

LAKETOP VITZNAU

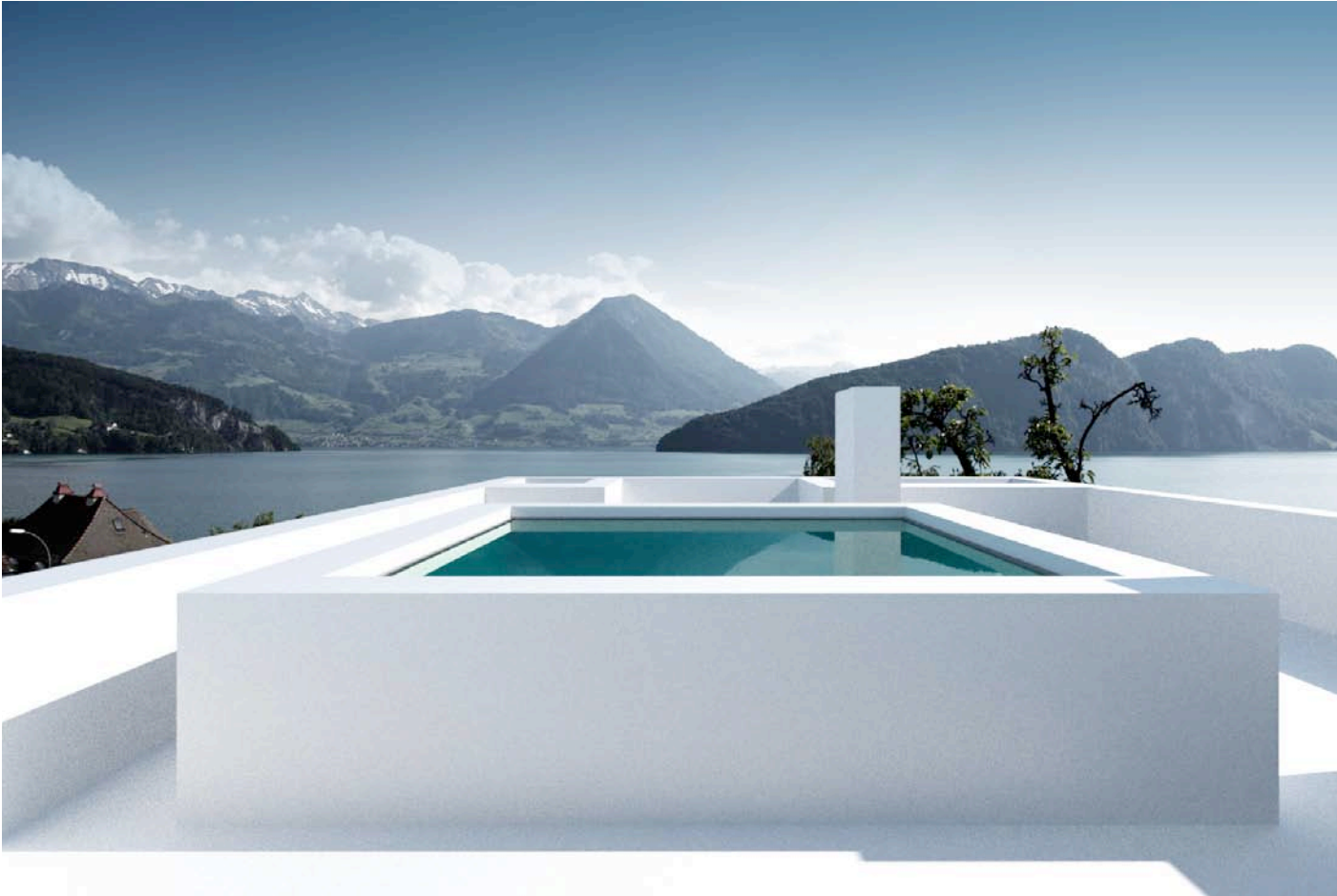
Vitznau
LakeTOP
Project
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Contact

www.LakeTOP.ch

created by
LakeSideDevelopment AG
www.lsd.lu

edition 16.12.2010



CHOOSE YOUR OWN NATURAL HABITAT

Through our LakeTOP residential project you can make a dream come true - in breathtaking nature, but nevertheless, at a central location. The lake, mountains and the unobstructed views ensure the exclusivity and privacy of your property.

