

# Polo Park & Country Club Zurich

Rietstrasse 12, 8472 Seuzach

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POLO PARK & COUNTRY CLUB

# KEY FACTS

<b>Address</b>	Rietstrasse 12, 8472 Seuzach, ZH
<b>Property Details</b>	<ul style="list-style-type: none"> <li>- Clubhouse, 8 Studios (à 32 m<sup>2</sup>), exclusive 3.5-room apartment (à 169m<sup>2</sup>), 57 horse boxes (à 10,6m), 9 tack rooms (à 6,4 m<sup>2</sup>), 3 playing fields, a covered horse walker &amp; a car park</li> <li>- Main Polo Field is 183m x 274m + 2 other fields of 11 hectares in total (leased) for training</li> <li>- Extension of up to 300 horse boxes and the construction of an all-weather arena measuring 40 m x 70 m is possible.</li> <li>- 425,8 m<sup>2</sup> living area</li> <li>- 70'927 m<sup>2</sup> plot area</li> </ul>
<b>Number of floors</b>	3
<b>Construction Year</b>	2015
<b>Plot</b>	3 ( 5669, 5668, 5478)
<b>Zoning District</b>	Recreational Zone (Erholungszone Ed = Polosport)
<b>Heating</b>	Floor Heating via Geothermie-Sonde,
<b>Object Price</b>	Price upon request
<b>Terms of Sale</b>	<ul style="list-style-type: none"> <li>- Property gains tax: payable by the seller</li> <li>- Public notarization and notary fees: 1 % payable by the buyer</li> <li>- Land registry fees: 1 % payable by the buyer</li> <li>- Share Deal</li> </ul>
<b>Further Information</b>	<ul style="list-style-type: none"> <li>- Available to non-Swiss buyers, as it qualifies as a commercial property.</li> <li>- Offers the rare opportunity to own a piece of land with both a commercial business and a private, luxurious apartment.</li> <li>- The operational business can be taken over by a managing director, allowing the owner to remain entirely hands-off if desired.</li> </ul>



Aerial View

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# DESCRIPTION

The Polo Park Equestrian Centre is much more than an equestrian facility; it is a lifestyle residence. Nestled in open landscapes with an alpine horizon, this unique estate combines first-class polo facilities, exclusive stables, and upscale living.

At its centre lies a full-sized polo field (200 x 300 yards), complemented by additional training fields and an infrastructure that offers the highest standards for horse and rider: 57 premium horse boxes, tack rooms, washing areas, and a horse walker for six horses, along with generous storage facilities and extensive parking for guests and trailers. A modern photovoltaic system with grid connection ensures sustainability.

The clubhouse embodies elegance and community: a stylish lounge with bar, changing rooms, and reception areas invites social gatherings. On the upper floor, eight private studios and an exclusive executive residence of 169 m<sup>2</sup> are available, equipped with an open-plan kitchen, master suite en suite, and a balcony with impressive views over the polo field. The top floor also offers additional expansion potential, a rare opportunity to help shape the future of this exceptional property.

This exclusive Polo & Country Club combines luxury, sport, lifestyle, and community in perfect harmony and, with its enormous potential, opens up unique opportunities for visionary buyers.



