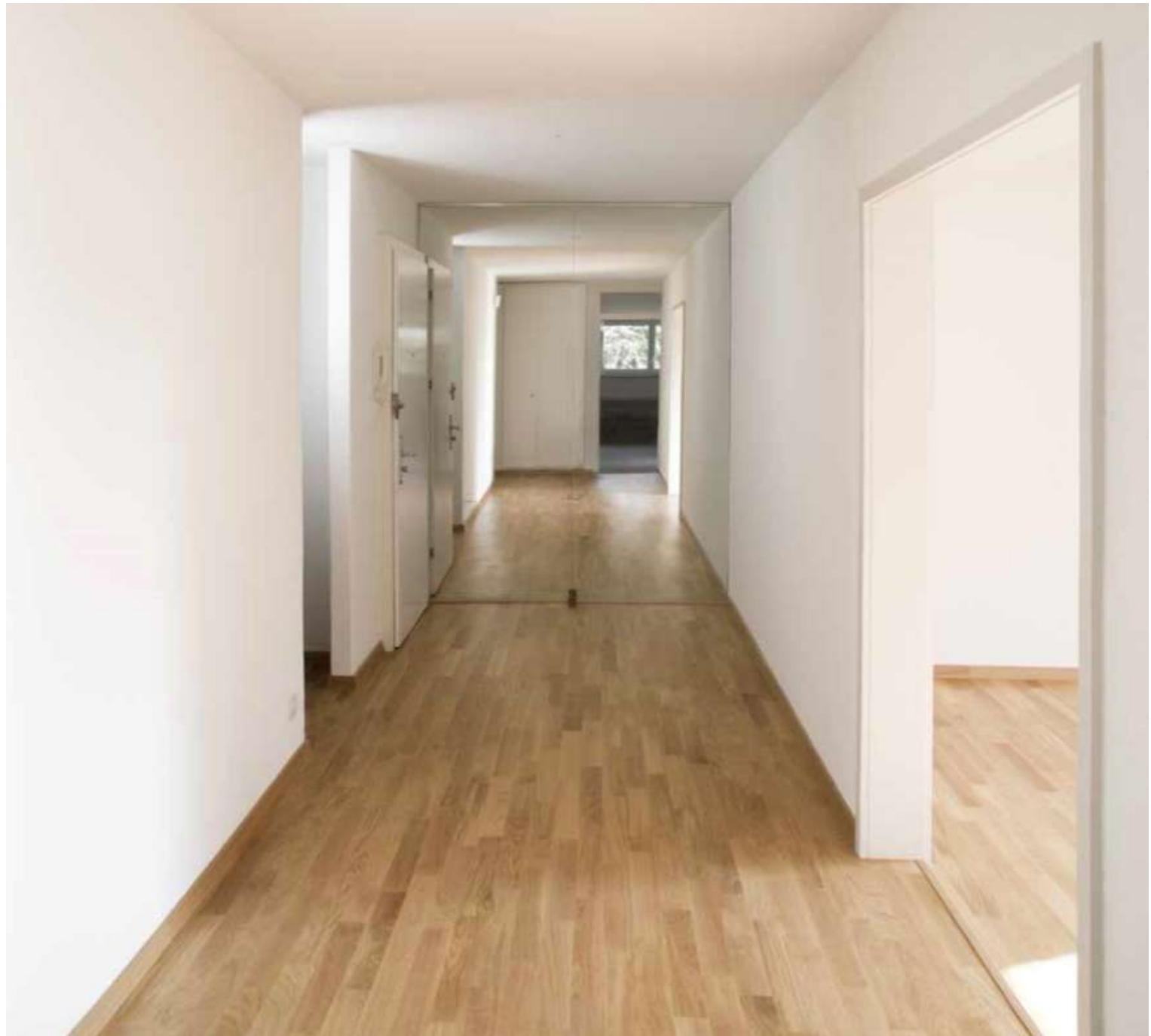
Pictures

Winter garden



Pictures

Entrance lobby



Pictures



Main bedroom
(16 m2)



Pictures

2nd bedroom (12,5 m2)



Pictures

3rd bedroom (10,5 m²)

