

ZÜRICH



High-quality 3.5 room apartment in a central
location

Price upon request

Price of parking place(s) in addition



3.5

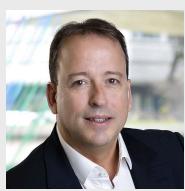


2



~117 m²

n° ref. #5275885



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausane

Benjamin Lamers

+41 21 781 01 34

benjamin.lamers@swsir.ch



SITUATION AND DESCRIPTION

Welcome to this bright 3.5-room apartment on the 6th floor of a well-maintained apartment building, which offers you both comfort and an excellent location. Enjoy the far-reaching views and the sun on the spacious 25 m² terrace - ideal for relaxing hours outdoors or sociable evenings.

The apartment has parquet flooring in the rooms and easy-care tiled floors in the rest of the apartment, which not only gives it an elegant look, but also a pleasant feel-good atmosphere. You will love the charm and brightness of the rooms, which is further enhanced by the large window fronts. The 3.5 rooms offer plenty of space for individual design and are ideal for couples or small families.

For added convenience, the elevator takes you comfortably to the 6th floor. There is an in-unit washer and dryer in the apartment, which saves you having to go to the basement. The central location of this apartment makes it easy for you to enjoy all the amenities of city life - be it shopping, restaurants or public transport, everything is within easy reach.

Come and see this charming home for yourself! Arrange a viewing appointment today.

SURFACES

Living area	~ 117 m ²
Balcony Surface	~ 25 m ²

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Location floor	6th floor

DISTANCES

Public transports	111 m
Primary school	104 m
Stores	191 m
Restaurants	214 m

INFORMATION

Number of floors above ground	7
Year of construction	2009
Heating installation	Floor
Heating system	Pellets

- Garage
- Open kitchen
- Cellar
- Storeroom
- Bright/sunny

PROXIMITY

- City centre
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Medical home
- Doctor

OUTSIDE CONVENIENCES

- Quiet
- Loggia

INSIDE CONVENIENCES

- Lift/elevator

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath

FLOOR

- Tiles
- Parquet floor

VIEW

- Far view

FINANCIAL DATA

Price

Price upon request

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.



Switzerland | **Sotheby's**
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch