

VILLA ELENI

Exclusive gem



Luxury

FACTS & FIGURES

Property type	Villa
Rooms	8.5 (optional 9.5)
Usable area	ca. 746 m2
Parking spaces	4 (inside/outside)
Selling price	On request

The Property

- Panoramic lake and mountain views
- High level of privacy in a quiet location
- Fitness and wellness oasis with sauna, whirlpool and relaxation lounge
- Romantic garden and terrace landscape with lounge and infinity pool
- Modern architecture with an international atmosphere
- Thoughtful and coordinated interior design
- High quality materialization
- Alarm system and video surveillance
- Lift access on all levels



Luxury Collection

LOCATION

Herrliberg

The attractive community of Herrliberg Lake and mountain views lies on the right bank of Lake Zurich and is known as the Gold Coast is one of the most sought-after residential communities in Switzerland. **The low tax rate of 75% and the excellent infrastructure are unique.** The community is organized in terms of transport Herrliberg is optimally developed. With the Car or S-Bahn are easily accessible Fifteen minutes to or from the city of Zurich Zurich Kloten Airport is a good 30 minutes away. The ferry in miles will take you to the other side of the lake shortly to Horgen. The modern infrastructure of Herrliberg offers wholesalers, butchers, bakeries, Bank, post office, various restaurants interesting cultural offerings and much more. **The community offers all school levels; a school bus runs to Zumikon to the Inter-Community School ICS, the nearest grammar school is in Küsnacht (7 minutes by S-Bahn).** Herrliberg offers a wide range of sports. The 1.5 km long lake access with beautiful seaside resorts Opportunity for endless practice Water sports. The nearby fields and Forests in the Pfannenstiel recreation area invite you to take wonderful walks but also ideal for joggers.

- » Above-average building land prices
- » Single-family homes achieve top prices
- » Condominiums remain in demand



FIRST-CLASS LOCATION
QUALITY

Modern & individual architecture
according to the highest standards



01 The villa with a large garden leaves nothing to be desired.

02 The absolute highlight of this villa is the garden lounge with a waterfall, an outdoor area with a view of Lake Zurich and the option of an outdoor kitchen including a grill.





LUXURY REAL ESTATE

The tasteful villa with infinity pool has 8.5 rooms (optional 9.5) and offers wonderful lake and mountain views. The modern architecture fits perfectly into the international flair of the sought-after district and allows the exterior of the property to shine in high-quality travertine.

The villa has a number of unique features that make it a desirable place to live. Each room has been designed with aesthetic sensitivity and every detail has been carefully considered to create a harmonious and appealing living experience.



03 Cozy outdoor area with lounge, fire table and great privacy.

04 The kitchen, dining area and living room are connected on one level and offer wonderful views of the lake and mountains. The basement offers space for expansion options such as tasting room, workshop, wine cellar, home cinema, etc.





Luxury Collection



- 05 The fine wines are well sorted and displayed behind a glass door.
The wine cellar offers space for tasting with friends.