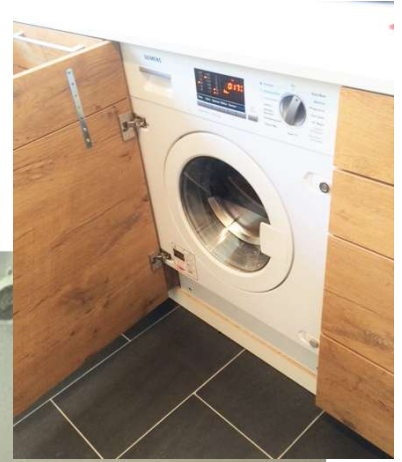
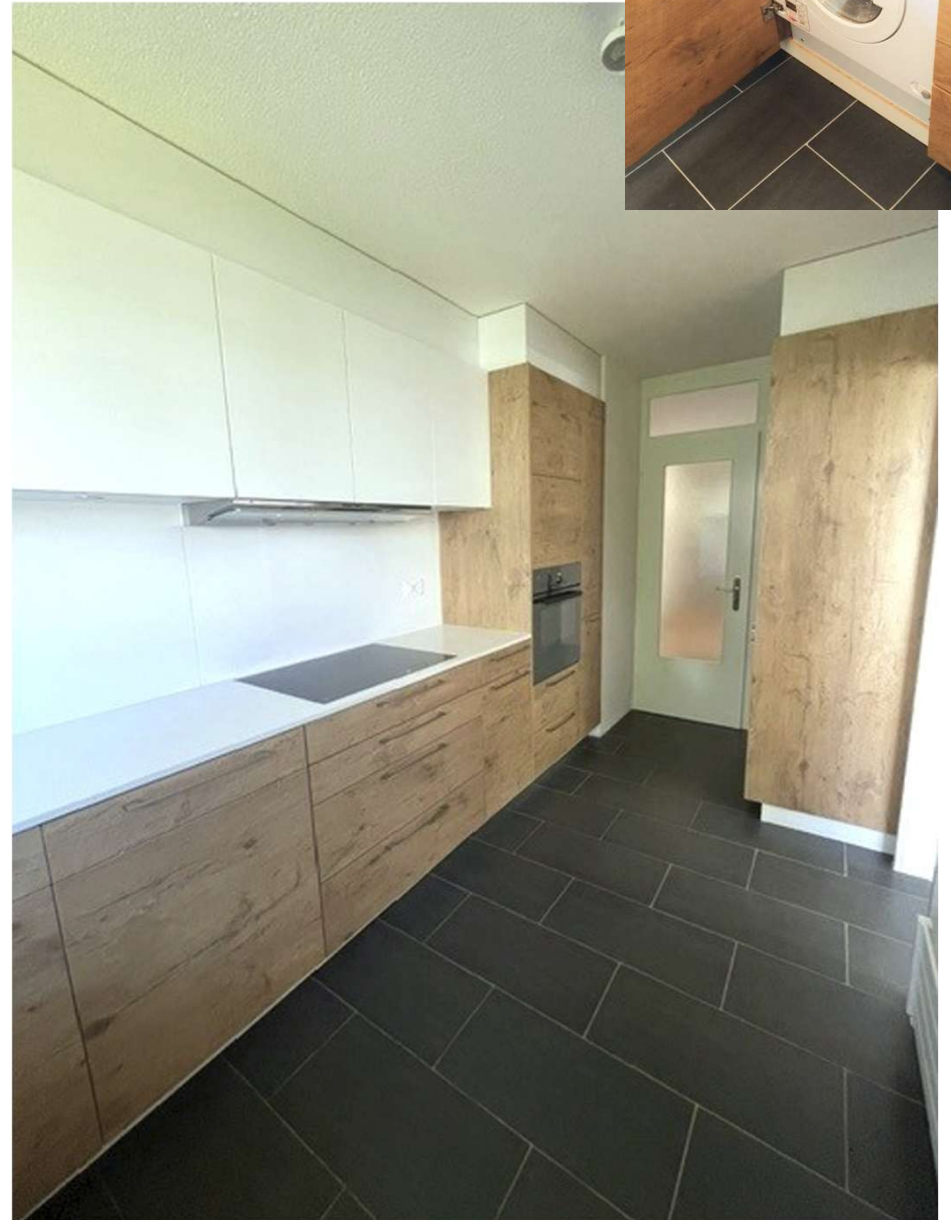


