



Spacious, modern and idyllic oasis of well-being

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Your Property –Our Priority

Näfels

Due to its unique location and the very well-maintained and modern infrastructure, Näfels enjoys enormous popularity.

A wide range of leisure activities in this breathtaking landscape enhances your quality of life and makes this house an interesting property.

The location is particularly suitable for excursions.

Ski resorts and hiking areas such as Elm, Braunwald and Filzbach as well as the Flumserberg cable cars in Unterterzen can be reached in a few minutes from Näfels.

Näfels is home to the Lintharena AG sports center and a large sports facilities with indoor and outdoor swimming pools.

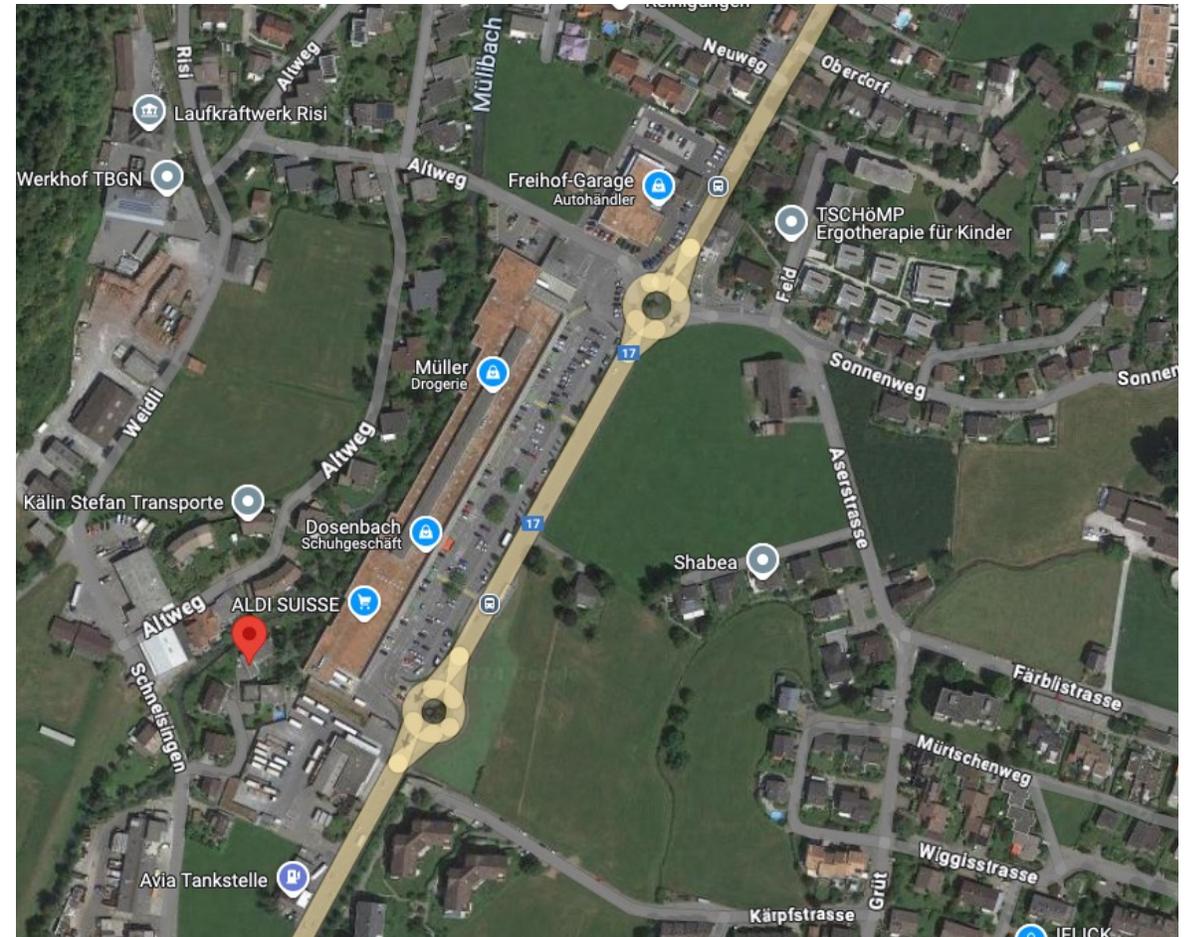
Thanks to excellent public transport and highway connections, you can be in the middle of Zurich in 45 minutes, in Chur in 40 minutes and in the beautiful cantonal capital of Glarus in 9 minutes. In the Heart of Switzerland!

