

For sale in Adliswil ZH

Four levels, a large garden and room for every stage of life

6.5-room semi-detached house, Finsterrütihof 12, 8134 Adliswil

CHF 2'400'000	185 m²	6.5	c. 210 m²
Asking price	Living area	Rooms	Garden for private use

Offered by Lage A Real Estate GmbH, Zug

Information as at 11 November 2026

At a glance

Key facts about the house

Property

Property type	Semi-detached house (end unit)
Address	Finsterrütihof 12, 8134 Adliswil
Year built	1990
Condition	well maintained
Rooms	6.5
Levels	4 (basement, ground, first and attic floor)
Bathrooms	3 bathrooms/shower rooms, 1 guest WC
Heating	Air-to-water heat pump (2018), underfloor heating, radiators on the attic floor
Roof and chimney	inspected in 2020, chimney flashing improved
Features	Fireplace, fitted kitchen on the attic floor, sauna, washing machine and tumble dryer
Internet	Fibre optic, network socket in every room

Price and terms

Asking price	CHF 2'400'000
Parking	2 spaces in the underground garage, one with wallbox, included
Community charges	approx. CHF 115 per month incl. renovation fund (2025)
Renovation fund	Share CHF 6'650.18 as at 31.12.2025
Available	by arrangement
Tax multiplier 2026	Adliswil 104 %, City of Zurich 119 %

Areas

Living area	**185 m²**
Ground floor	64 m²
First floor	66 m²
Attic floor	55 m²
Usable area, basement	67 m²
Attic storage	6 m²
Balconies	2, together 8 m²
Patios	2, together 38 m²
Plot owned	251 m² (house plot 221 m², garden plot 30 m²)
Garden owned	146 m²
Additional garden right	approx. 60–65 m², secured in the land register
Building volume	840 m³

Living and usable areas according to a digital survey (CubiCasa, November 2026): floor areas incl. stairs, excl. walls. On the attic floor, 55 m² of the 60 m² floor area are stated as living area (deduction for areas under the roof slopes). Plot areas according to the land register.

Five reasons for this house

- **Space that grows with you:** four rooms on the first floor and a self-contained studio under the roof.
- **Garden of around 210 m²:** owned land plus an exclusive right of use secured in the land register.
- **Well-kept building services:** air-to-water heat pump since 2018, roof and chimney inspected in 2020, wallbox in the underground garage.
- **Plenty of storage:** 67 m² basement with laundry/utility room, cellar and plant room.
- **Between Zurich and Zug:** Zurich main station around 19 minutes, Zug around 24 minutes by car.



The house

Plenty of room for a life that changes

In summer the door to the garden stays open all day. The children play on the lawn, meals are taken on the patio, and under the roof someone works in peace.

The well-maintained semi-detached house at Finsterrütihof offers 185 m² of living area on three levels, plus a basement with 67 m² of usable area.

The building services are up to date as well: an air-to-water heat pump has provided the heating since 2018. Roof and chimney were inspected in 2020. The roof was in good order and the chimney flashing was improved. Fibre optic and a network socket in every room make each of them a potential home office.

The layout makes the house adaptable: family life on the ground floor, bedrooms on the first floor and a self-contained studio on the attic floor that serves as a guest level, home office or a domain for teenage children.

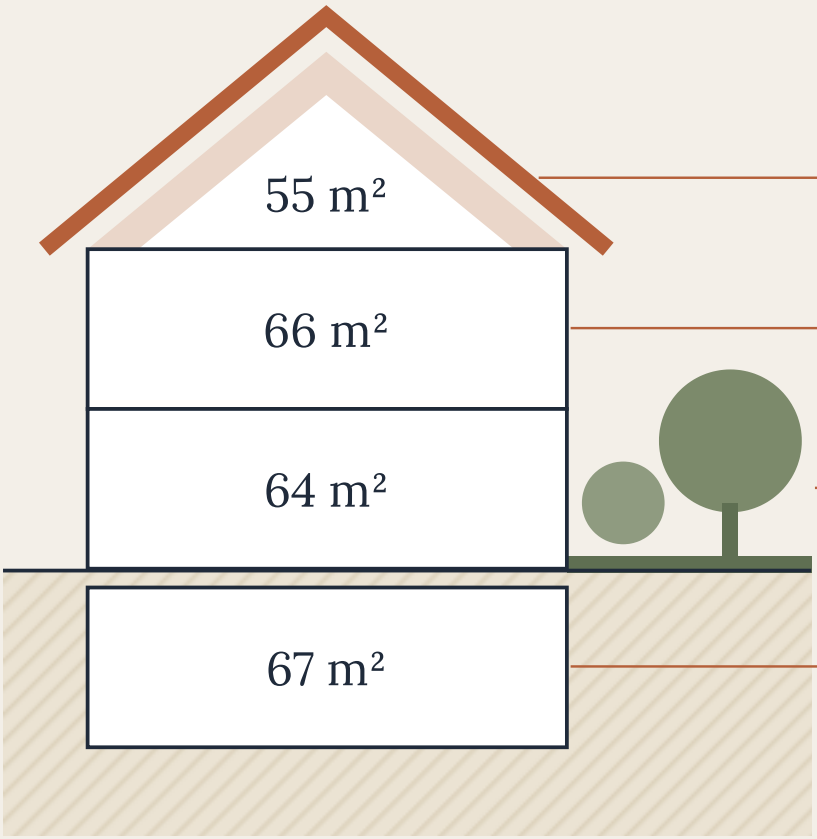
The house is surrounded by a mature garden with trees, hedges and two patios. In addition to the owned land, it comes with an exclusive right of use over a further front garden, secured in the land register.

The house is part of the small «Sugus-Dörfli» development. The community jointly maintains the underground garage and the outdoor facilities, while the house itself belongs to you alone. It is not condominium ownership.

Layout

Four levels, four roles

Each level has its own purpose. That keeps the house a good fit even as the family changes.



Attic floor

Studio with kitchen, shower/WC, storage.
Guests, home office, teenagers

First floor

Four rooms, bathroom, shower/WC, two balconies.

Ground floor

Living and dining with fireplace, kitchen, guest WC, two patios.

Basement

Laundry/utility room, cellar/shelter, plant room.

Schematic section. Areas according to the survey: living area per floor, usable area in the basement. The floor plans follow from page 9.

185 m²	67 m²	46 m²	c. 210 m²
Living area, three floors	Usable area, basement	Balconies and patios	Garden for private use



Ground floor 64 m²

The 46 m² living and dining area is the heart of the house. Large windows on three sides bring in plenty of daylight and open the room to the garden. The corner fireplace makes it cosy on winter evenings.

The 9 m² kitchen is right next to it, so distances are short. A cloakroom and a separate guest WC complete the level. The living and dining area opens onto two patios of 19 m² each.

Living/dining	46 m²
Kitchen	9 m²
Cloakroom	3 m²
Guest WC	3 m²
Patios	19 m² / 19 m²









First floor — 66 m²

Four separate rooms are on one level here: a master bedroom, two children's rooms and a further room for guests or a home office. A bathroom with bathtub, a separate shower room with WC and two balconies make sure mornings never get crowded.

Room 1 / Room 2	14 m² / 12 m²
Room 3 / Room 4	10 m² / 7 m²
Bathroom / shower room	5 m² / 3 m²
Landing	10 m²
Balconies	6 m² / 2 m²

Attic floor — 55 m²

The converted attic floor is a small domain of its own: an open-plan living and kitchen area with its own fitted kitchen, plus shower and WC. Of the 60 m² floor area, 55 m² count as living area. Skylights and sloping ceilings give it character.

Living area	55 m²
Floor area as surveyed	60 m²
Attic storage (additional)	6 m²

> *Almost a separate apartment: for teenagers, guests, a quiet office or, later on, the parents.*







Garden c. 210 m²

The garden is the centrepiece of the property. Lawn, mature trees and dense hedges create a sheltered outdoor space right by the house. Children have room to play, and in summer meals are taken on the patio under the pergola.

In addition to the 146 m² of owned garden, there is an exclusive right of use over a front garden on the roof of the underground garage. Details on page 8.



Basement 67 m²

Laundry/utility room (24 m²), cellar/shelter (25 m²), a plant and storage room (5 m²) and a hallway (10 m²): there is room here for bicycles, supplies, tools and sports equipment, leaving the living spaces free.



Plot and ownership

What you own and what you use

The house stands on its own plot. It also comes with a garden plot, a share in the communal land and an exclusive garden right.

Garden for private use, around 210 m²



Owned: 146 m² (land register). The area of the right of use is estimated from plans. The easement plan is authoritative.

Land ownership

House plot, cad. no. 7462	221 m²
Garden plot, cad. no. 1477	30 m²
Plot owned	**251 m²**
Co-ownership of communal plot (985 m²)	2/24, arithmetically 82.08 m²
Underground garage	2 co-ownership shares, each with one parking space, one of them with wallbox

Community charges 2025

Maintenance of communal facilities	approx. CHF 874 per year
Contribution to renovation fund	CHF 500 per year
Total	**approx. CHF 1'374 per year** approx. CHF 115 per month
Property's share of the fund	CHF 6'650.18 as at 31.12.2025

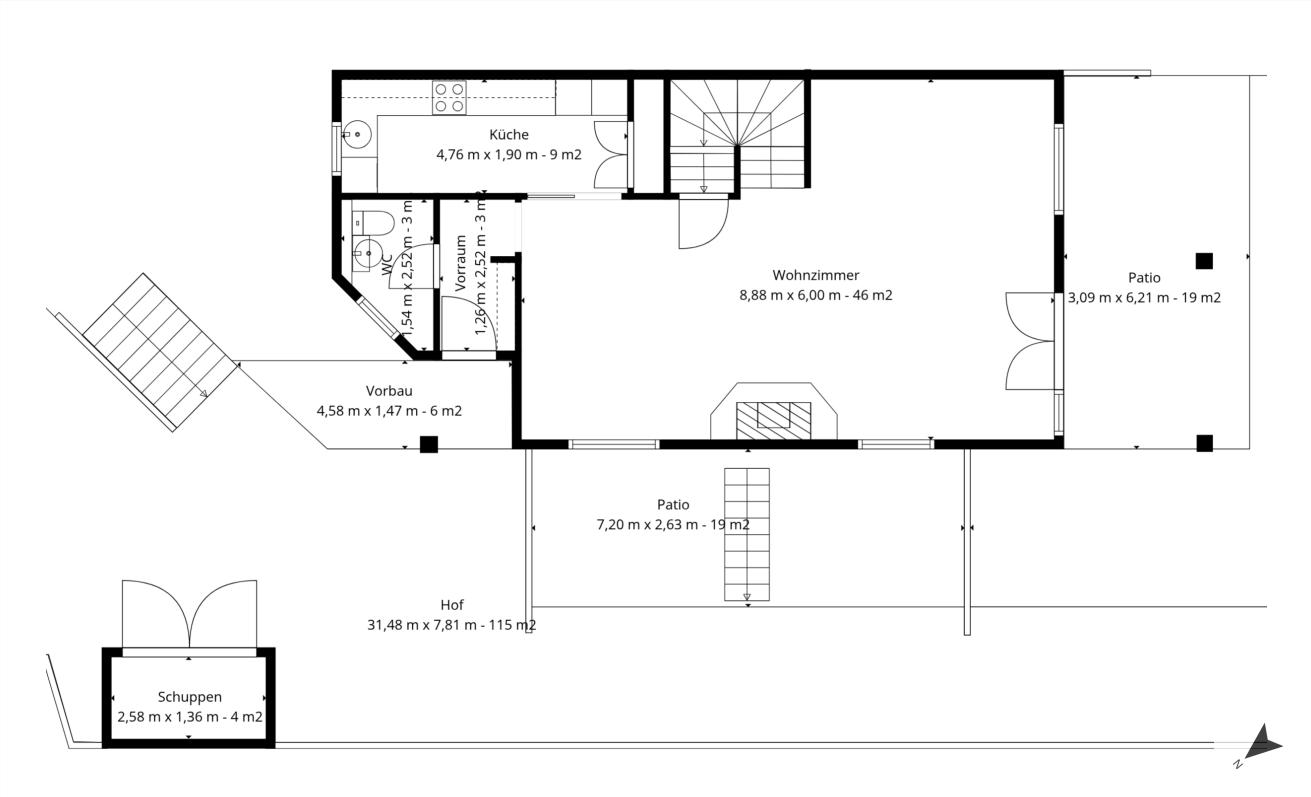
Good to know

The house is **not condominium ownership**. The owners form the «Sugus-Dörfli» community, which manages the underground garage and shared facilities in accordance with its regulations and easement agreements. Heating, electricity, water and other consumption costs of the house are not included in the community charges. The figures are taken from the 2025 annual accounts and may change depending on the community's budget and resolutions.

Floor plan

Ground floor

64 m² living area



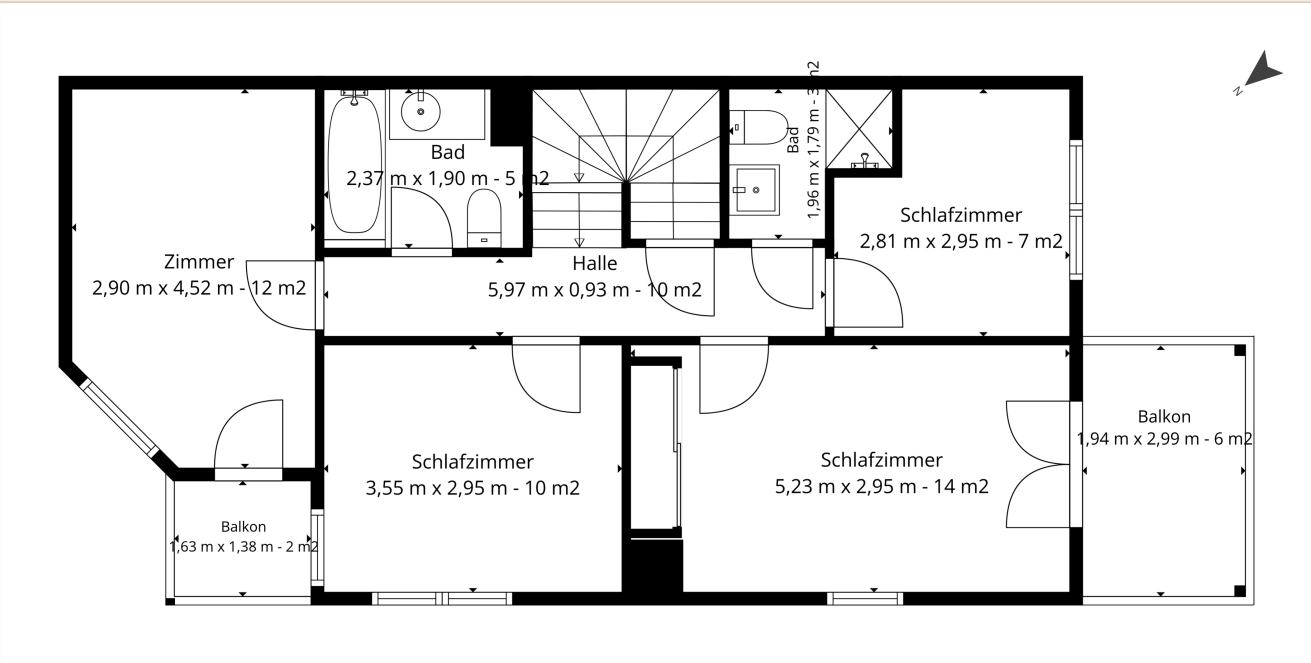
Room	Label in plan	Dimensions	Area
Living/dining with fireplace	Wohnzimmer	8.88 × 6.00 m	46 m²
Kitchen	Küche	4.76 × 1.90 m	9 m²
Cloakroom	Vorraum	1.26 × 2.52 m	3 m²
Guest WC	WC	1.54 × 2.52 m	3 m²
Living area ground floor, incl. stairs			**64 m²**
Outdoor areas, not included in the living area			
Patio, living room side	Patio	7.20 × 2.63 m	19 m²
Patio, gable side	Patio	3.09 × 6.21 m	19 m²
Covered entrance	Vorbau	4.58 × 1.47 m	6 m²
Garden shed	Schuppen	2.58 × 1.36 m	4 m²

Detail. The plan shows the surveyed surroundings («Hof»), not the property boundaries. For plot and garden, the land register is authoritative (page 8).

Floor plan

First floor

66 m² living area

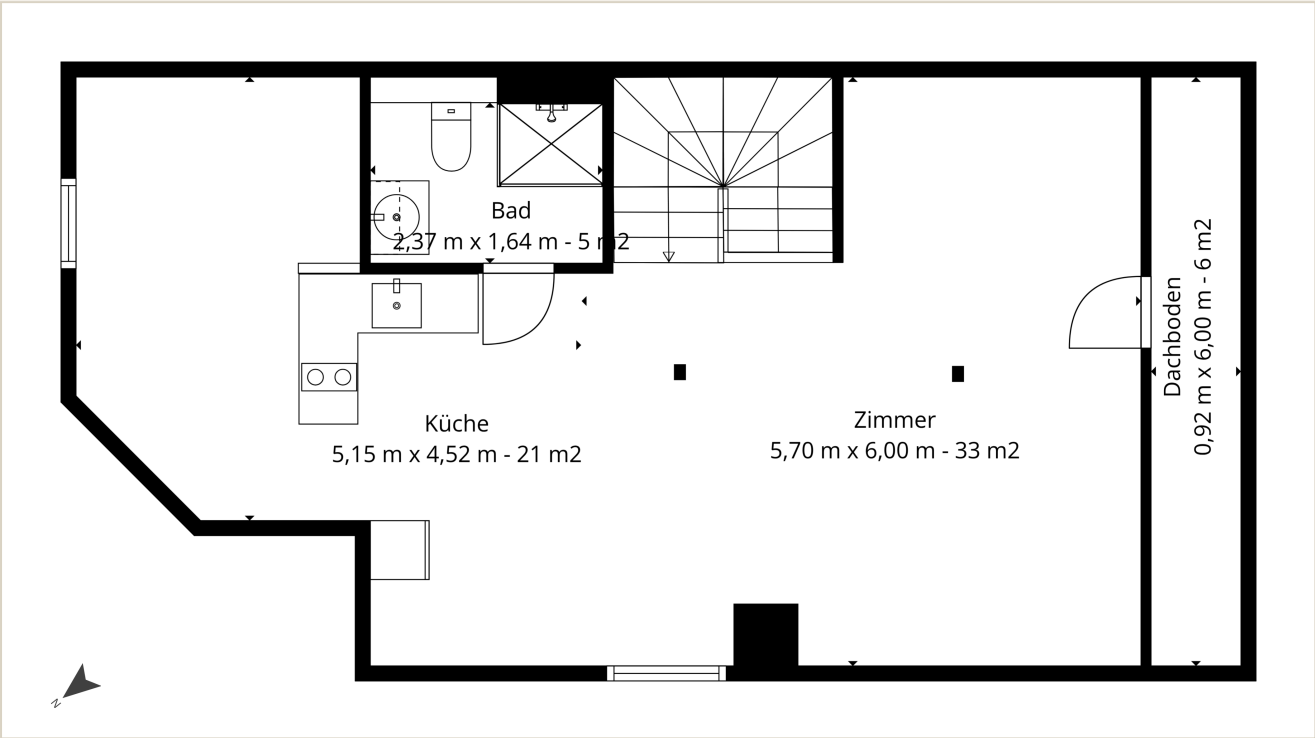


Room	Label in plan	Dimensions	Area
Room 1 (master), with balcony	Schlafzimmer	5.23 × 2.95 m	14 m²
Room 2, with balcony	Zimmer	2.90 × 4.52 m	12 m²
Room 3	Schlafzimmer	3.55 × 2.95 m	10 m²
Room 4	Schlafzimmer	2.81 × 2.95 m	7 m²
Bathroom with bathtub	Bad	2.37 × 1.90 m	5 m²
Shower room with WC	Bad	1.96 × 1.79 m	3 m²
Landing	Halle	–	10 m²
Living area first floor, incl. stairs			**66 m²**
Outdoor areas, not included in the living area			
Balcony, room 1	Balkon	1.94 × 2.99 m	6 m²
Balcony, room 2	Balkon	1.63 × 1.38 m	2 m²

Floor plan

Attic floor

55 m² living area



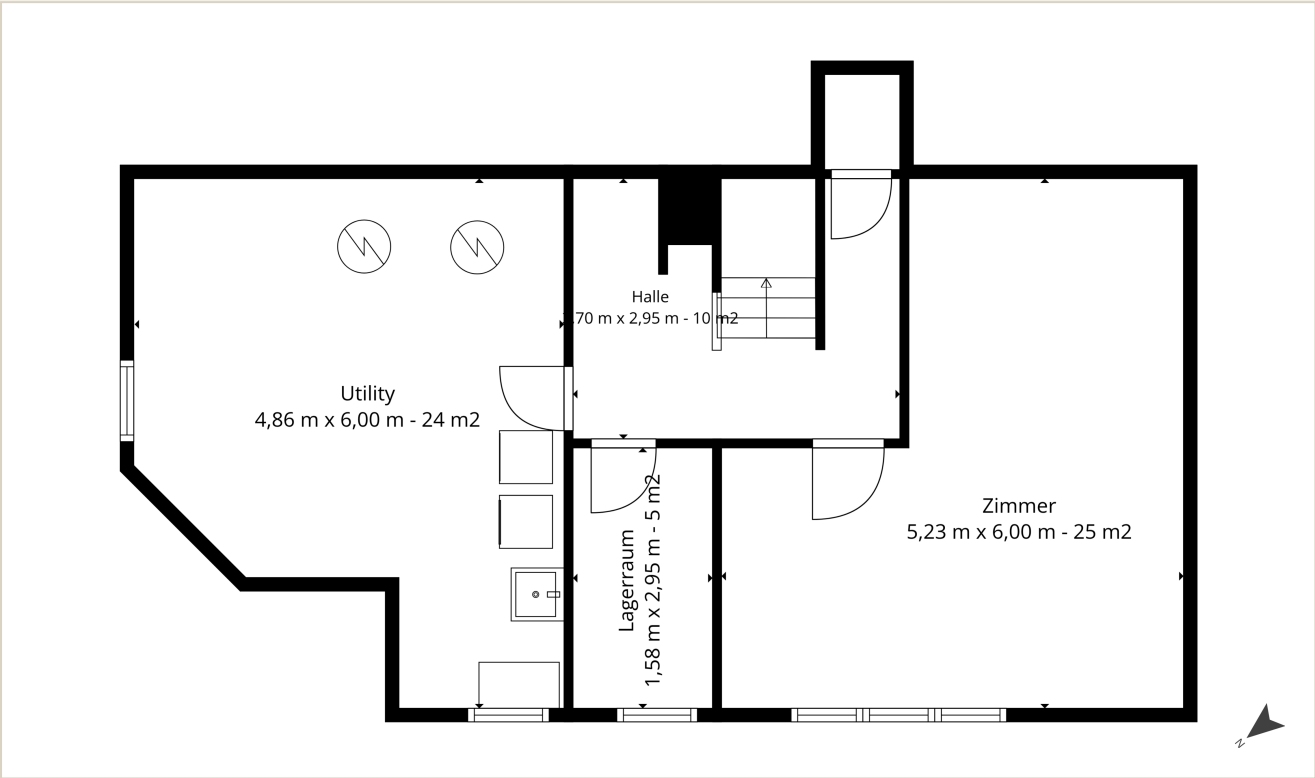
Room	Label in plan	Dimensions	Floor area
Room / studio	Zimmer	5.70 × 6.00 m	33 m²
Kitchen area with fitted kitchen	Küche	5.15 × 4.52 m	21 m²
Shower room with WC	Bad	2.37 × 1.64 m	5 m²
Floor area attic floor as surveyed, incl. stairs			60 m²
Living area attic floor			**55 m²**
Ancillary area, not included in the living area			
Attic storage	Dachboden	0.92 × 6.00 m	6 m²

The room areas in the plan are floor areas including the areas under the roof slopes. The living area of the attic floor is stated as 55 m².

Floor plan

Basement

67 m² usable area



Room	Label in plan	Dimensions	Area
Cellar / shelter	Zimmer	5.23 × 6.00 m	25 m²
Laundry / utility room	Utility	4.86 × 6.00 m	24 m²
Hallway	Halle	3.70 × 2.95 m	10 m²
Plant room / storage	Lagerraum	1.58 × 2.95 m	5 m²
Usable area basement, incl. stairs			**67 m²**

The basement does not count towards the living area.
All floor plans: survey and plans by CubiCasa / Propus Real Estate Photography, November 2026. Dimensions are the greatest length and width of each room; areas are rounded to whole square metres. The measurements are considered highly reliable but are not guaranteed. Room labels inside the plans are in German.

