



Maisonette apartment 4.5 rooms

Stylish residential oasis with vistas on the outskirts of Zurich

8604 Kindhausen (Volketswil) ZH

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DATA SHEET

Property Maisonette apartment 4.5 rooms	External spaces Balcony 1 18 m ² Balcony 2 12 m ²
Address Wangenstrasse 2d 8604 Kindhausen (Volketswil)	Ancillary spaces Cellar (D201) 16 m ² Storage (Balcony 1) 1.82 m ²
Co-ownership unit 29/1000 in GS 8452, cadaster 8232	Parking spaces 2 underground parking spaces no. 49 + 50
Year of construction 2016	Heating Natural gas / underfloor heating
Room height 1st attic storey 2.40 m 2nd attic storey 3.92 m	Specials • Triple glazing • WM/TU in the apartment • Video phone, intercom system
Living area 157 m ² 181 m ² total floor space (knee wall incl. 24 m ²)	Availability By arrangement

Purchase price
On request

SITUATION

Wangenstrasse 2d
8604 Kindhausen (Volketswil) ZH



Municipal administration of Volketswil | www.volketswil.ch

 **Bus**
271 m to the «Bodenacher» bus stop

 **SBB**
3.6 km to the Schwerzenbach s-train station

 **Shops**
2.3 km to the «Zänti» shopping centre

 **Shopping**
Zurich, Winterthur

 **Kindergarten**
446 m to the «Kindhausen» school building

 **Schools**

- 1.6 km to the «Bisikon» school building with primary school
- Cantonal school in Uster ZH
- ZHdK, ETH, University of Zurich

CADASTRAL MAP



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

Parking
Visitor parking spaces at Wangenstrasse 2



PROPERTY

Maisonette apartment
4.5 rooms

- Top quality parquet in the living and bedrooms
- Ceramic tiling in the bathrooms
- 2 balconies with vistas
- Master suite with en-suite bathroom

Kitchen with dining area

- Top quality Electrolux appliances: oven, hob, dishwasher and refrigerator with a separate freezer compartment
- Offers sufficient space for a cosy dining area

External spaces

- Balcony 1 with views into the distance and a storage space
- Balcony 2 with splendid views into the distance

Entrance area

- Entry
- Cloakroom with large built-in closet
- Access to bathroom 1

Sleeping areas

- Room 1 and 2 on the 1st attic storey
- Master suite with en-suite bathroom, dressing room on the 2nd attic storey

Further rooms

- Storage space on the 2nd AS
- Large cellar compartment (15 m²)
- 2 underground parking spaces

Living area

- Open-plan, spacious and sun-drenched
- Access to the spacious balcony 1 with views into the distance
- Stairs leading to the 2nd attic storey

Bathrooms

- Bath 1 (1st AS): bath-tub, double washbasin with base unit, toilet and mirror cabinet
- En-suite bathroom (2nd AS): floor-flush shower, wash-basin with base unit, mirror cabinet, toilet, WM/TU

For joint use

- Clothes drying room
- Bicycle storage room
- Covered visitor parking spaces

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Modern and attractive home, only minutes from Zurich
- Spacious, sun-drenched rooms with top-quality parquet and built-in closets
- Open-plan eat-in-kitchen with direct access to the living-cum-dining area
- Large master bedroom with dressing room, en-suite bathroom and sunny balcony
- Well-maintained complex with a well thought-through layout and stylish ambiance

Surroundings

- Elevated, peaceful residential area with views of nature
- Belongs to the lively municipality of Volketswil in the Uster district
- Everything needed for everyday life is in close proximity: shopping, schools, health
- Numerous recreational possibilities directly on your doorstep
- Central location with optimal traffic connections to Zurich



Access to the visitor parking spaces



Maisonette apartment in beautiful surroundings



Main entrance Wangenstrasse 2d



Conveniently by lift to the 1st attic storey



Friendly and inviting entry





LIVING AREA
TO FEEL AT HOME



Well thought-through layout for individual design options



Out onto balcony 1





PEACE, SUN & VISTAS
INTO THE DISTANCE

18 m² balcony



Ideal place of retreat



Open-plan, bright dining area



Elegant and top quality kitchen



Room 1



With views of nature



Room for multifunctional use



Room 2



Ideal also as a peaceful home office area



Stairs leading to the 2nd attic storey





MASTER SUITE

Bright attic room with a spacious room height (3.92 m)