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Situation & location

Your oasis of well-being is located in the area marked in **red**.

Directly behind the Shopping Center.



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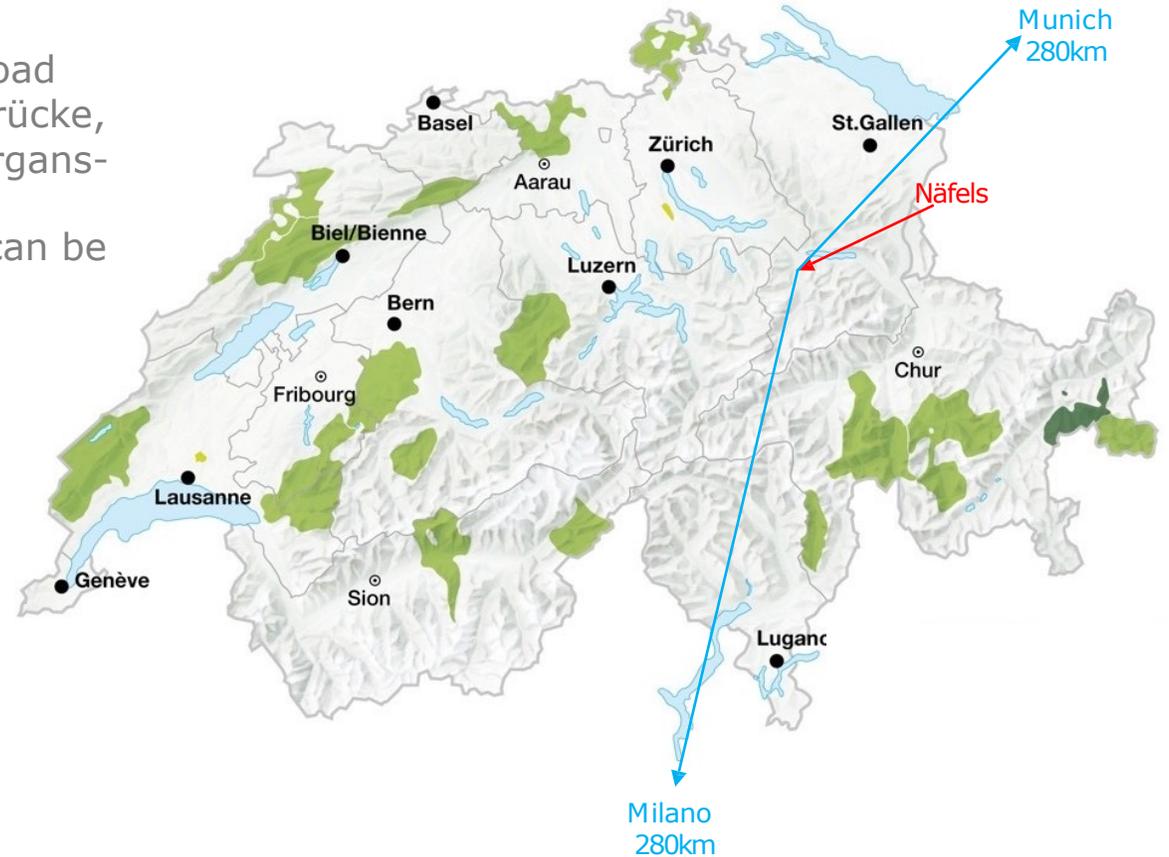
Geographical location & distances

Näfels is located on the Rapperswil-Uznach - Linththal railroad line. Thanks to the railroad station in neighboring Ziegelbrücke, Näfels is also well connected to the main Basel-Zurich-Sargans-Chur railroad line.

The A3 highway (Zurich-Sargans-Chur) runs nearby and can be reached via the Niederurnen/Glarus junction.

Distances:

Schools	1200 m
Public transportation	600 m
Shopping center	600 m
Restaurant	700 m
Gabriel bakery	650m
Petrol station	400 m
Freeway exit	10 min.
Glarus	9 min.
Chur	40 min.
Zurich	45 min.



In the countryside and yet central

Your oasis of well-being in Näfels

This spacious, modern 5.5-room detached single house sits on a large plot of land. The sunny location on a cul-de-sac offers privacy and is ideal for families. Rights of passage allow you to reach the shopping center in 5 minutes walk.

The well-maintained property is as good as new and boasts modern architecture and high quality interior fittings. Sustainable heat generation with a heat pump system and the Minergie standard are just as much a matter of course as a sauna for healthy wellness moments. On the first (ground) floor, you are greeted by an inviting entrance hall with adjoining checkroom and a utility room. The entrance area leads directly into the spacious, seemingly endless, light-flooded living/dining area. The adjoining open kitchen with its cooking island, food center and contemporary equipment offers enough space for your creative culinary creations. A bright guest room with shower and the guest toilet opposite complete the ground floor. Two large, cozy rooms with a stylish bathroom await you on the upper floor. The huge master bedroom with an en suite bathroom to be completed, crowns the master area with terrace access and views of the mesmerizing Glarus Alps. Another highlight is the wonderfully green outdoor area with meadows and trees as well as direct access to the adjacent stream on one side and the spring stream on the other.

Enjoy the summer here with your loved ones and friends at a barbecue while the kids have fun playing. This makes family life fun! The double garage with direct access to the house and two outdoor parking spaces round off this unique offer.

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Einfamilienhaus

- + Central location, infrastructure via direct access route
- + High-quality fit-out standard with a modern look
- + Sauna for daily wellness healthy moments
- + Unique, quiet location
- + Light-flooded living / dining area
- + Idyllic garden with plenty of space (swimming pool possible)
- + Direct access to river and spring
- + Double garage with direct access to the house

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Facts & Figures

Adress	Im Krumm 10, 8752 Näfels
Year of Construction	2013
Rooms	5 ½
Living area	186 m ²
External surface	270 m ²
Land plot area	990 m ²
Parking	Doublegarage Two external Parking spaces
Heatingsystem	Thermal pump system
Plot number	105 (Plan Nr. P26, Feld)
Land register	Glarus Nord - FREE HOLD



«Don` t wait to buy a Real estate! Buy a Real estate and wait!»