The nearby internationally renowned Vitznau Parkhotel with its wellness facilities offers a range of services, helps to ensure that you feel like you are on holiday here.

Villas with 250 to 850 sqm of residential area are built on plots of different sizes that can be accessed via a private road. LakesideDevelopment AG designs and builds for you, a new home according to your specifications.

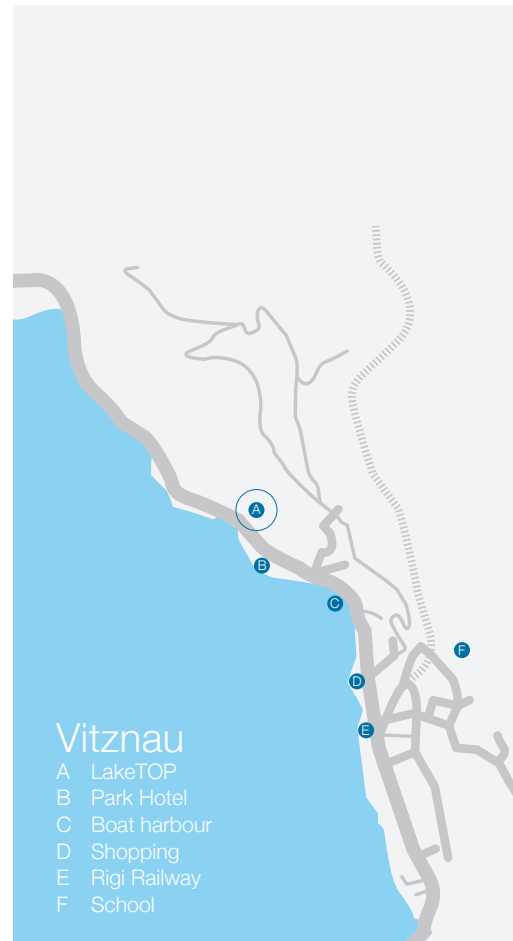


VITZNAU

It is the feeling of wellbeing that makes life in Vitznau so exceptional. Vitznau enables you to escape the unwanted social interactions of life and makes you aware of the seasons. The expanse of the lake is most impressive. In the evening the brightly lit steamboats pass by and create a feeling of calmness.

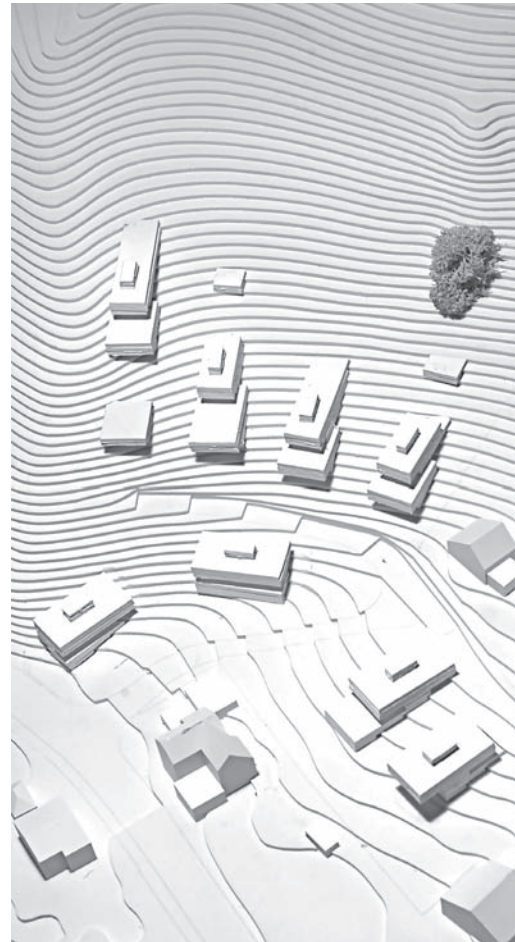
The natural environment ensures that children can grow up without limitations: safe and with nature. The primary school is located in the center of the village, within 10 minutes walking distance. The prominent Immensee grammar school is subsidized for students from Vitznau. If you wish, you can also enjoy events. The promenade of Vitznau can easily be reached on foot or by bicycle. On the banks of the picturesque Lake Luzerne, one can see the internationally renowned Parkhotel with its bars, restaurants, sport and wellness facilities. A small bathing bay and the well frequented boat harbor are also located nearby.

