

Sale of building land  
in Horw (LU), Oberrüti

# Description of property

**Address** Oberrüti, 6048 Horw LU

**Plot** 46 225 m<sup>2</sup> plot size, of which 12 646 m<sup>2</sup> building land (land registry no. 194)

The rest of the plot consists of forest and green spaces as well as a nature conservation area. It may be possible to sub-divide this area in full or partially and exclude it from the sale.

**Building land zone** Special tourism building zone with obligation to submit a development plan (section 4/5 below)

**Sale** The plot (or the building land section only) is being sold, without any project development.

**Project retirement home residence** In 2006, Alfred Müller AG joined forces with an operator to develop a retirement home, up to the building permit. The operator withdrew from the project, and the building permit has since expired.

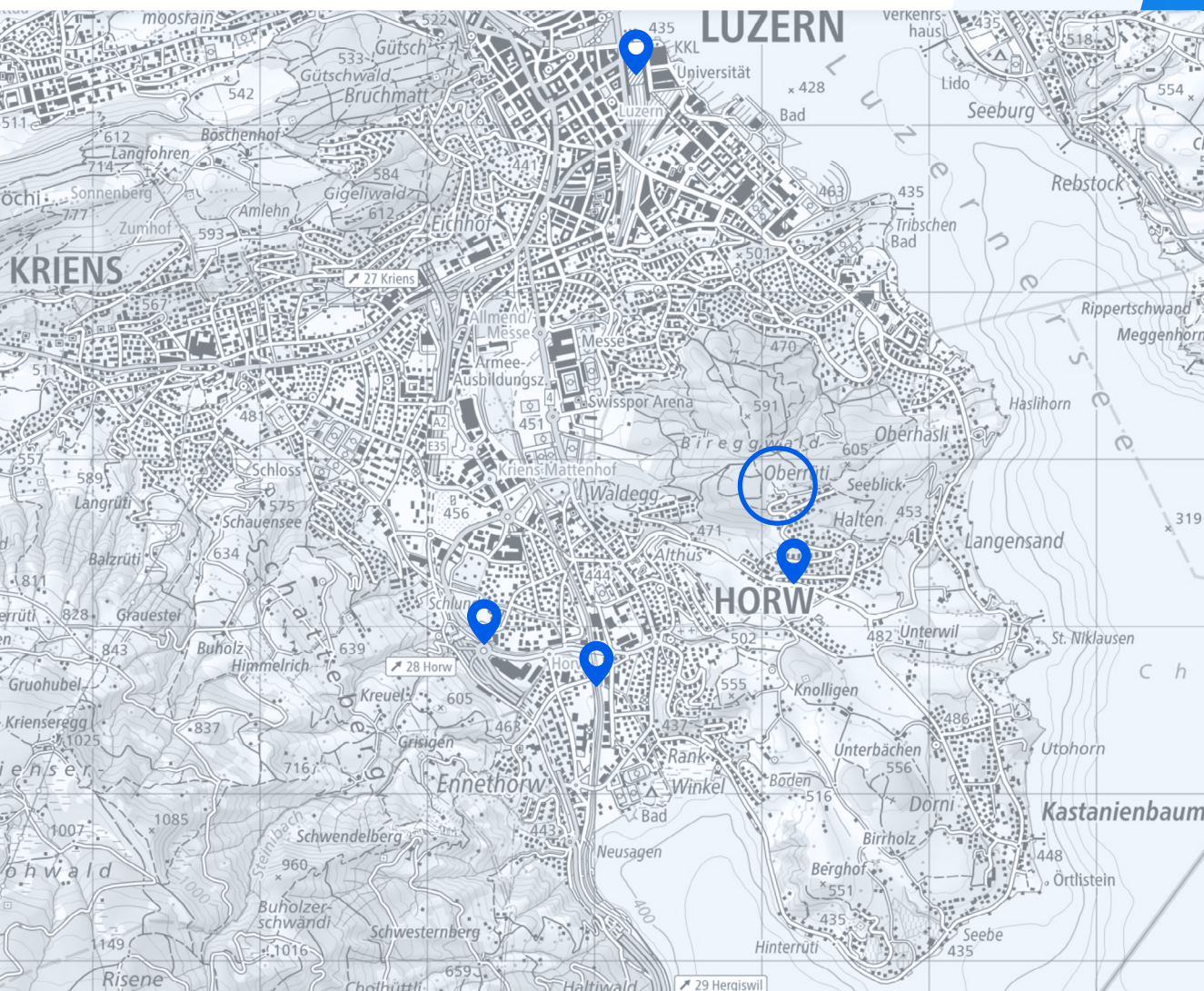
The project comprised:

- 71 apartments (2.5 – 4.5 rooms, approx. 5 150 m<sup>2</sup> UA)
- 14 care rooms (approx. 460 m<sup>2</sup> UA)
- Restaurant, wellness, fitness, etc. (approx. 1 850 m<sup>2</sup> UA)
- 98 parking spaces in car park and outside

UA: usable area



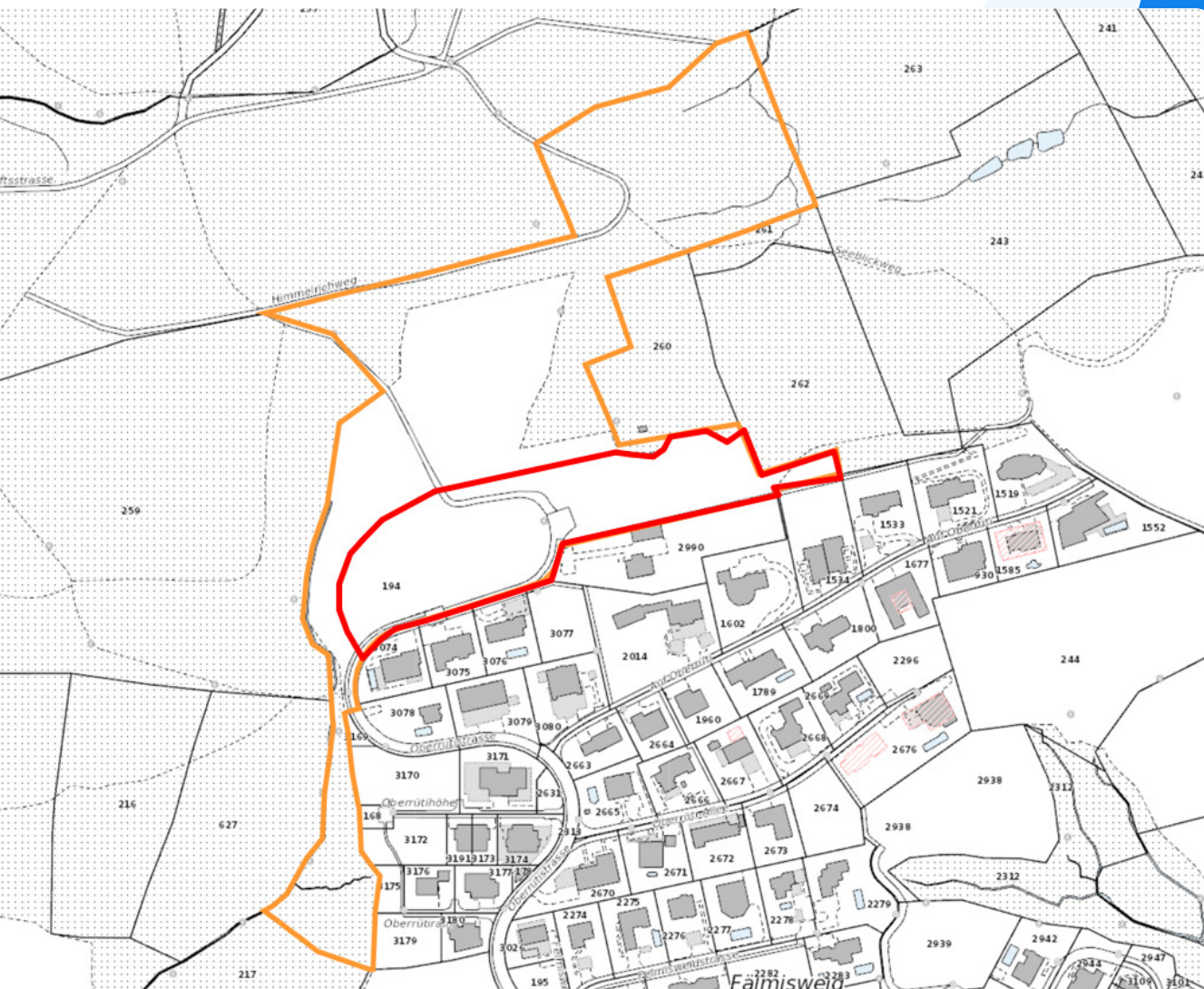
**More information about the property:**  
[alfred-mueller.ch/en/horw](https://alfred-mueller.ch/en/horw)