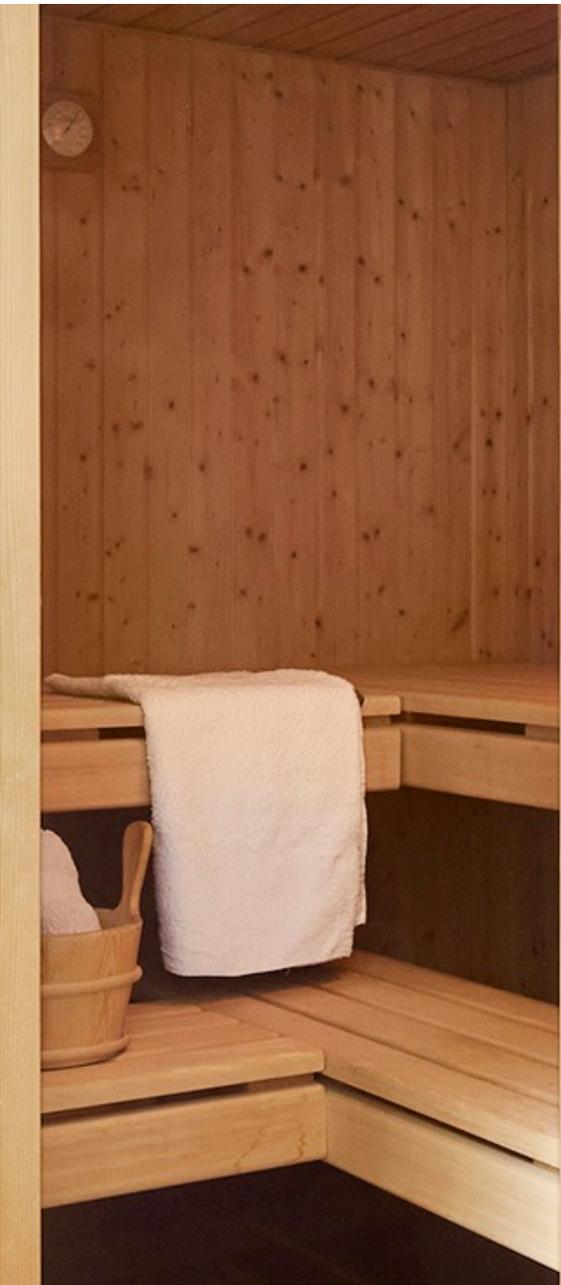


























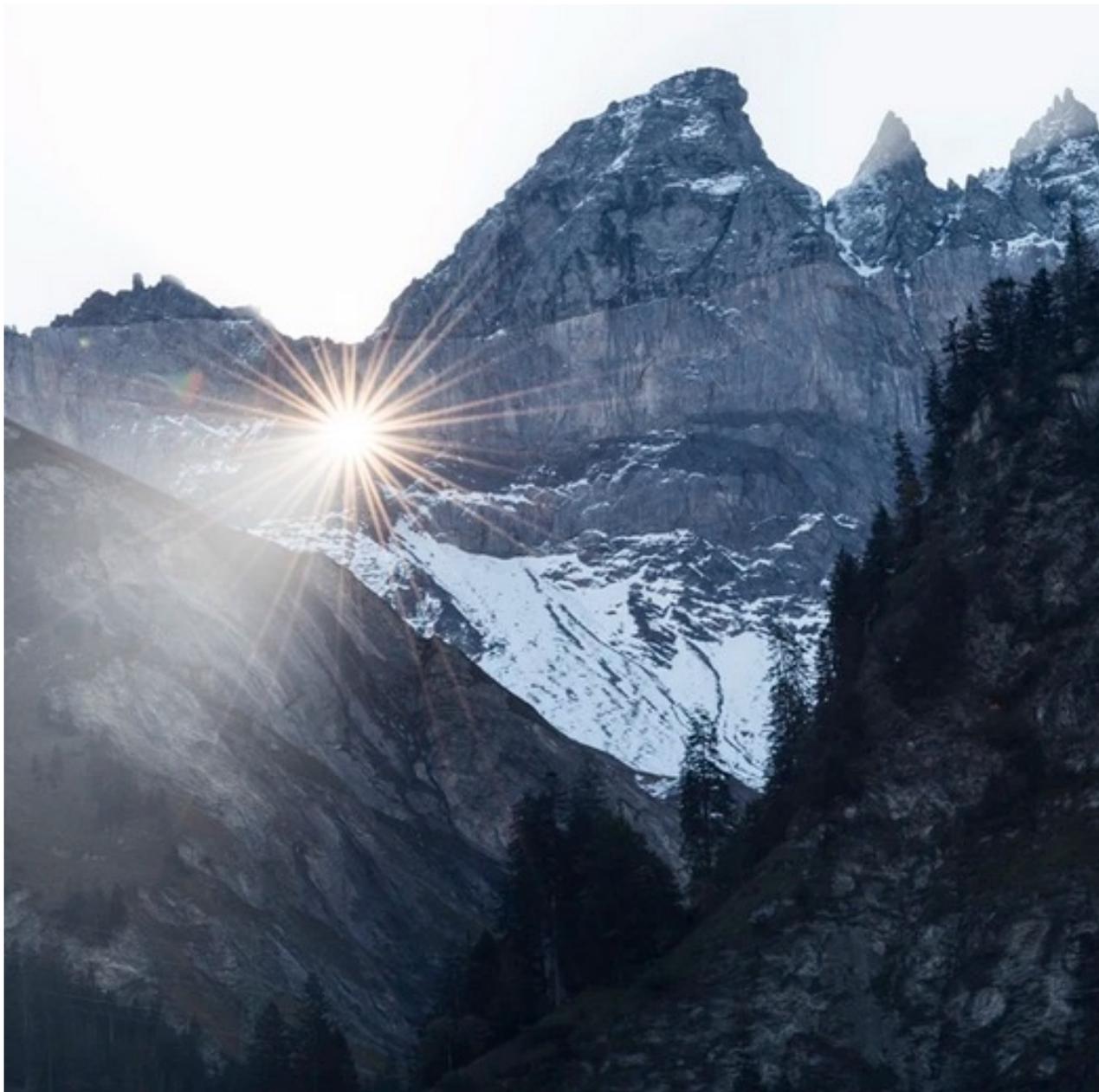


