

6315 OBERÄGERI

IM BÖSCHI 37

CANTON ZUG

Redefined Living


A place where design, luxury, nature, and privacy converge to create an exceptional living environment, in one of Switzerland's most desirable regions.

ELITE LUXURY SWISS PROPERTY PARTNERSHIP

Toni Enderli
LIVE LIFE NOW



REALTOR
OF EXCELLENCE

Swiss Family Office 



OBERÄGERI, CANTON ZUG

Mountainview & Private Lakeside Residence

Residence of Architectural distinction. Set in an elevated, quiet and secluded position above the pristine waters of Lake Ägeri.



OBERÄGERI, CANTON ZUG

Set in an elevated, quiet and secluded position above the pristine waters of Lake Ägeri, this unique property represents a rare convergence of architectural design, refined luxury, and immersive natural beauty.

Designed by renowned architect Peter Schellinger, this exceptional villa is positioned on a generous 1,227 m² plot, offering complete privacy and truly endless panoramic views across lake and alpine landscape.

Property type overview:
Detached Villa

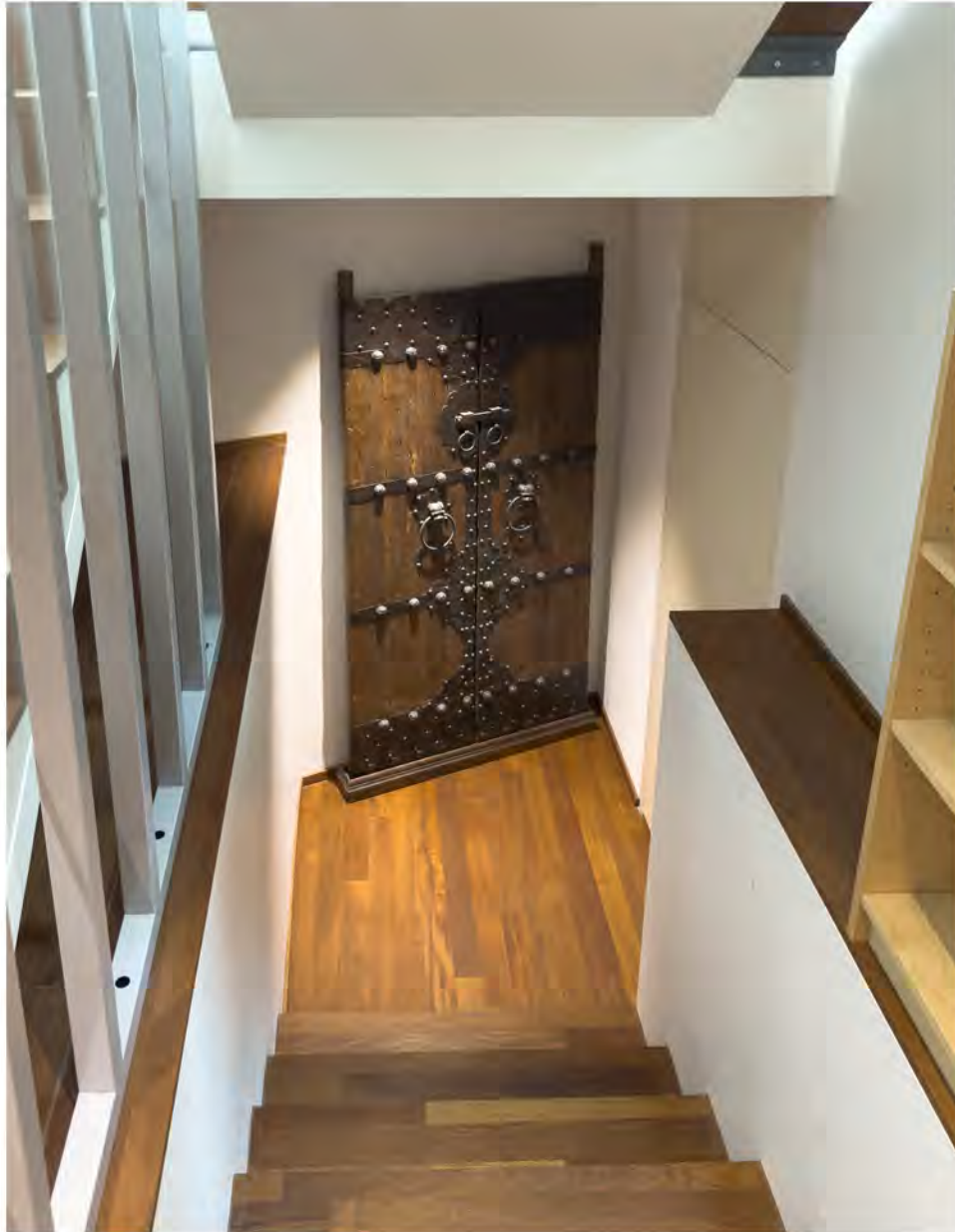
Natural light while framing
uninterrupted vistas