Mt. Rigi, an unparalleled paradise for leisure a pleasure, offers, in addition to hiking and skiing, a wide range of recreational activities. And it is only a 10 minute ride to the Golfclub Küssnacht 18-hole golf course. Located at the heart of Central Switzerland, Vitznau can be reached via Lucerne, Zug or Zurich within a very short time.



LAKETOP

LakeTOP is situated in the best location in Vitznau. From every plot you can enjoy an unobstructed lake view, the vicinity of nature and the protective Mt Rigi behind you. The area is directly accessible from Seestrasse via a small private road. Integrated in the slope, the houses melt into nature. The properties' orientation towards south-southwest grants an optimal exposure to sunlight. The immediate vicinity of the lake provides a Mediterranean climate - ideal for palm and banana trees.

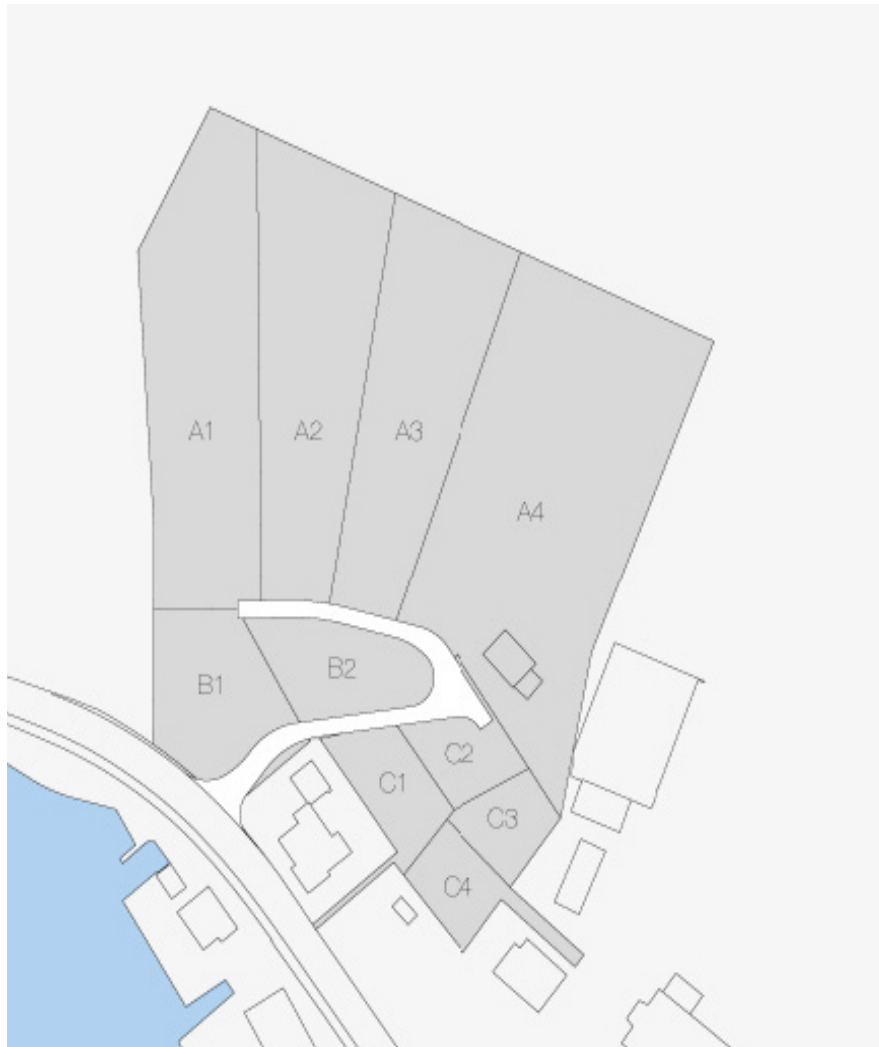


THE PROJECT

The legally binding design plan creates the conditions for a varied and attractive development.