## Location

- Lucerne station** 6.1 km, 12 min (car)
- Horw station** 3.8 km, 8 min (car)
- Horw Stegen/  
Kirchfeld bus stop** 0.8 km, 12 min (on foot)
- Horw motorway  
connection** 4.3 km, 9 min (car)

[Open location in Google Maps](#)



## Land registry plan

|                              |                         |
|------------------------------|-------------------------|
| Plot number                  | 194, Horw land register |
| Land register area (orange)  | 46 225 m <sup>2</sup>   |
| of which building land (red) | 12 646 m <sup>2</sup>   |

[Open land registry plan on web](#)

# Zoning plan

## Determination of content

| ES building zones |   |
|-------------------|---|
| Z 1.3             | III centre zone 1.3   |
| Z 0.9             | III centre zone 1.9   |
| Z 0.7             | III centre zone 0.7   |
| ZB                | III station centre zone   |
| KW/KD             | III core zone of Winkel and village   |
| W4 0.75           | II four-storey residential zone 0.75  |
| W3 0.55           | II three-storey residential zone 0.55   |
| W3 0.45           | II three-storey residential zone 0.45   |
| W2 0.35           | II two-storey residential zone 0.35   |
| W2 0.30           | II two-storey residential zone 0.30   |
| W2 0.25           | II two-storey residential zone in a sensitive landscape location 0.25               |
| W2 0.15           | II two-storey residential zone in a sensitive landscape location 0.25               |
| ST                | II special tourism building zone  |
| AW                | III working and residential zone  |
| WA 1.05           | III residential and working zone 1.05   |
| A                 | IV working zone   |
| A-SK              | IV working zone, sand and gravel  |
| ÖZ                | II zone for public purposes   |
| 14 SpF            | III zone for sport and recreation facilities (reference number BZR)                 |
| 30 SpF-G          | III zone for sport and recreation facilities in watercourses (reference number BZR) |
| 26 Gr             | II green zone (reference number BZR)  |
| - - - -           | obligation to submit a development plan   |
| - - - -           | obligation to submit a design plan  |
| - - - -           | zone for high-density construction  |