The architecture is defined by clarity, proportion, and a seamless relationship between interior and exterior living. Expansive glass façades flood the home with natural light while framing uninterrupted vistas – creating a sense of openness and calm throughout.

The principal living level is designed for both elegant entertaining and everyday comfort, where space, light, and material quality come together in a refined composition. A bespoke **Werder Küchen** designer kitchen with **Gaggenau** and **Miele** appliances forms the heart of the home. Integrated **KNX smart** home technology, automated blinds, and climate control systems ensure a sophisticated yet effortless living experience.



This residence delivers a complete private lifestyle environment, where luxury is expressed through both design and functionality:

- Wood fireplace
- Private home cinema
- Sonos multi-room audio system
- Indoor swimming pool with UV purification
- Grander water system for enhanced water quality
- Dedicated sauna and wellness level
- Wine cellar (vaulted ceiling) with capacity for approx. 800 bottles

Every element has been carefully curated to complete an atmosphere of calm, comfort, and exclusivity.

- Fully serviced and integrated lift and updated technical systems
- Open plan study area with unique glass landing
- Master bathroom with bespoke stone bath and handbasins, and inbuilt mirrored cabinets
- Home security system (Certas)

LUXURY LIVING & WELLNESS

Designed by renowned architect Peter Schellinger, this exceptional villa is positioned on a generous 1,227 m² plot, offering complete privacy and truly endless panoramic views across lake and alpine landscape.



ENDLESS VIEWS & OUTDOOR LIVING



The villa's elevated position captures uninterrupted, far-reaching views across Lake Ägeri and the surrounding alpine landscape, with sightlines extending towards Rigi, Sattel, Stoos and Morgarten.

A rooftop terrace and multiple outdoor areas provide the perfect setting for sunset dining, relaxation, and year-round enjoyment of the natural surroundings.

PRIVACY & SETTING



Elevated above – with complete privacy and truly endless panoramic views across lake and alpine landscape.



PRIVACY & SETTING



Located within a quiet, family-friendly residential enclave, the property offers a rare degree of seclusion while remaining highly accessible, both to Zug and Zurich. Surrounded by nature, forest, and open landscape, the home provides a peaceful retreat – ideal for those seeking discretion, tranquility, and security.

A rare and yet perfect balance of privacy, nature, and connectivity.



LIFESTYLE & NATURE CONNECTION

Perfectly positioned for an active,
outdoor-oriented lifestyle



This seamless integration of nature
and lifestyle is one of the property's
defining attributes.



LIFESTYLE & NATURE CONNECTION



Grosse Mythen, 31 minutes



Year-round outdoor activities including cycling, walking, and winter sports

Nearby winter sport areas: Raten, Sattel-Hochstuckli, Hoch-Ybrig, Stoos

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LIFESTYLE & NATURE CONNECTION



A truly magical
winter wonderland



LIFESTYLE & NATURE CONNECTION



Enjoy the breathtaking
backyard of summer

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THE NEIGHBOURHOOD



Oberägeri, Zug Local Schools

Primarschule Hofmatt

One of the main public primary schools serving the Oberägeri area for compulsory education (primary levels).

Grundstufe Fischmatt

Another primary school option in Oberägeri, giving families choice within the local public schooling system.

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.



THE NEIGHBOURHOOD



Activities & Nature Destinations

Lake Ägeri

Beautiful glacial lake right at Oberägeri - perfect for swimming, boating, fishing, and picnicking in warmer months, plus scenic views year-round.

Wildspitz & Satteli

More scenic walking and hiking trails with panoramic views of the valley and lake.



THE NEIGHBOURHOOD



Restaurants

Restaurant Hirschen

A beloved local classic with strong reviews and a welcoming atmosphere.

