



## Apartment 3.5 rooms

Spacious living close to the town centre  
in the idyllic Lucerne midlands

**6024 Hildisrieden LU**

RESIDENCE IMMOBILIEN

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DATA SHEET

<b>Property</b> Apartment 3.5 rooms	<b>External spaces</b> Balcony22 m²
<b>Address</b> Aarauerstrasse 3, 6024 Hildisrieden LU	<b>Ancillary spaces</b> Cellar9 m²
<b>Plot</b> 141/1000 in GS 26	<b>Parking spaces</b> 2 underground parking spaces no. 1 + 2
<b>Co-ownership unit</b> GS 3384 Underground parking space no. 1, GS 3389 Underground parking space no. 2, GS 3390	<b>Heating</b> Heat pump air-water Underfloor heating
<b>Year of construction</b> 2013	<b>Specials</b> • Own washing machine/ tumble dryer in the apartment • Electric blinds system • Windows with turn & tilt fittings
<b>Room height</b> 2.40 m	<b>Availability</b> By arrangement
<b>Living area</b> 97.50 m²	

**Purchase price apartment**  
CHF 900,000.00  
**2 underground parking spaces**  
CHF 60,000.00




# SITUATION


Aarauerstrasse 3  
6024 Hildisrieden





Municipal administration of Hildisrieden | [www.hildisrieden.ch](http://www.hildisrieden.ch)


 **Bus**  
150m to the «Waldmatt» bus stop

 **SBB**  
6.8 km to the Sempach-Neuenkirch station  
6.9 km to the Hochdorf train station

 **Shops**  
330 m to Volg with a post branch  
6.8 km to various shopping options in Hochdorf



 **Shopping**  
Sursee, Lucerne

 **Kindergarten**  
350 m to the Hildisrieden school with kindergarten

 **Schools**  
• 300 m to the Hildisrieden school with primary school  
• Lower secondary school in Rain  
• Cantonal school in Beromünster

# CADASTRAL MAP



- Plot
- Property
- Visitor parking spaces 
- Underground garage entrance 
- Entrance

**Parking**  
3 visitor parking spaces at Aarauerstrasse 3.





# PROPERTY

## Apartment 3.5 rooms

- Oak parquet
- Tiling in the bathrooms
- Electric blinds system
- Own washing machine/ tumble dryer in the apartment

## Sleeping area

- Room 1
- Room 2 with built-in closet and access to the balcony

## External area

- Balcony facing southeast
- Glazing with sliding/ turning system on the east-facing side
- Sun awning
- Water connection

## Entrance area

- Entry
- Built-in closet in the cloakroom

## Open-plan kitchen

- V-Zug combination steamer/oven, dishwasher and refrigerator with an integrated freezer compartment
- Electrolux ceramic hob
- Silestone worktops

## Further rooms

Basement level

- Cellar
- 2 underground parking spaces

## Bathrooms

- Bath 1: shower, washbasin with a base unit, mirror cabinet and toilet
- Bath 2: bathtub, washbasin with a base unit, mirror cabinet and toilet

## Living/Dining area

- Open and sun-drenched
- Access to the balcony
- Half-room (partly open, without window)

## For joint use

Ground floor / basement level

- GF: Garden (partially)
- GF: Bike storage room
- BL: Clothes drying room with a secomat

# WHAT MAKES THIS APARTMENT SPECIAL

## Property

- Spacious apartment with a well thought-through layout for a maximum of flexibility
- Open-plan, bright and stylish kitchen with lots of storage space and every comfort
- Convenient half-room for multi-functional use
- Balcony for varied uses facing the sunny southeast side with views of nature
- Central location in well-maintained surroundings

## Surroundings

- Charming municipality between the lakes of Sempach and Baldegg
- Shopping options, schools and sports facilities in the surroundings
- Well prepared hiking and biking paths provide a high quality of life for leisure and relaxation
- The beautiful Sempach golf course, the biggest golf resort in Switzerland, is in close proximity
- Good connections to public transport and the motorways