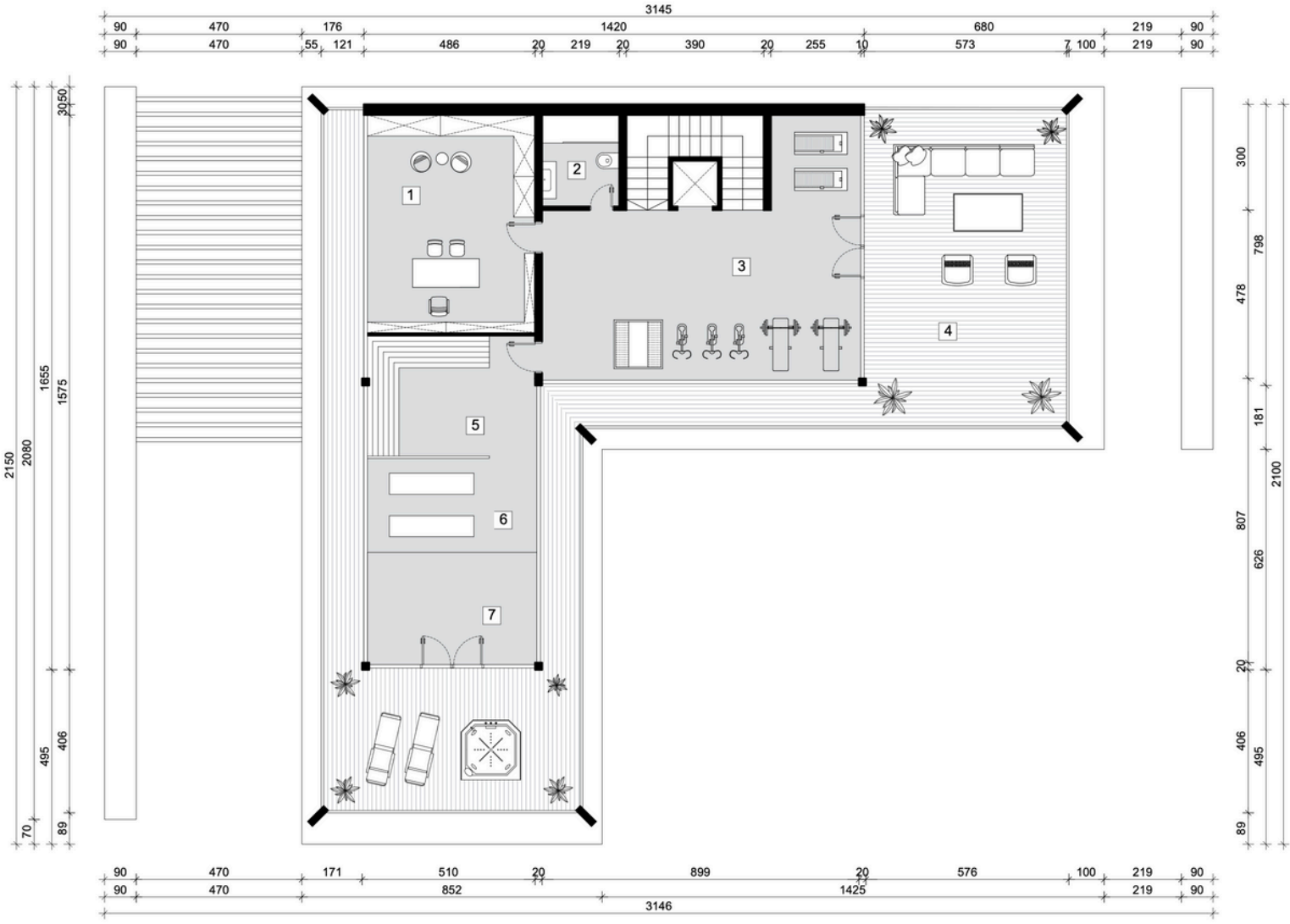


Lake Zurich

HIGHLIGHT

Highlight – The irresistible, heated infinity pool with underwater massage, counter-current system, double staircase and seating step as the final highlight of the residence.