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.

Ramen am See

Japanese spot with strong local reviews – a fun and diverse cuisine selection.

OBERÄGERI CANTON ZUG

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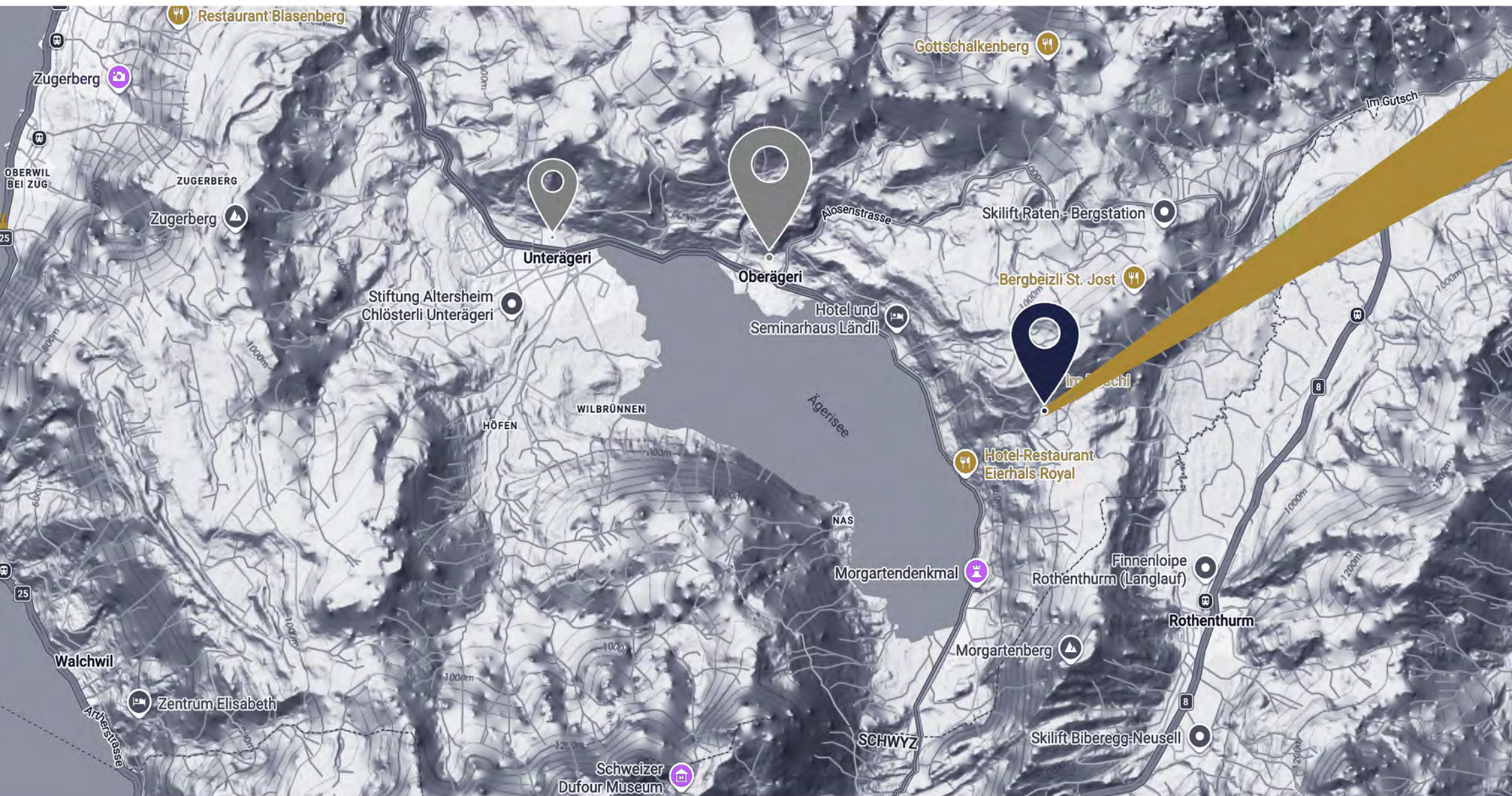
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LIVELIFENOW

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LOCATION & CONNECTIVITY



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- Approx. 25 minutes to Zug City centre
- Approx. 35 minutes to Zurich (Sihlcity Shopping Centre)
- School bus stops within immediate proximity