How it could look

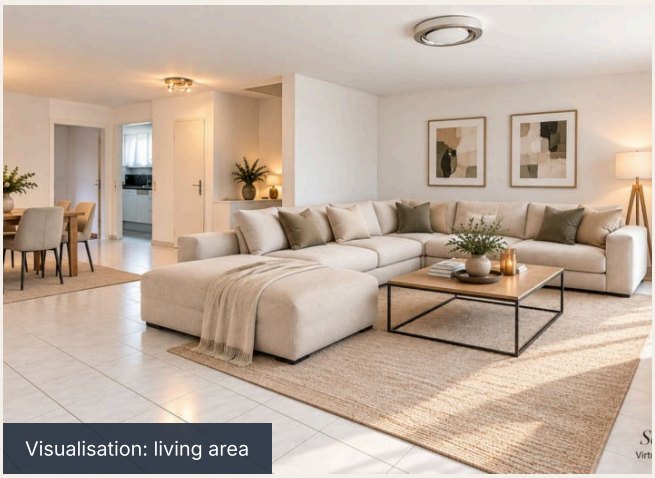
Imagined furnished



Visualisation: living and dining, virtually furnished



Visualisation: attic floor



Visualisation: living area

Virtual staging: furniture and decoration have been added digitally and are not part of the sale. Rooms, windows and floors correspond to the current condition.

Location

Quiet living, close to everything

Adliswil lies in the Sihl valley, directly south of the city of Zurich, and belongs to the district of Horgen. Around 19'900 people live here. The municipality combines short distances to the city with forest, the river Sihl and the Albis range on the doorstep.

Taxes: The municipal tax multiplier for 2026 is 104 %, 15 percentage points below that of the City of Zurich. The overview is at the bottom of the page.

Finsterrütihof is in the south of Adliswil, in a quiet residential development. Schools, kindergarten, shopping and the station with suburban trains to Zurich can be reached in a few minutes.