You can build your house in an unspoilt landscape on a natural slope and with an amazing view in an exceptional place. LakeSideDevelopment AG designs and builds for you your individual dream home in a memorable location.

The questions of: "How a building relates to the landscape and what new relations are created?" , are in the spotlight.

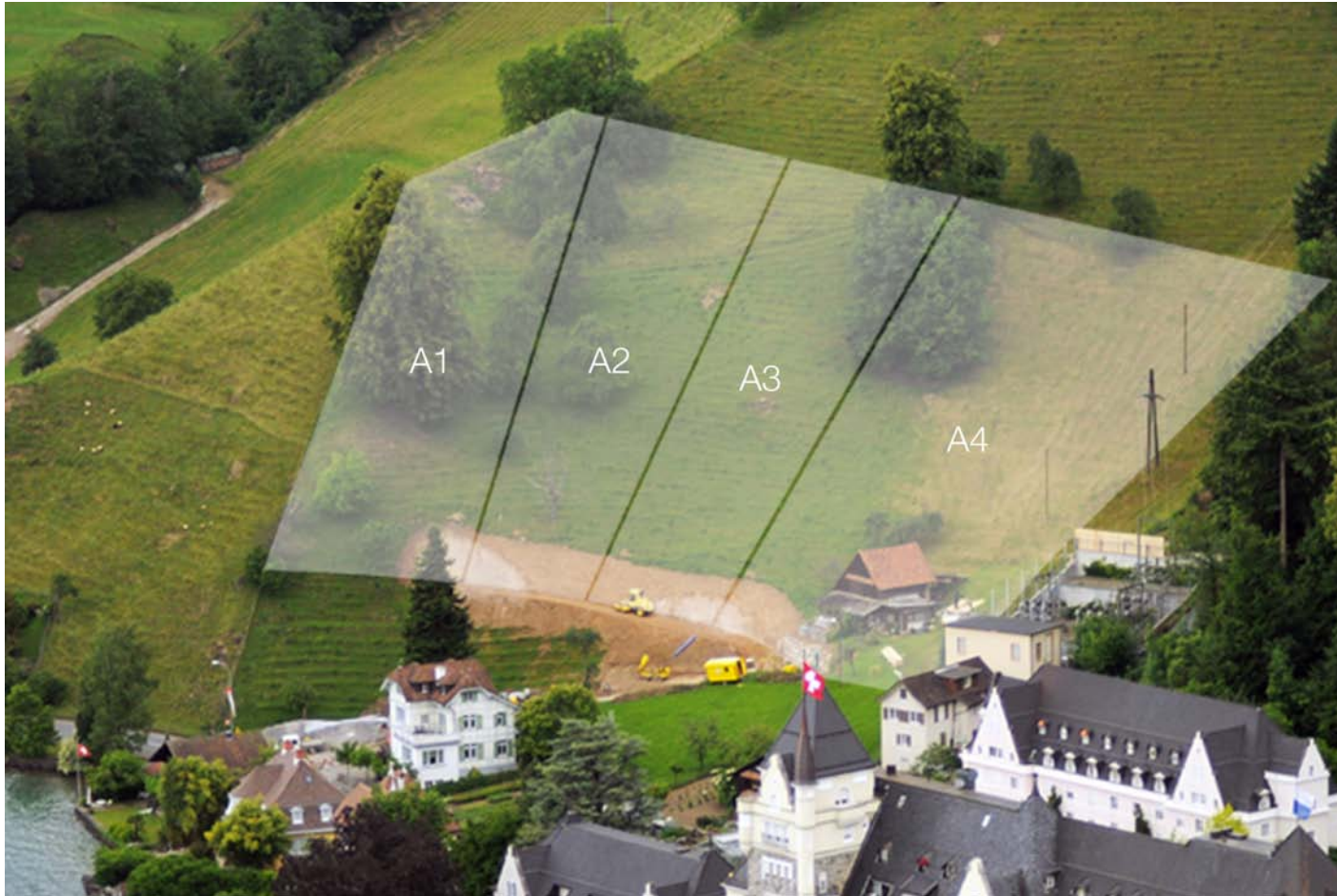


- A1 Jungfrau (GsNr. 774)
Land area: 2201m²
Thereof building area: 1350m²
Reserved
- A2 LivingDAYLIGHTS (GsNr. 775)
12 rooms property with pool
Living space: 540m²
Floor space: 817m²
Land area: 2010m²
Price: ca. CHF 4'700'000.-
- A3 Mönch (GsNr. 776)
Land area: 1790m²
Thereof building area: 1008m²
Price: CHF 1'350'000.-
- A4 Pilatus (GsNr. 777)
Land area: 3762m²
Thereof building area: 1006m²
Price: CHF 1'600'000.-
- B1 Rigi (GsNr. 778)
Land area: 901m²
Thereof building area: 901m²
Sold
- B2 Bürgenstock (GsNr. 779)
Land area: 738m²
Thereof building area: 738m²
Sold
- C1 (GsNr. 780)
Land area: 478m²
Thereof building area: 478m²
Sold
- C2 (GsNr. 781)
Land area: 405m²
Thereof building area: 405m²
Sold
- C3 (GsNr. 230)
Land area: 303m²
Thereof building area: 303m²
Sold
- C4 (GsNr. 782)
Land area: 333m²
Thereof building area: 333m²
Sold

THE PLOTS

From 250 sqm up to 850 sqm of living space can be realized per plot. This area can be used as a refuge with a self-contained flat, studio, guest and wellness area etc. or for two fully self-contained living accommodations.

Plots A2 and A3 can be acquired by nonresident aliens or aliens without registered office in Switzerland as a holiday home with a maximum of 250 sqm of useable living area.



A PLOTS

A1 - The Jungfrau: The plot is situated at the top, high on the dome, beneath the old oak in the walnut garden. It offers an overwhelming view: the bays of Lake Lucerne, the mountains ranging to the city of Lucerne and beyond - to the landscape in the West.