Dining Room in the Clubhouse

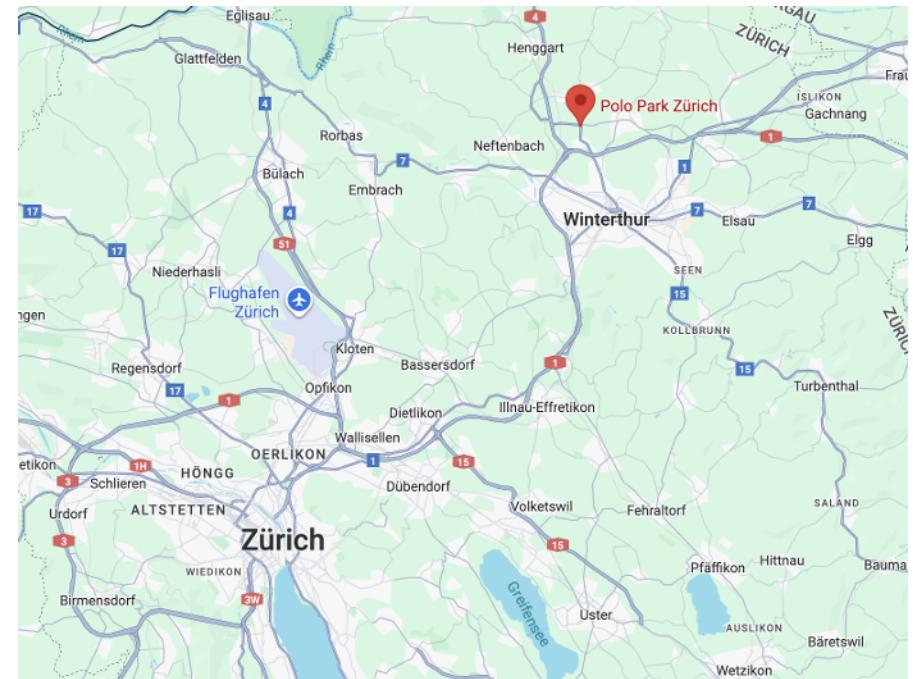
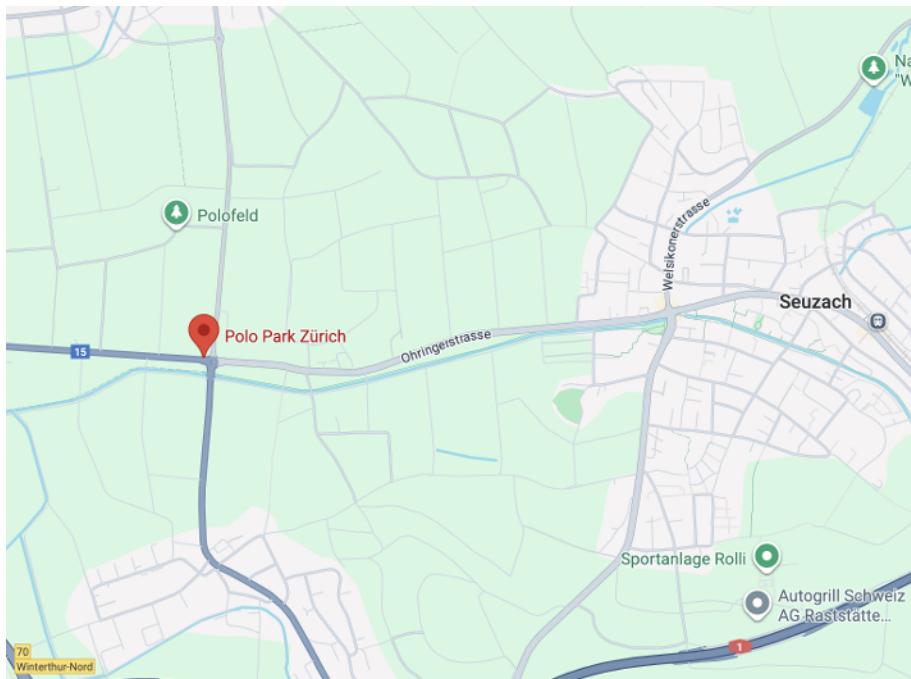
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# LOCATION

The property is very well located – both in terms of proximity to everyday amenities and accessibility to nearby centers. A post office, bus stop, and restaurants are all within a short walking distance of no more than 3 minutes. The nearest school is just 280 m away, and the closest daycare center is only 650 m from the property.

The center of Winterthur can be reached in just 8 minutes by public transport.

The city of Zurich is only a 30-minute drive away. Schaffhausen, Frauenfeld, and Wil (SG) are accessible within 22, 23, and 27 minutes by car, respectively. A drive to St. Gallen takes about 45 minutes, and Lake Constance (Romanshorn/Kreuzlingen) can be reached in around 40 minutes.





Dining Room in the Clubhouse

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Kitchen in the Clubhouse

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3.5 Bedroom Apartment

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3.5 Bedroom Apartment

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57 Horse Stables

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Polo Club Event

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Areal View of the three plots



1. Country Club
2. 8 Studios
3. 3.5 Room Apartment
4. Convertible Attic
5. Horse Walker for 6 horses
6. 57 Horse Stables

7. Hay & Manure Area
8. Storage Area
9. Parking Lots
10. Polo Field (183 x 274 m)
11. Barbecue Area

# CONTACT PERSON



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Polo Club Match

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