Lower ground floor independent studio (8 m²),
With wash-basin and access to a shower and toilets



Pictures

Kitchen



Pictures

Bathroom
(new)



Pictures

Shower room
(new)



Guests' toilets
(new)

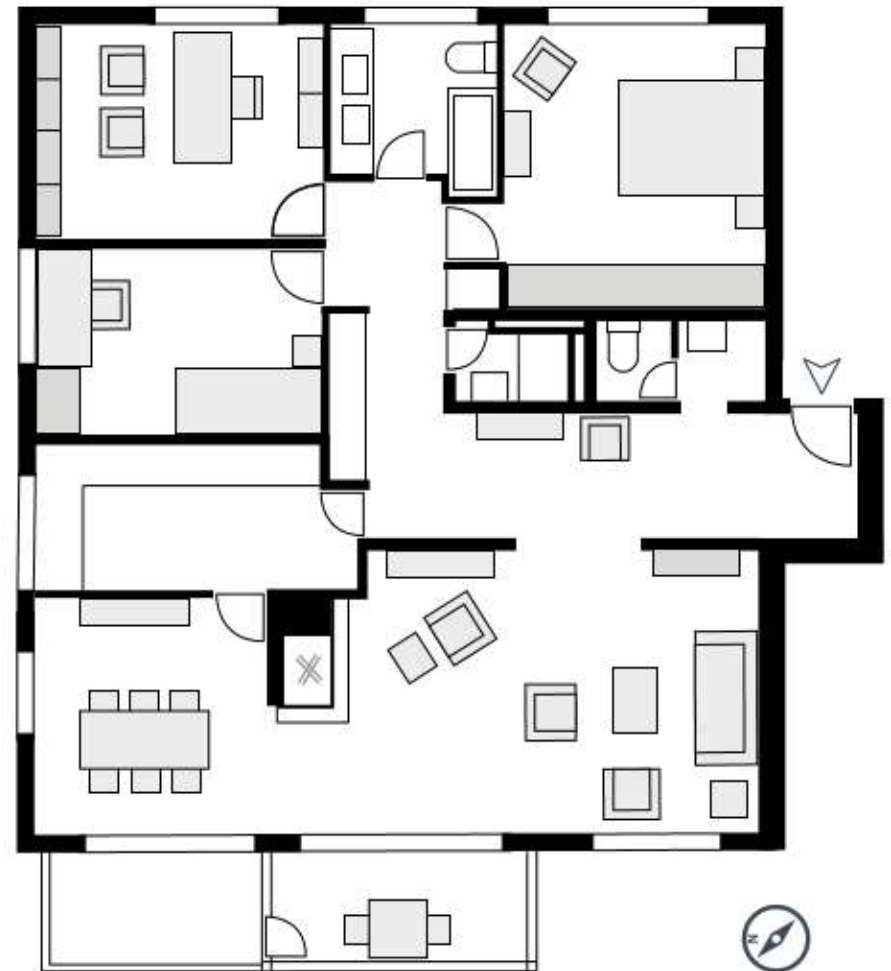


Plan – Upper ground floor

Plan



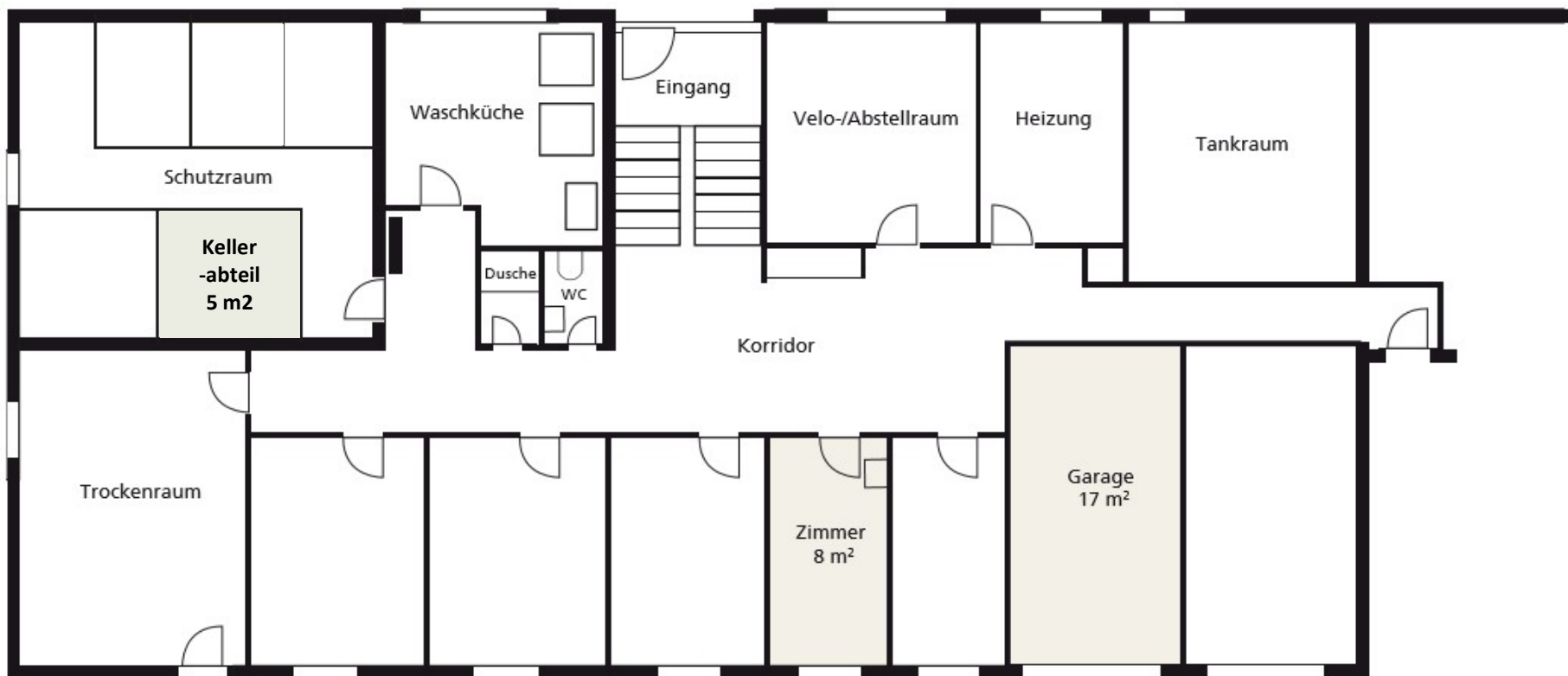
With possible furniture arrangement



Plan – Garden level

Includes:

- Cellar / “Kellerabteil” (5 m²)
- Studio / “Zimmer” (8 m²), with wash-basin, and access to a shower and toilets
- Garage (17 m²), closed, with possibility to park another car in front



Facts and figures, contact

Address	In Walder 30, 8702Zollikon
Construction year	1968
Main renovations	Windows 2005; Floorboard 2015; Kitchen 2016; Bathroom, shower-room and toilets 2026; Painting 2026. Excelent general condition.
Heating	Gas central heating (2013)
Ownership share	191/1000
Surface	120 m2 plus: winter garden (ca. 5 m2), balcony (ca. 5 m2), and studio (ca. 8m2)
Cellar	ca. 5 m2
Garage	Individual & closed for 1 car, possibility to park a second car in front
Cable connection	Yes
Availability	Available
Planned works	The apartment was entirely redone and no works are necessary The building exterior will be repainted in 2026, as decided by the landlords. The costs are already accrued.
Sales price	CHF 2.790.000,-
Downpayment	CHF 50.000,- upon purchase commitment
Public notarization of the purchase agreement	20% of the purchase price less the down payment. The notarization will take place approximately 30 days after the conclusion of the purchase agreement. Upon notarization, an irrevocable payment promise by a Swiss bank or Swiss Branch of a foreign bank shall be presented, covering the entire purchase price
Contact (owner)	Name Vincent Nguyen Email vngu7@outlook.com Phone +41 (0) 78 628 57 25 Languages French, English, German

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