PROPERTY FEATURES



PROPERTY FEATURES



Year Built: 2012



Living Area: 322 m²
Plot Size: 1,227 m²
Rooms: 6.5
Bedrooms: 5 including
Private Guest Suite



PROPERTY FEATURES



Bathrooms: 4 Bathrooms
+ 1 Guest WC
Parking: Double Garage
Up to 3 vehicles
Property Type: Detached Villa

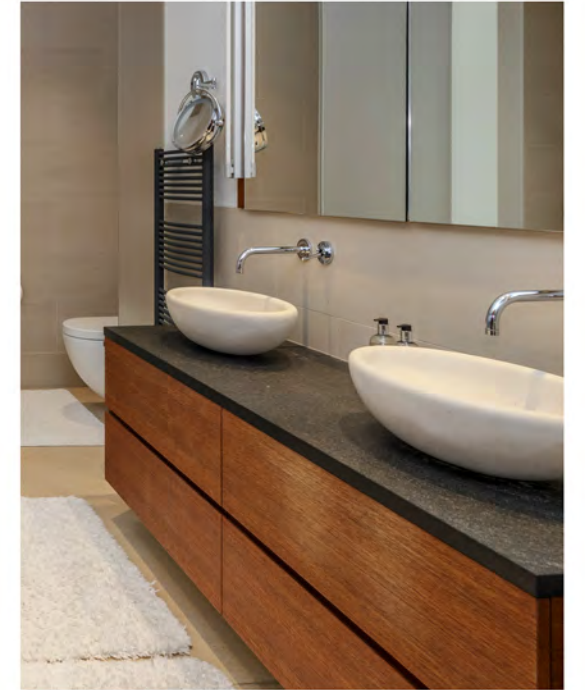


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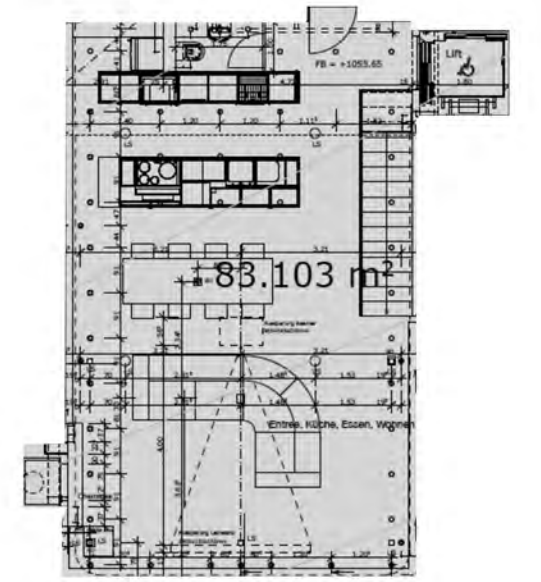
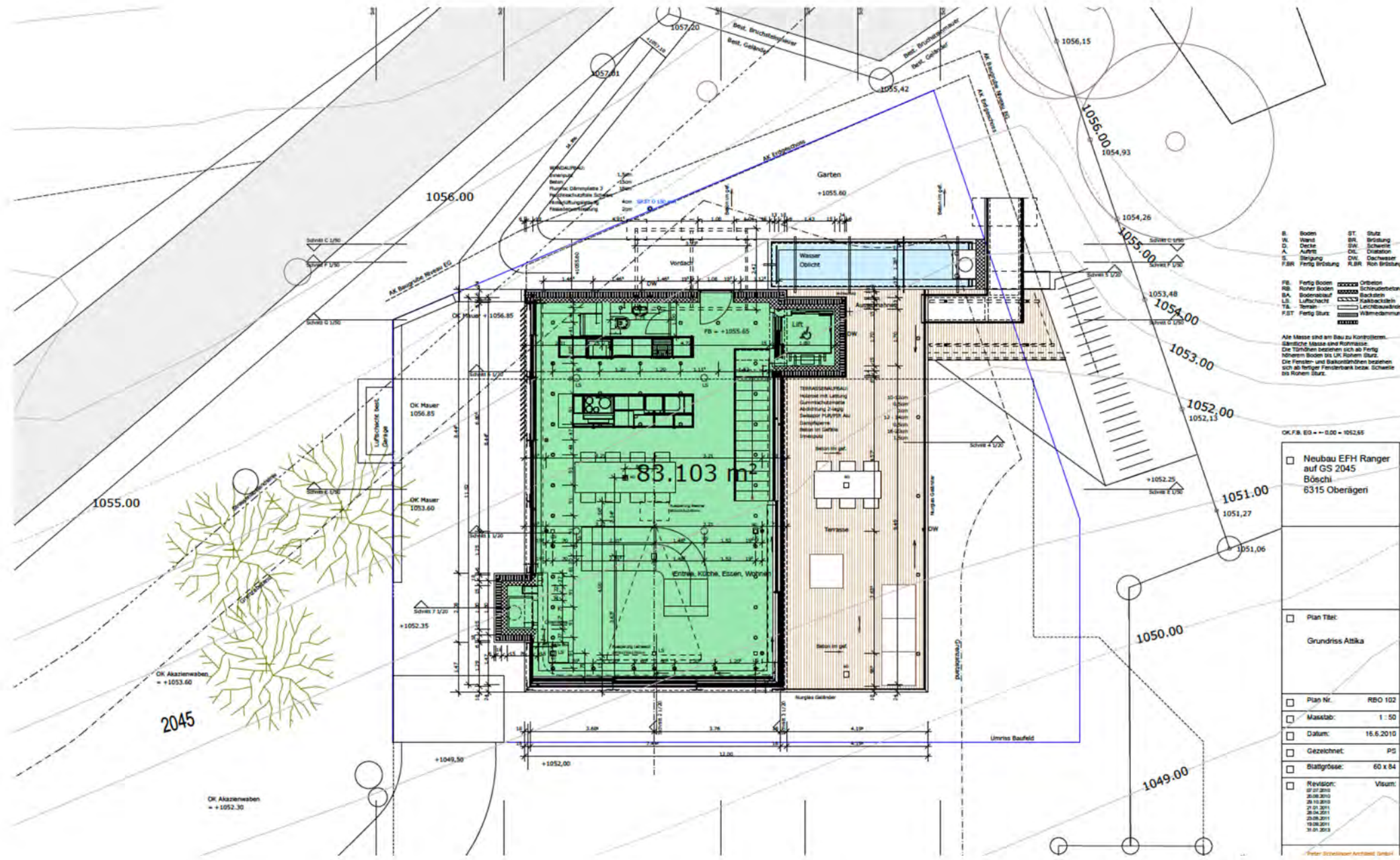
PROPERTY FEATURES