Attikageschoss / Top floor



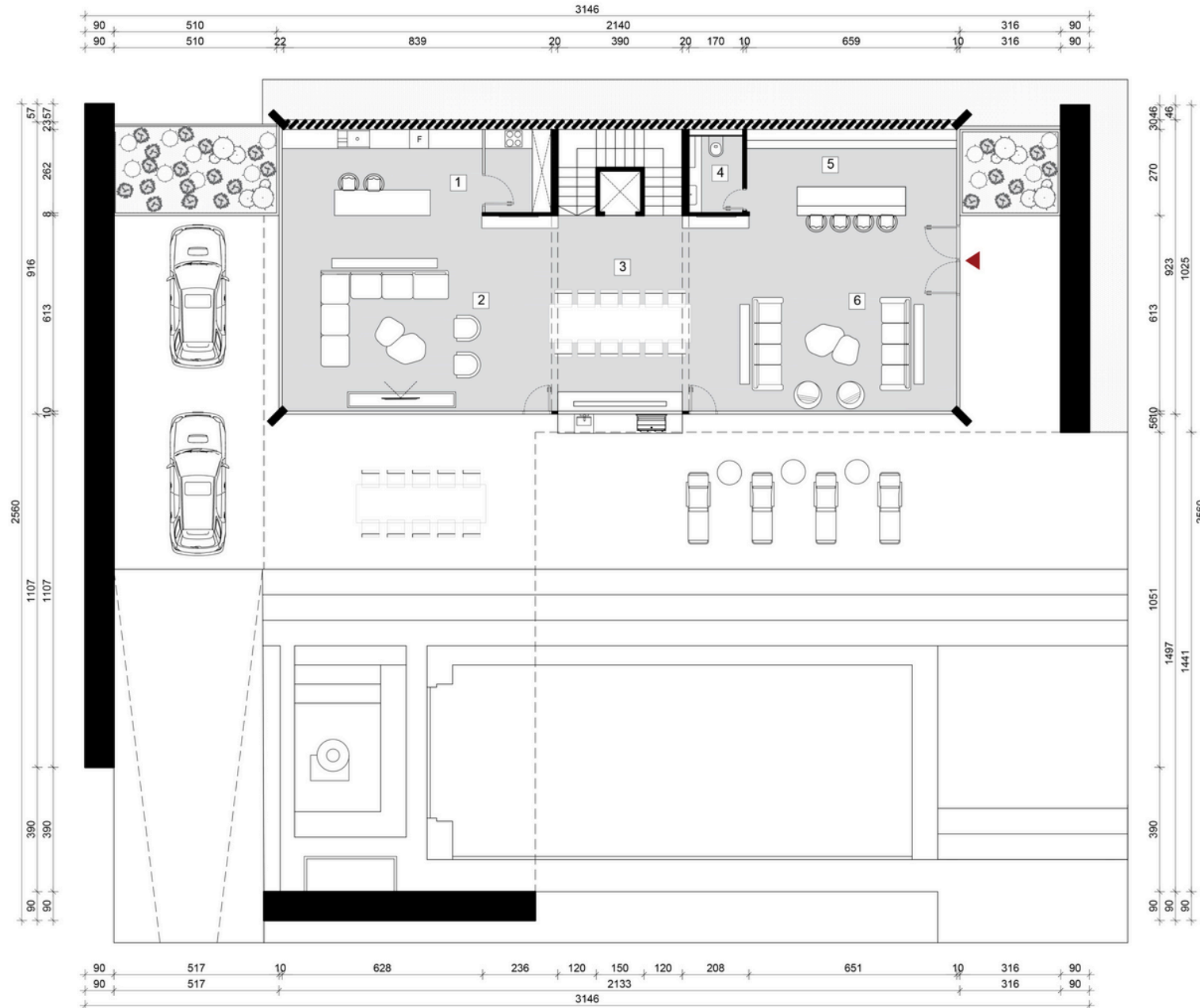
NETTOFLÄCHE - GEBÄUDEPLAN				
INTERNE RÄUME DER ANLAGE				
Nu.	Name des Raums	Boden	Wand	P(m²)
1	Geschäftsstelle	Parkett	Dispersionsfarbe	29.6
2	Badezimmer	Parkett	Dispersionsfarbe	5.6
3	Fitnessstudio	Beton	Dispersionsfarbe	50
4	Terrase	Parkett	Dispersionsfarbe	124.5
5	Sauna	Parkett	Dispersionsfarbe	16
6	Massageraum	Parkett	Dispersionsfarbe	12.8
7	Raum für Yoga	Parkett	Dispersionsfarbe	15
Gesamte Nettofläche				253.50