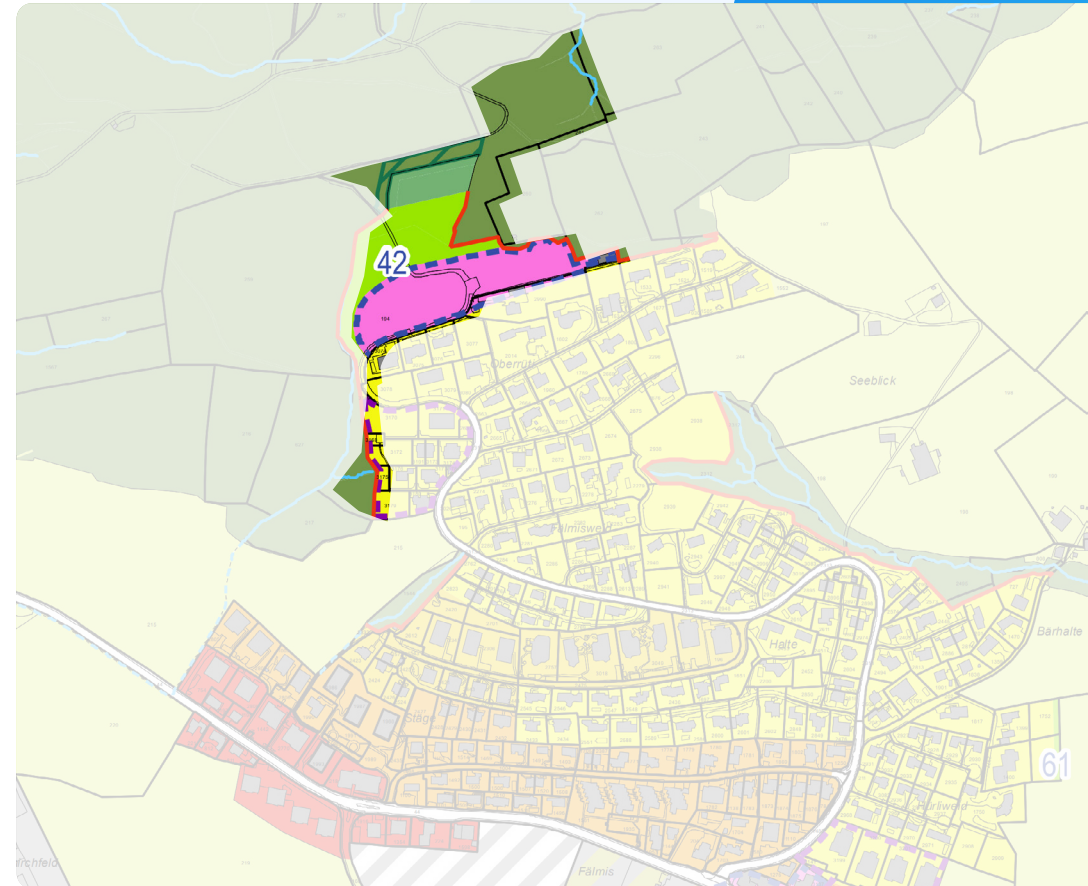
## Determination of content

| ES non-building zones |  |
|-----------------------|--|
| Lw                    | III agricultural zone  |
| ÜG-B                  | III other area B   |
| ÜG-C                  | III other area C (cant. nature conservation zone)              |
| RZ                    | III re-cultivation zone  |
| protection zones      |  |
| Uf                    | II shore or bank protection zone                               |
| Na                    | III communal nature conservation zone / overlaying forest/lake |
| ÜG-C                  | other area C in watercourses (cant. nature conservation zone)  |
| - - - -               | marsh protection zone  |

## Orientation content

|         |   |
|---------|---|
| - - - - | industrial zone   |
| - - - - | lake  |
| - - - - | open watercourses   |
| - - - - | culverted watercourses                                      |
| - - - - | forest  |
| - - - - | determination of forest boundaries                          |
| - - - - | forest with determination of forest boundaries (red border) |

\* On 20 June 2017, the Residents' Council rejected part of parcel no. 471 as part of the partial revision of "Wegmatt South". This partial area remains in the industrial zone according to Art. 13 BZR of 1.12.1996. The industrial zone corresponds materially to the work zone.



[Open zoning plan on web](#)

# Building and zoning regulations

## Art. 10 Special tourism building zone

- 1** The special tourism building zone is reserved for the development and construction of tourism facilities such as hotels and restaurants as well as facilities for local recreation. Use for residential purposes is permitted to a limited extent, provided that the overall character of the special tourism building zone is preserved.
- 2** The areas allocated to the special tourism building zone must be made appropriately accessible to the public.
- 3** All buildings and facilities, including transport infrastructure, must fit into the landscape in terms of dimensions, location and design. The municipal council determines the building dimensions, roof types, construction materials, colour and façade design, landscaping and, if necessary, other design elements in individual cases.
- 4** Building permits for new builds and replacement buildings can only be issued on the basis of a development plan. With regard to building permits for renovations, extensions and conversions of subordinate importance, the municipal council can waive the requirement for a development plan.
- 5** The following objectives apply to the individual areas defined in the zoning plan where there is an obligation to submit a development plan:  
Oberrüti:
  - Very good integration into the town scenery and landscape
  - High quality of architecture, free space and development
  - Guarantee accommodation and leisure offers connected to use for tourism purposes
  - Consideration of conservation values and view



## Contact

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**More information about the property:**  
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