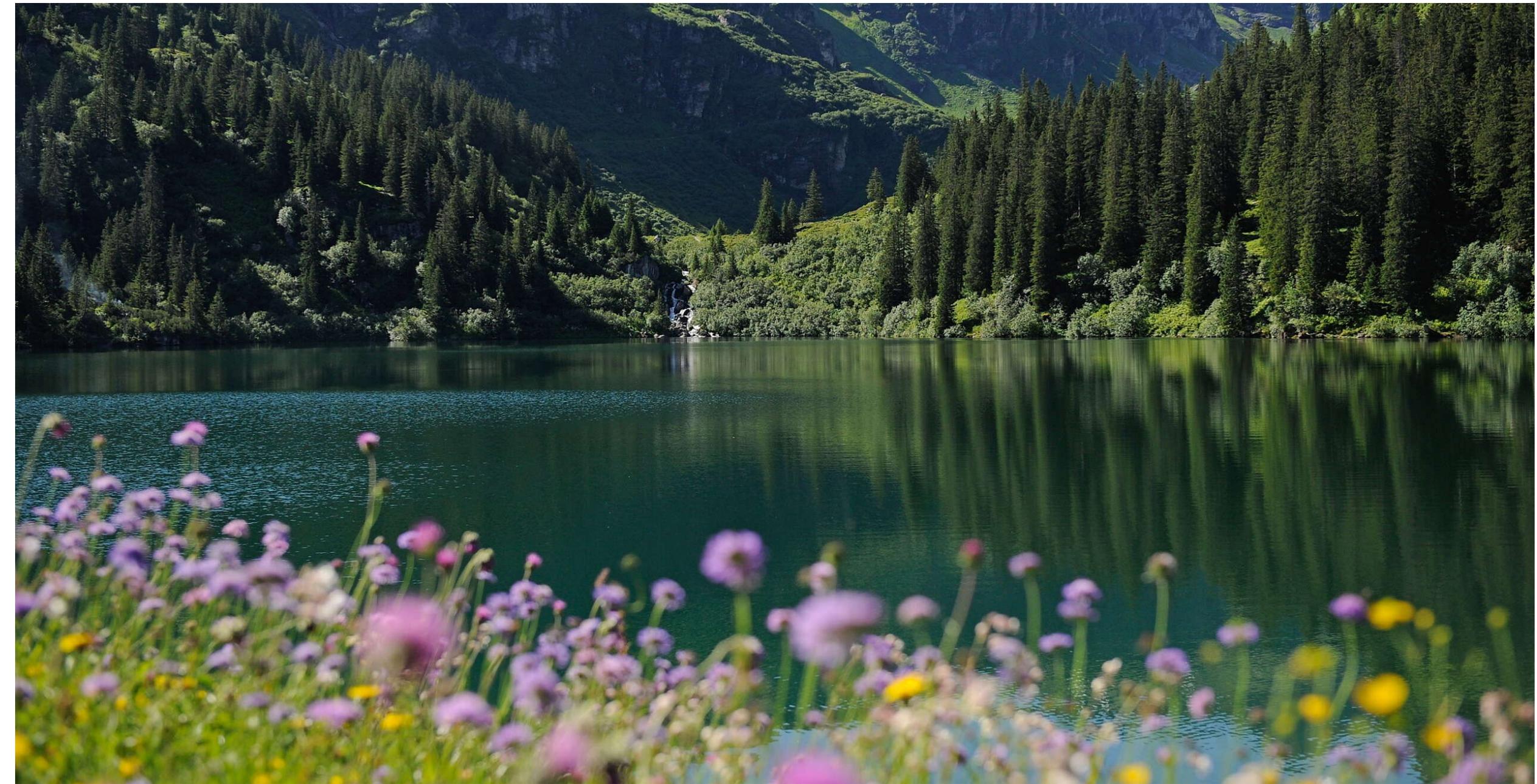
Mit der S25 ab Zürich nach Braunwald gondeln.