Obersgeschoss / Upper floor



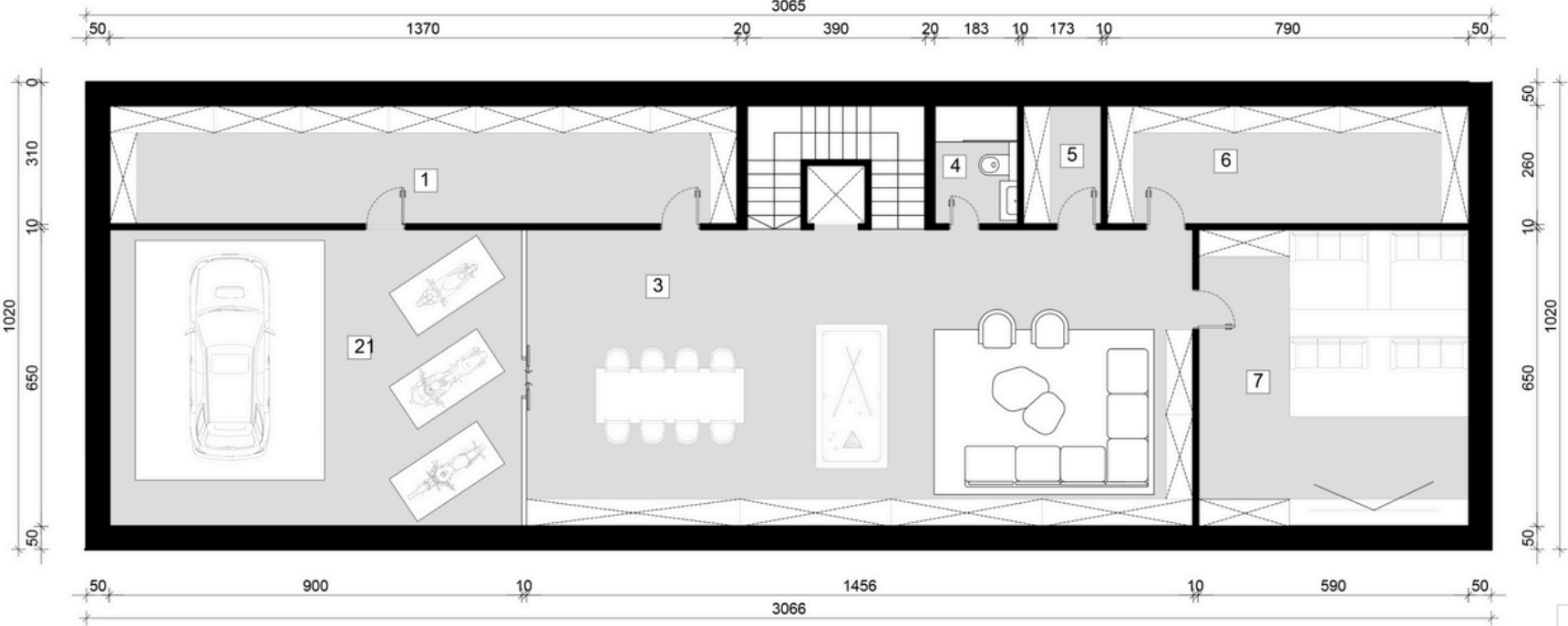
NETTOFLÄCHE - GEBÄUDEPLAN				
INTERNE RÄUME DER ANLAGE				
Nu.	Name des Raums	Boden	Wand	P(m²)
1	Badezimmer 1	Keramikfliesen	Keramikfliesen	23
2	Gastezimmer 1	Parkett	Dispersionsfarbe	33
3	Badezimmer 2	Keramikfliesen	Keramikfliesen	15.8
4	Ankleidezimmer	Parkett	Dispersionsfarbe	31.7
5	Hauptkorridor	Parkett	Dispersionsfarbe	40
6	Badezimmer 3	Keramikfliesen	Keramikfliesen	5.1
7	Gastezimmer 2	Parkett	Dispersionsfarbe	32
8	Badezimmer 4	Keramikfliesen	Keramikfliesen	5.8
9	Gastezimmer 3	Parkett	Dispersionsfarbe	26.5
10	Gastezimmer 4	Parkett	Dispersionsfarbe	24.3
11	Terrasse	Parkett	Dispersionsfarbe	26
12	Terrasse	Parkett	Dispersionsfarbe	24.3
Gesamte Nettofläche				237.20

Eingangsgeschoss / Entrance level



NETTOFLÄCHE - GEBÄUDEPLAN				
INTERNE RÄUME DER ANLAGE				
Nu.	Name des Raums	Boden	Wand	P(m²)
1	Küche	Parkett	Dispersionsfarbe	22.8
2	Wohnzimmer 1	Parkett	Dispersionsfarbe	51
3	Esszimmer	Beton	Dispersionsfarbe	25.8
4	Badezimmer	Keramikfliesen	Keramikfliesen	4.5
5	Bar	Parkett	Dispersionsfarbe	17.7
6	Wohnzimmer 2	Parkett	Keramikfliesen	51.4
Gesamte Nettofläche				173.20

Untergeschoss / Basement



NETTOFLÄCHE - GEBÄUDEPLAN				
INTERNE RÄUME DER ANLAGE				
Nu.	Name des Raums	Boden	Wand	P(m²)
1	Werkstatt	Beton	Dispersionsfarbe	36.5
2	Garage	Beton	Dispersionsfarbe	58.4
3	Weinkeller und Billardtisch	Parkett	Dispersionsfarbe	95
4	Badezimmer	Keramikfliesen	Keramikfliesen	4.9
5	Technikraum	Parkett	Dispersionsfarbe	4.4
6	Abstellkammer	Parkett	Dispersionsfarbe	20
7	Heimkino	Parkett	Dispersionsfarbe	38.2
Gesamte Nettofläche				257.40

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