...and additional storage space



Balcony 2





En-suite bathroom with a washing tower



Bathroom 1 with a bathtub



Staircase



Cellar compartment on the basement level



Clothes drying room for joint use



Underground parking spaces no. 49 + no. 50



Bicycle storage room for joint use

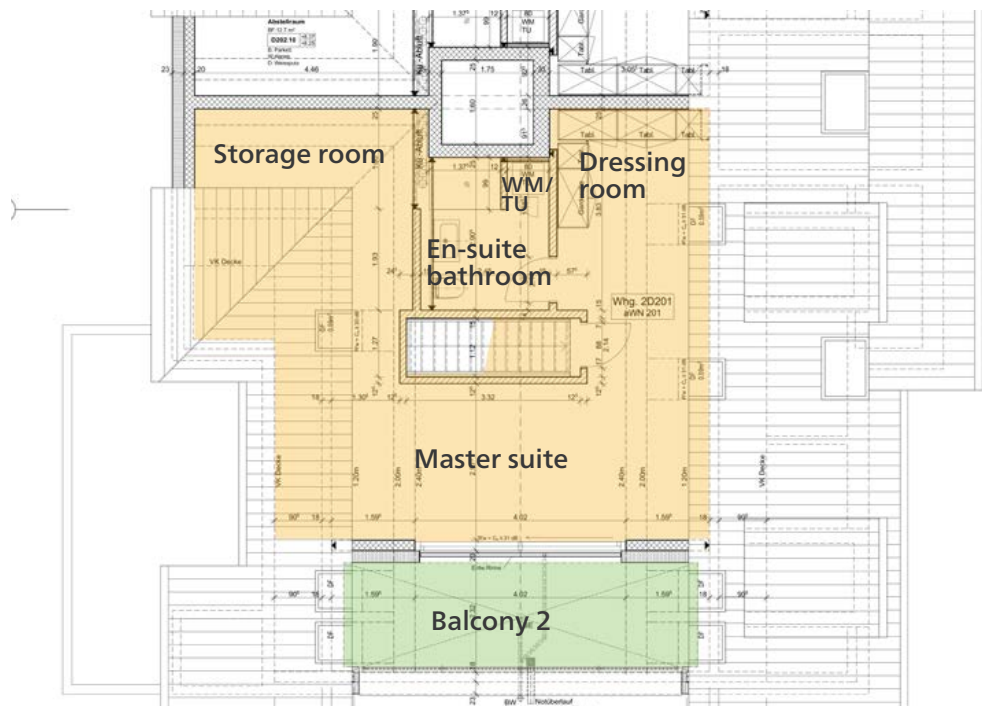


LAYOUT

1st attic storey



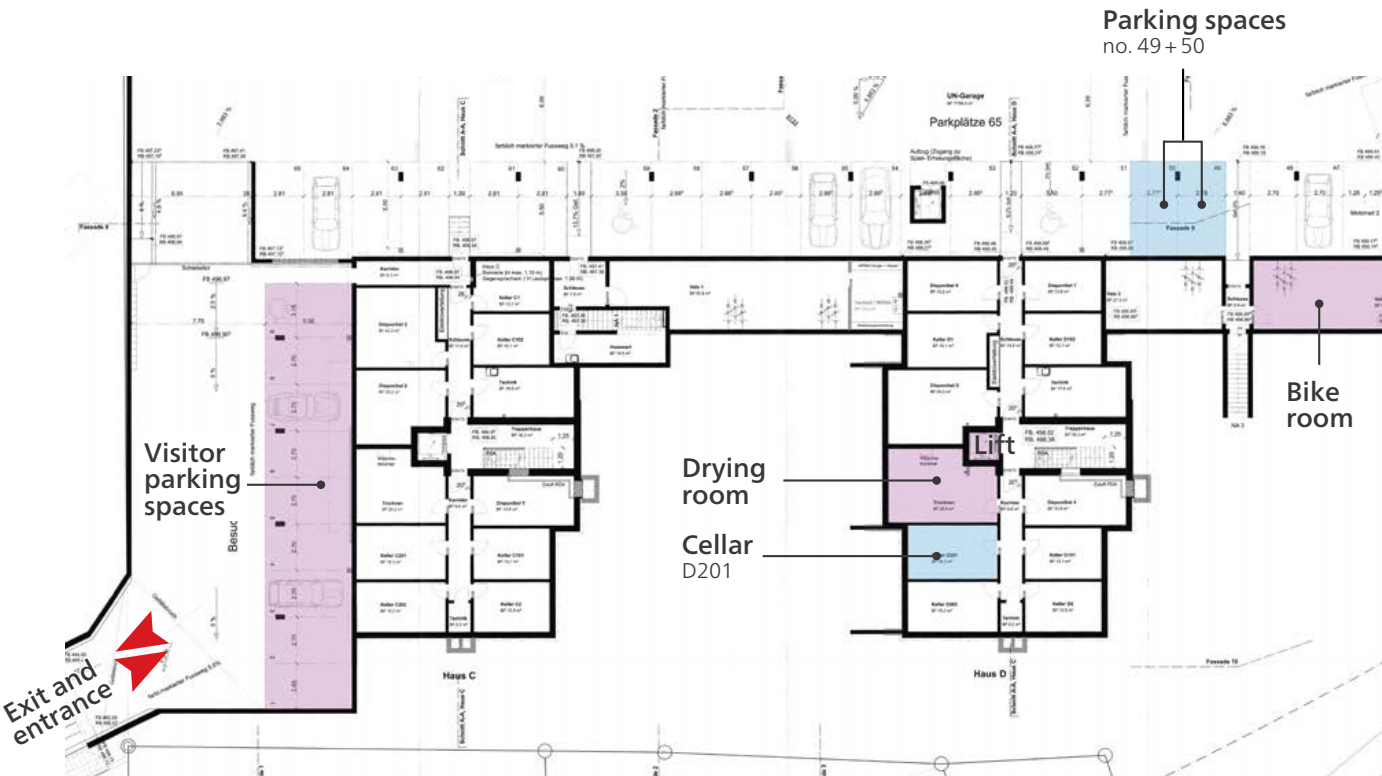
2nd attic storey



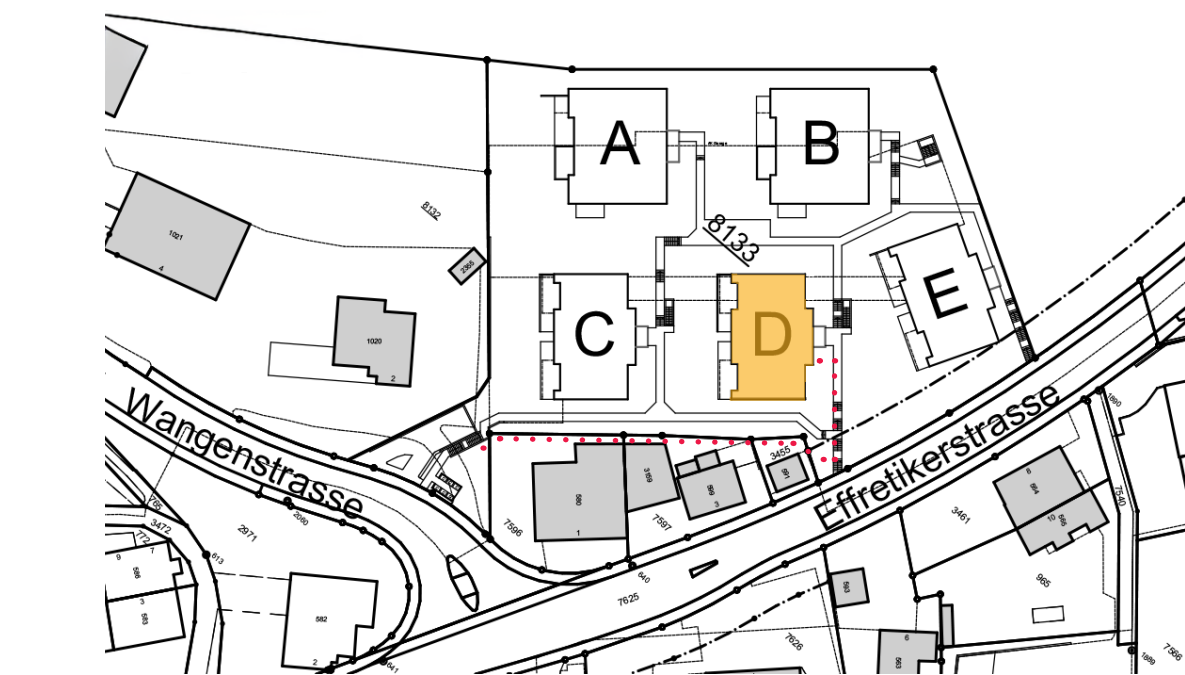
- Living area
- External spaces
- Ancillary spaces
- Joint use

LAYOUT

Basement level



Situation map



- Ancillary spaces
- Joint use

Bodenacher bus stop



Hofmärt Kuhn – farmer's market with fresh and local produce



«**Zänti**» shopping centre in Volketswil



Lake Greifensee offers a variety of recreational options



LAKE GREIFENSEE REGION – LIVING IN LINE WITH NATURE



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