Mit der S25 ab Zürich nach Braunwald gondeln.

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Floor plan ground floor



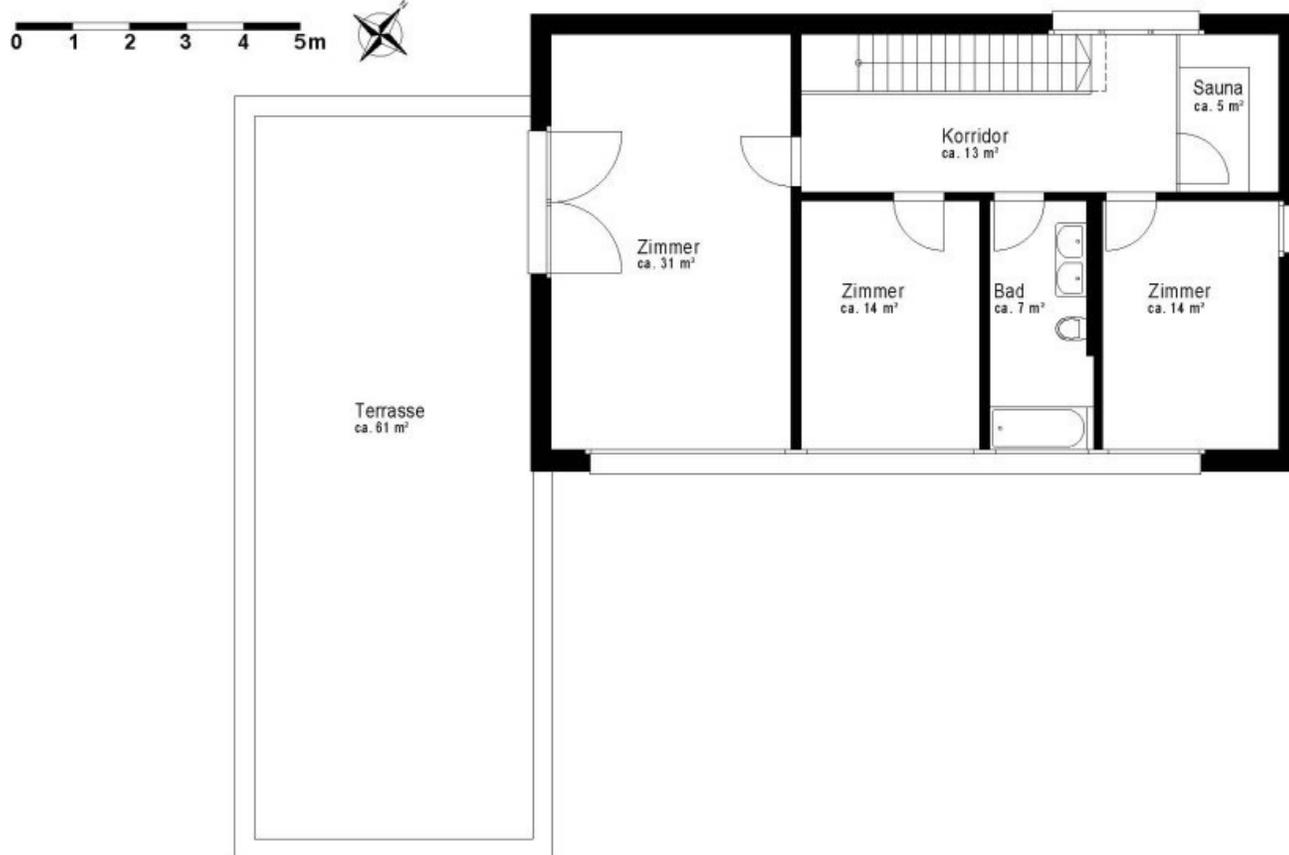
On the first (ground) floor you are welcomed by the inviting entrance.