**Access** via Aarauerstrasse



**Conveniently by lift** to the 1st floor



**Entrance area**



**Entry**





**Invitation** to feel at home



**Bathroom 1** in a timeless design





**Bathroom 2**



**Room 2 with access to the balcony**



**Room 1**



**Convenient half-room – for varied uses**







KITCHEN - THE MAIN  
FOCUS OF THIS HOME



Dining area – enjoying time together



Let your eyes wander



Open-plan room concept





## PURE WELLBEING





Sun-drenched ambiance



Balcony with views of nature



Views into the distance over to the Pilatus range





Sun-drenched southeast orientation



Flexible external uses thanks to sliding glass elements









Garden for joint use



Clothes drying room for joint use



Bike storage room for joint use



Cellar on the basement level





Underground garage entrance at Aarauerstrasse 3



Underground parking spaces no. 1 + 2



LAYOUT

Basement level



- Ancillary spaces
- Joint use

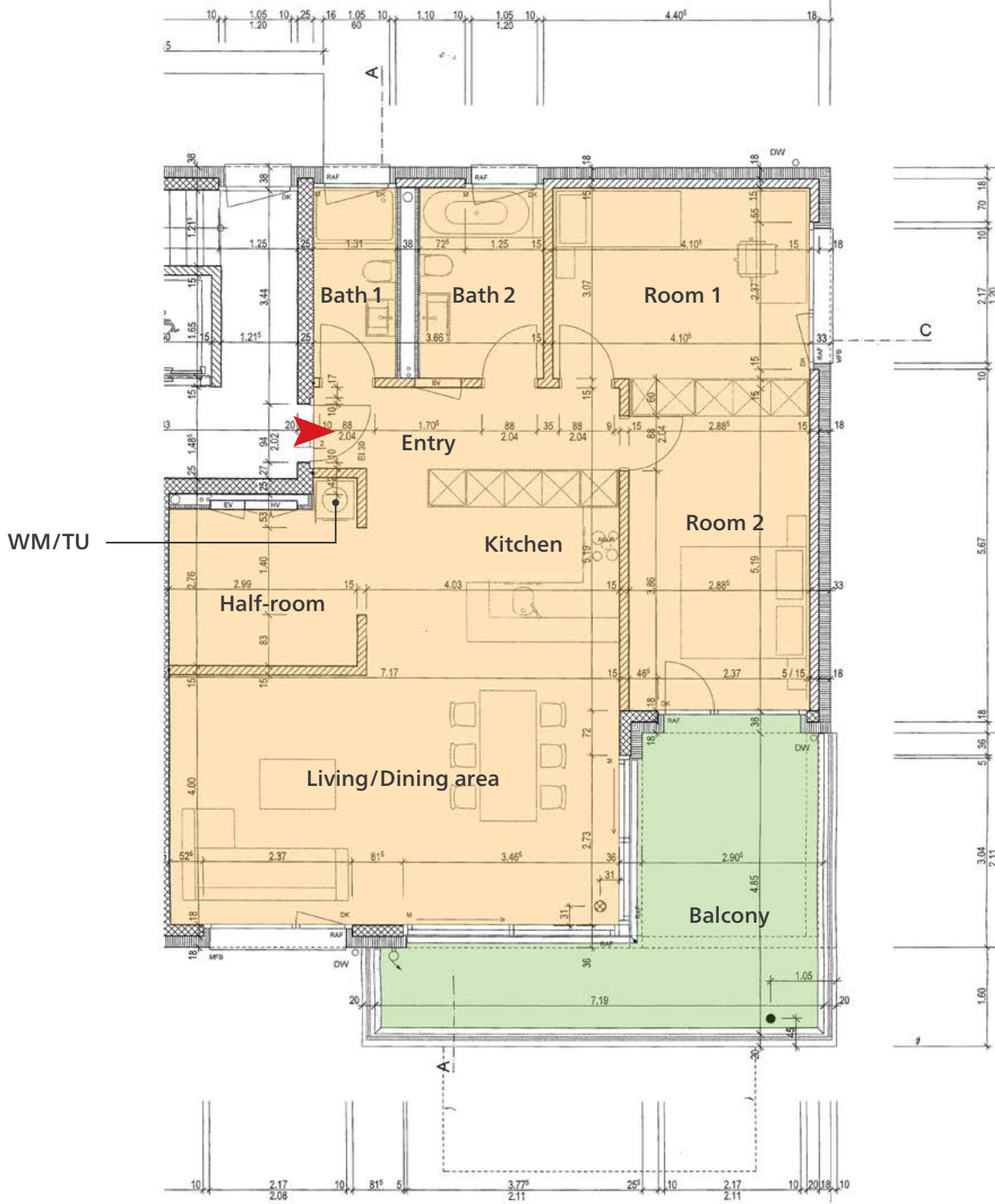


LAYOUT  
Ground floor



Joint use

LAYOUT  
1st floor



Living area  
External spaces



«Waldmatt» bus stop in the immediate vicinity



Hildisrieden school with primary school and kindergarten



Shopping at Volg Hildisrieden with a post branch



Sempach golf course reachable within 5 minutes by car





SPLENDID VISTAS  
OF THE ALPS





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*Outperform. With passion.*