A2 - LivingDAYLIGHTS: The property „LivingDAYLIGHTS“ is a refuge, a home for people, who search and appreciate the beauty of the landscape, who need their privacy, who live their individuality and enjoy the civilization.

A3 - The Mönch: The naturally shaped amphitheater of the location reaches another high point - the winding summit ridge of plot A3 with the small copse behind that belongs to the property.

A4 - The Pilatus: Like the Pilatus, plot A4 has three peaks: the largest LakeTOP land area, the unobstructed view to the Park forest in the east, and an old barn that can be rebuilt and used. For people with animals, this plot is excellent.



B PLOTS

B1 - The Rigi: This plot is a real gem: Located directly at the lake and the small promenade with a bathing bay and providing access that is level with the lakeshore. The plot rises quickly to the summit ridge in the West.

Alberto Dell'Antonio's draft of the scenery house in our category „The vision“ depicts the potential of a modern villa in this fantastic location by the lake.

B2 - The Bürgenstock: This is the golden mean of LakeTOP. As the Bürgenstock is surrounded by the lake, the plot is embedded in the flow of a private road. Here is where a three-generation building will arise.



C PLOTS

C - In the plane: Above the garden of the Park Hotel Vitznau, four detached individual houses will be built for young families. Additional information is available at our home page www.lsd.lu.



CONTACT

Owner and architect

Ivana Calovic
LakeSideDevelopment AG
Bärenmatte 1
6403 Küssnacht am Rigi

Phone: +41 41 712 00 36
Fax: +41 41 712 00 13
E-mail: ivc@lsd.lu

Support

Claudia Muschiatti
LakeSideDevelopment AG
Bärenmatte 1
6403 Küssnacht am Rigi

Phone: +41 41 712 00 36
Fax: +41 41 712 00 13
E-mail: cim@lsd.lu

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