A seemingly endless light-flooded living/dining area creates a cozy ambience.

The open kitchen is equipped with modern appliances.

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Floor plan upper floor



Two large bedrooms await you on the upper floor, followed by a stylish bathroom and, as the crowning glory, the huge 31m2 master bedroom.

The master bedroom impresses with its immense terrace in front, which opens up a wonderful view of the Glarus mountains.

The sauna invites you to enjoy moments of well-being and wellness.

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Terms of Sales

Sales price single-family house incl. furniture

CHF 2'590'000.00

Furniture:

The furniture is valued at CHF 20,000.00.

Important:

The house can be viewed at any time by appointment.

The house can be occupied after the purchase has been completed.

Notary costs (transfer tax & land register fees) are borne by the buyer!

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Objective

We are pleased to present this unique project to you:

Property Management - Real Estate is selling this house exclusively. This documentation is intended to provide you with some important key data. However, it will never give you the same impression as when you visit this dream property personally.

- Our aim is to ensure that nothing remains hidden
- No questions remain unanswered
- You decide to buy with full conviction
- We will guide you through the entire sales and transfer – handover process

Because with this property, you are not just buying a home or diversifying your investment. You are acquiring quality of life.

We hope that this documentation has provided you with a clear and comprehensible overview. We will be happy to arrange a viewing and provide you with further information at any time.

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Stable Currency

The Swiss Franc (CHF) has shown steady appreciation, making it one of the world's most stable currencies. This stability is due to Switzerland's robust economy, low inflation, and low unemployment rate.



Tax Incentives

Switzerland offers a range of tax incentives, providing optimal returns for investors and business professionals. Real estate prices are stable with an interesting healthy ROI for Investors and high chances for reselling.



World Class Healthcare

Thanks to significant investments in the healthcare sector, Switzerland is the ideal destination for your health and well-being.



Easy Connectivity

Zurich in the heart of Switzerland offers direct flights to over 80 countries, with the world's leading airlines operating from both Zurich and Geneva airports.



Communal Harmony

Switzerland is renowned as a country that embraces immigration from various nationalities. It represents modernity while maintaining tradition. As a cosmopolitan safe haven, Switzerland stands for inclusion, diversity, and security.



Safety for all

Switzerland is among the world's safest countries, thanks to its well-developed law enforcement system that reflects years of careful planning and results in low crime rates.



World-class Infrastructure

Switzerland provides an environment where communities flourish, supported by excellent infrastructure, public transport, parks, and more. Education consistently emphasizes sustainable practices and natural stewardship.



Strategic Location

Switzerland, with its short distances, offers an environment where communities thrive, supported by excellent infrastructure, legal systems, public transport, parks, culture, history and much more.

Contact

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