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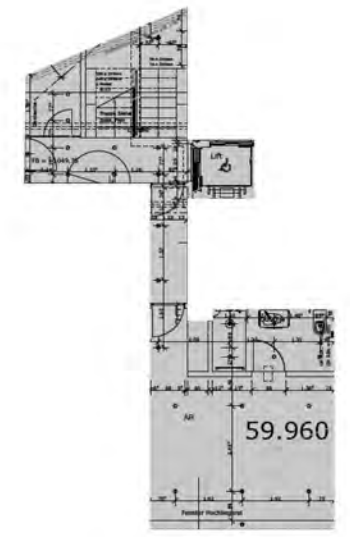
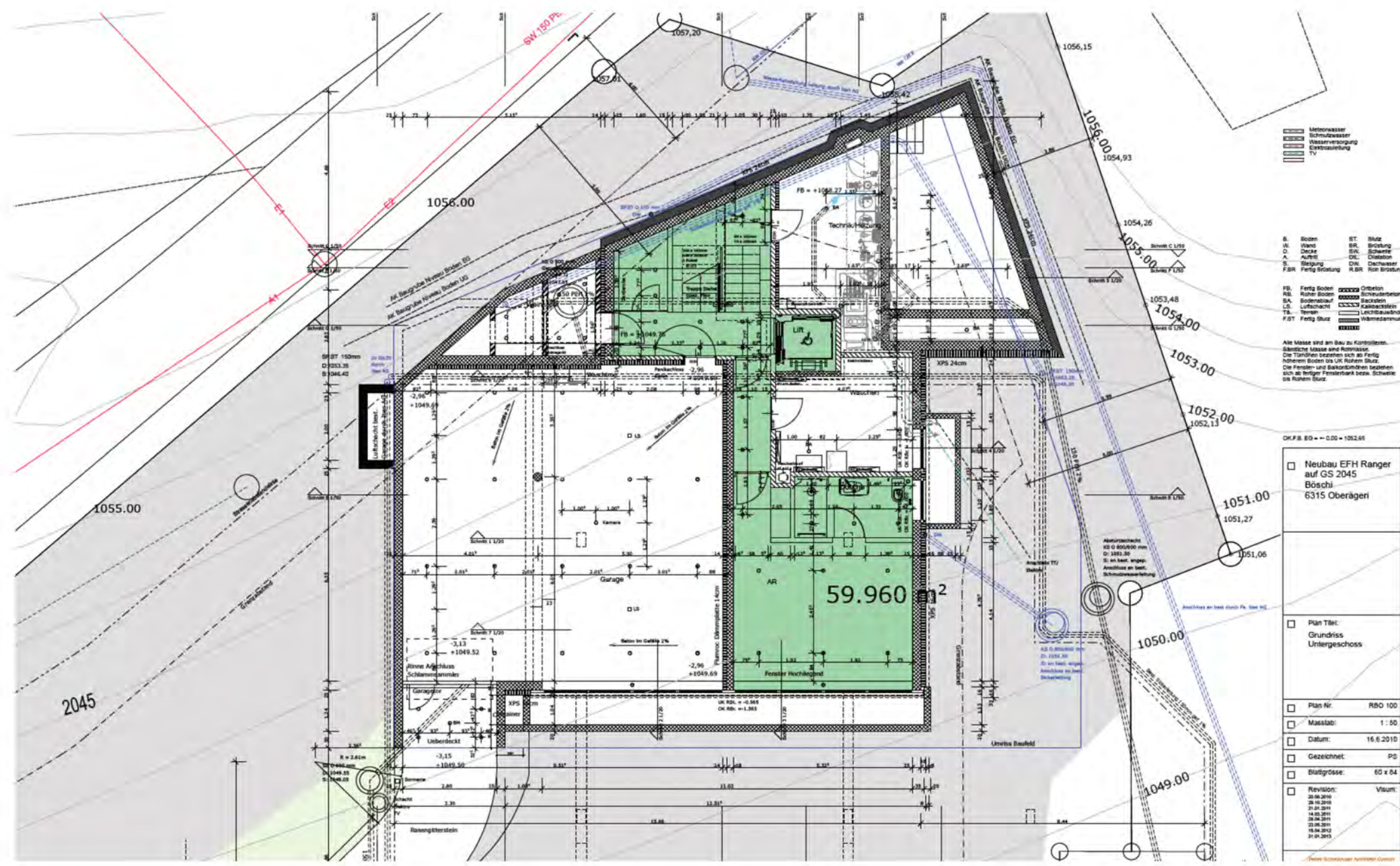