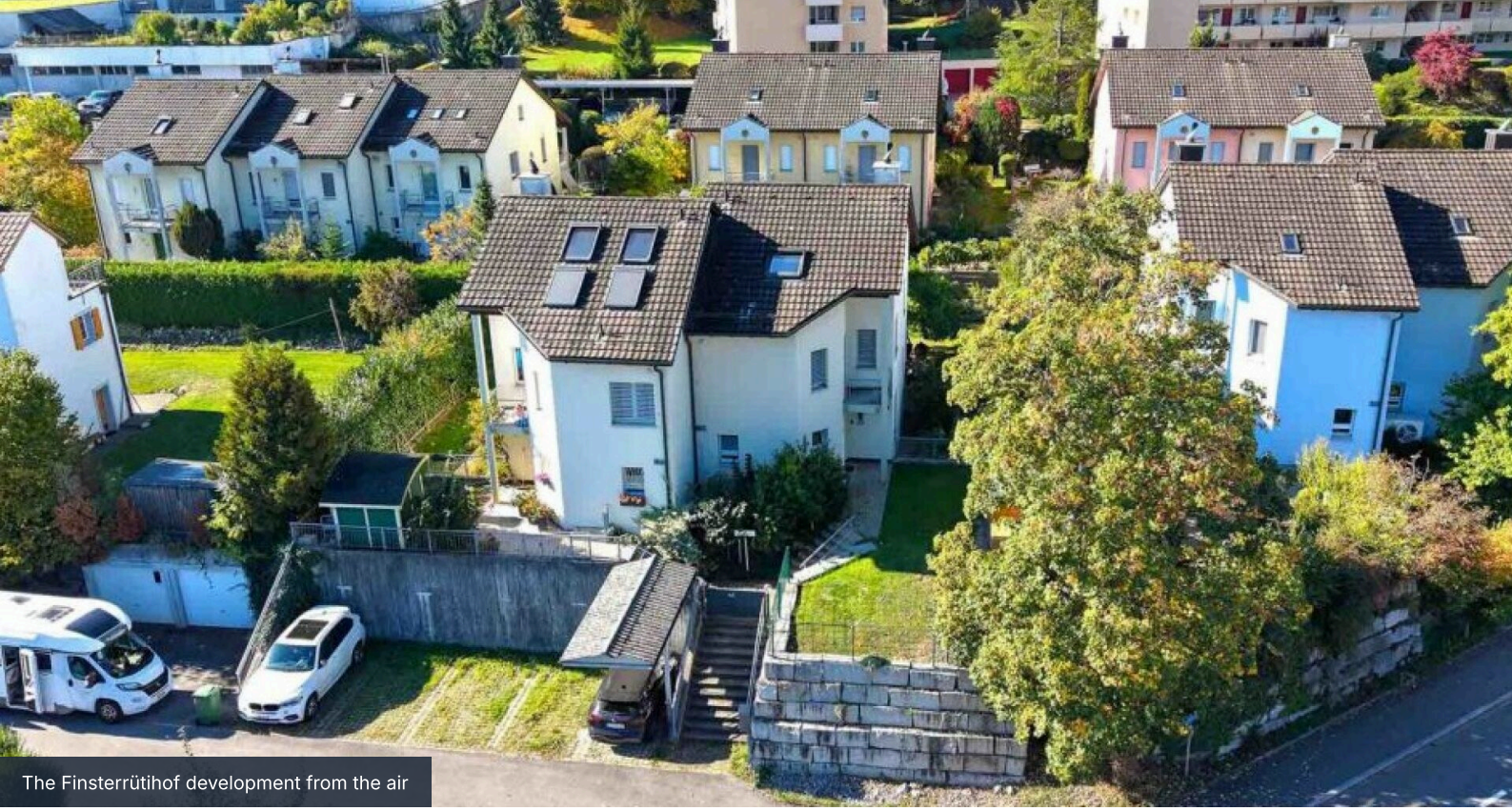


	Destination	Distance	On foot	Bicycle	Car
1	Kopfholz school	2.2 km	22 min	8 min	5 min
2	Neugut kindergarten	2.0 km	19 min	7 min	5 min
3	Sunnemärt centre with Migros	1.5 km	20 min	8 min	3 min
4	Coop Adliswil	1.8 km	26 min	10 min	4 min
5	Adliswil station (S-Bahn)	1.6 km	24 min	8 min	5 min
	Zentrum school	2.1 km	22 min	8 min	5 min

Tax multiplier 2026

Municipal tax multiplier	no church	Reformed	Catholic	Old Catholic
Adliswil	**104 %**	115 %	115 %	118 %
City of Zurich	119 %	129 %	129 %	133 %

Distances and travel times from the property according to the seller. Tax multipliers: Canton of Zurich, as at 24.03.2026; the cantonal multiplier of 95 % applies in addition in all municipalities. Map: © swisstopo.



The Finsterrütihof development from the air

Region

Between Zurich and Zug

If you work in Zurich, you are in the city quickly and back in the countryside just as quickly in the evening. Zug, Lucerne and the airport are also within easy reach by car.

Destination	Distance	Bicycle	Car
Zurich main station	10.2 km	39 min	19 min
Zug	20.7 km		24 min
Zurich Airport	36.2 km		31 min
Lucerne	46.9 km		41 min

Driving times according to the seller, without traffic. Map: © swisstopo.



Buying

Four steps to your own home

1

Viewing

Clarify affordability with your bank and arrange an appointment.

2

Reservation

With a financing confirmation from a Swiss bank and a deposit of CHF 64'860. The deposit is part of the purchase price and bears no interest.

3

Notarisation

Notarisation of the purchase contract with an irrevocable payment undertaking from a Swiss bank.

4

Transfer of title

Payment of the balance of the purchase price on the day of the transfer of title, followed by handover of the keys.

Costs and taxes

- Notary and land registry fees are shared equally between buyer and seller.
- Fees for additional mortgage notes are borne by the buyer.
- There is no property transfer tax in the Canton of Zurich.
- Any property gains tax is borne by the seller and is secured in the purchase contract.

Documents on request

- Land register extract and cadastral plan
- Easement plan and easement agreements
- Regulations and 2025 annual accounts of the «Sugus-Dörfli» community
- Building insurance certificate
- Building plans, dimensioned floor plans (survey of November 2026) and heat pump details
- Energy certificate (GEAK), if available

Would you like to see the house?

We would be pleased to show it to you in person.

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Friday 09.00–12.00

Saturday by appointment

Legal notice

This documentation is for general information and does not form part of any contract. The living and usable areas are based on a digital survey (CubiCasa, November 2026); all other information is based on documents provided by the owners. All information is given without guarantee. The conditions on site, the land register and the actual dimensions are authoritative. The price is a guide price. Visualisations and furnishing examples are not included in the purchase price. Passing this documentation on to third parties does not give rise to any commission claims. Each Lage A Real Estate franchisee and licensee is a legally independent company. In case of doubt, the German version of this documentation prevails.