FLOORPLANS



Top Floor

FLOORPLANS



- Metronasser
 - Schulwasser
 - Wasserversorgung
 - Gasheizung
 - TV
-
- B. Boden
 - W. Wand
 - D. Decke
 - A. Auftrieb
 - T. Treppe
 - F.B.R. Fertig Brüstung
 - ST. Stütze
 - BR. Brüstung
 - SK. Scherke
 - DL. Dielenbohle
 - DN. Dachwasser
 - R.B.R. Röhren Brüstung
 - Orbiton
 - Schneuderbeton
 - Bacalstein
 - Kalkstrich
 - Leichtbauschale
 - Härteschichtung

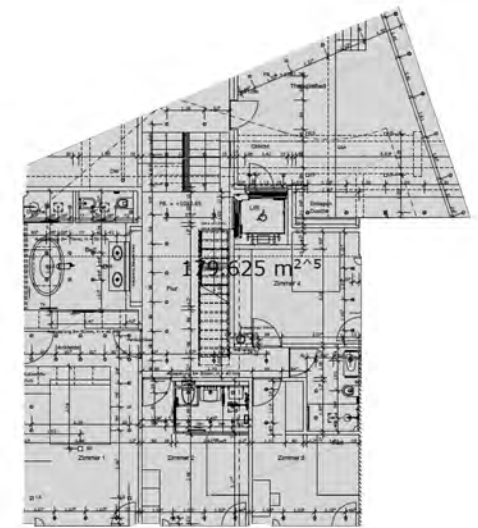
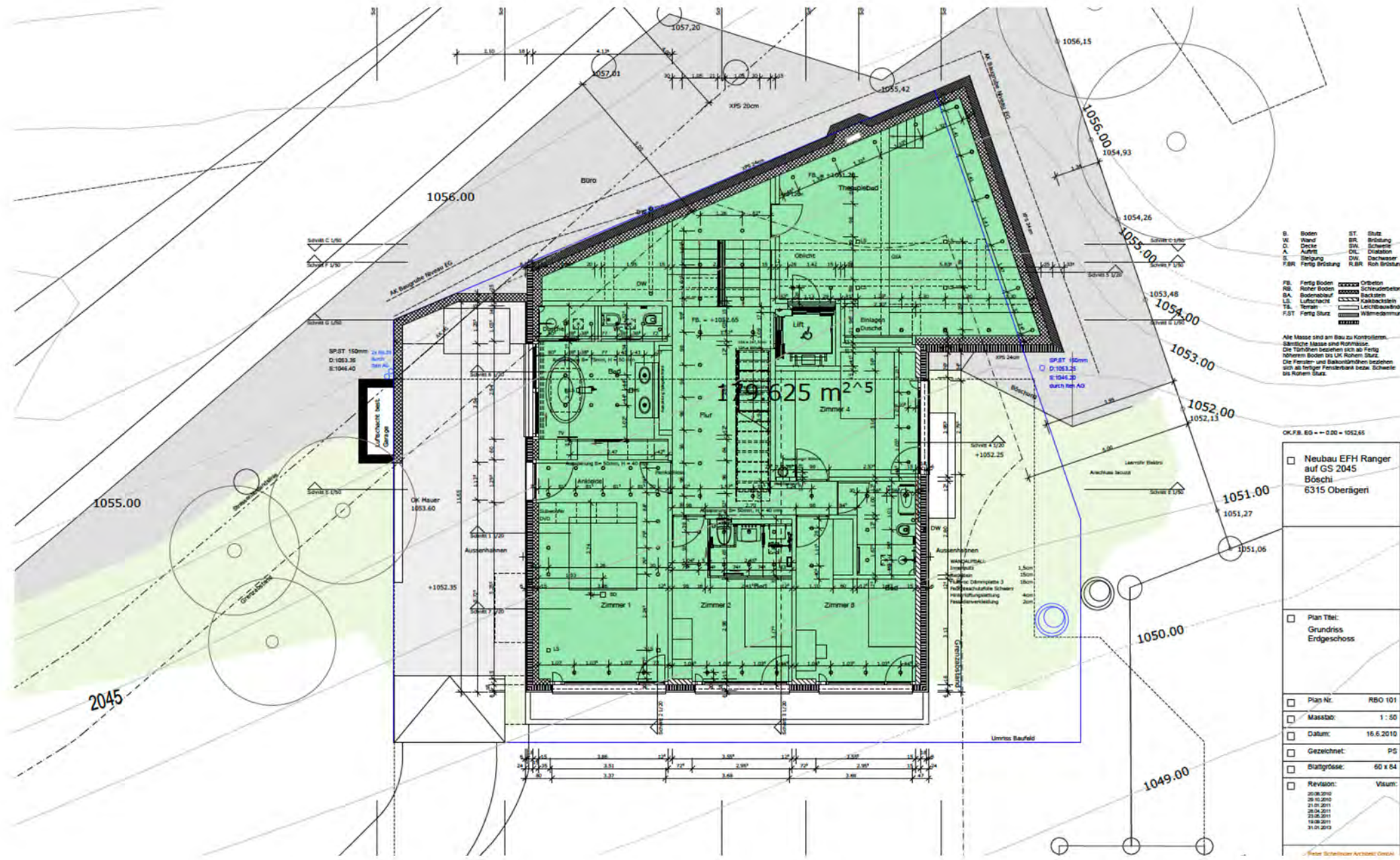
Alle Masse sind am Bau zu kontrollieren.
 Abstriche Masse sind Normmaße.
 Die Türhöhen beziehen sich auf Fertig
 höherem Boden bis UK Rohem Sturz.
 Die Fenster- und Balkontüren bestehen
 sich als fertige Fensterbank bzw. Schwere
 als Rohem Sturz.

OK.F.B. BO = - 0.00 = 1052.61

<input type="checkbox"/>	Neubau EFH Ranger auf GS 2045 Böschli 6315 Oberägeri
<input type="checkbox"/>	Plan Titel: Grundriss Untergeschoss
<input type="checkbox"/>	Plan Nr.: RBO 100
<input type="checkbox"/>	Masstab: 1 : 50
<input type="checkbox"/>	Datum: 16.6.2010
<input type="checkbox"/>	Gezeichnet: P2
<input type="checkbox"/>	Blattgröße: 60 x 84
<input type="checkbox"/>	Revision: Visum
	20.06.2010
	24.06.2010
	21.04.2011
	16.02.2011
	28.04.2011
	22.06.2011
	18.04.2012
	31.01.2015

First Floor

FLOORPLANS



Ground Floor



OBERÄGERI, ZUG

Live Beyond The Ordinary

Exceptional Living. Year-round clarity
and the freshest alpine air.



Designed Around Every Season

From sunlit summers
by the lake, to serene
snow-covered winters.

YOUR NEIGHBOURHOOD



Get around, explore and
Commute locally with ease



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LIFESTYLE & NATURE CONNECTION



Immediate proximity to Lake Ägeri for swimming, sailing, and paddleboarding



LIFESTYLE & NATURE CONNECTION



Epic Hiking Trails and
Mountain Biking



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OBERÄGERI, ZUG

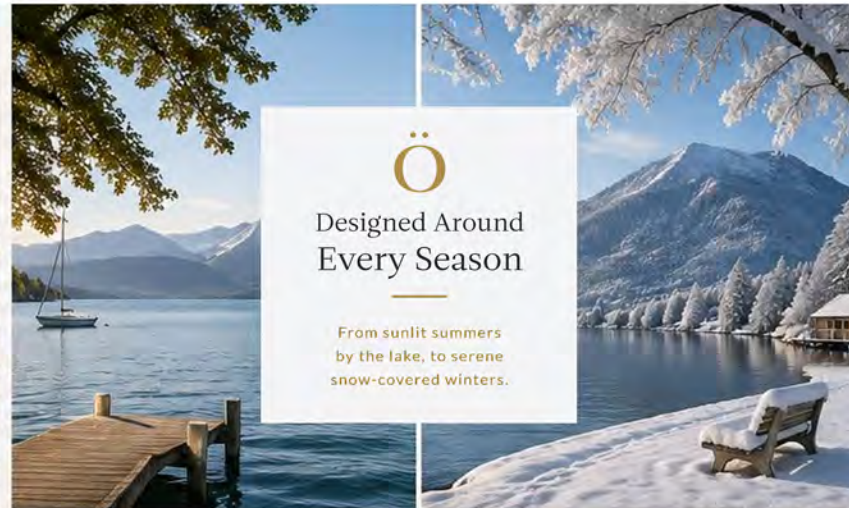
Live Beyond The Ordinary

Exceptional Living. Year-round clarity
and the freshest alpine air.

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OBERÄGERI, ZUG FORECAST OVERVIEW

ELITE LUXURY SWISS PROPERTY PARTNERSHIP



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

ABOVE THE FOG LINE

- Year-round clarity
- Fresh Alpine air
- Highly accessible to Zug & Zurich

STRONG INVESTMENT FUNDAMENTALS

+5.8% PRICE GROWTH (LAST 12 MONTHS)

+120% VALUE INCREASE (PAST 20 YEARS)

Consistent long-term appreciation in one of Central Switzerland's most desirable markets.

EXCEPTIONALLY RARE

0.39% VACANCY RATE (CANTON ZUG)

Less than half the Swiss average

High demand. Limited supply.

STRATEGIC ADVANTAGE

Canton Zug offers Switzerland's lowest tax jurisdiction.

WHY OBERÄGERI?

- Above the fog line
- Proven value growth
- Natural beauty & lifestyle
- Lowest-tax canton
- Genuine exclusivity

PROPERTIES OF THIS CALIBRE IN THIS LOCATION ARE GENUINELY RARE.



EXCLUSIVELY OFFERED BY

Swiss Family Office

DETAILED DOCUMENTATION AND PRIVATE VIEWINGS ARE AVAILABLE UPON REQUEST.

WE WOULD WELCOME THE OPPORTUNITY TO INTRODUCE YOU TO THIS PROPERTY PERSONALLY.

[ARRANGE A PRIVATE VIEWING →](#)

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CONTACT ROE SWISS OFFICE

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Mountainview
& Private Lakeside
Residence



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