



Triplex residence 6.5 rooms

Luxurious apartment in a prime location with splendid views into the distance and onto Lake Zug

6343 Buonas ZG

Property

Triplex residence 6.5 rooms

Address

Holzhäusernstrasse 51d, 6343 Buonas

Plot

250/1000 in GS 1585, (1420 m²)

Co-ownership unit

GS 87690

Underground parking space no. 15, GS 87446

Underground parking space no. 16, GS 87447

Year of construction

2011

Heating

Heat pump / underfloor heating

Room height

2.40 m

Living area

235 m²

External spaces

Garden	234 m ²
Terrace 1	10 m ²
Terrace 2	54.50 m ²

Ancillary spaces

Laundry room	18 m ²
Storage room	5 m ²

Parking spaces

2 underground parking spaces
no. 15+16

Specials

- Wenge built-in cupboards and doors
- Home audio (B & O) in the entire apartment incl. the terrace
- Comfort ventilation
- Laundry chute
- Central vacuum cleaning system
- Swimming pool (heated)
optional for joint use

Availability

By arrangement

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SITUATION

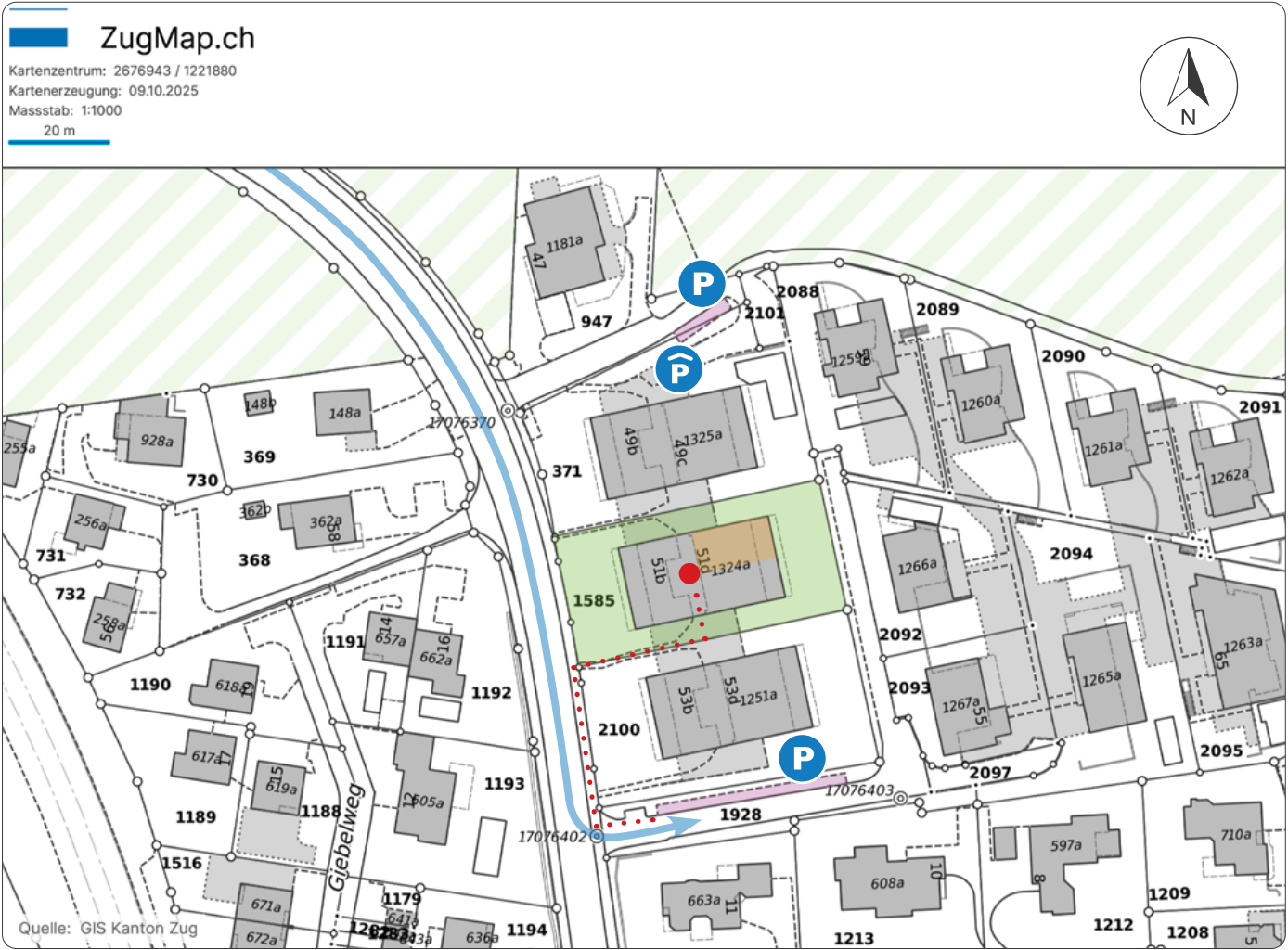
Holzhäusernstrasse 51d
6343 Buonas



Municipal administration of Risch-Rotkreuz | www.zg.ch | Tax rate: 55%

- **Bus**
350 m to the Schmidhof bus stop
500 m to the Neuhofstrasse bus stop
- **SBB**
2.1 km to the Rotkreuz train station
- **Leisure time**
2.3 km Holzäusern golf course
- **Shops**
2 km to the Dorfmatth shopping centre, Rotkreuz
- **Shopping**
Zug, Lucerne, Zurich
- **Kindergarten**
1.8 km to the Langmatt kindergarten
- **Schools**
 - Primary school in Risch
 - Primary and lower secondary schools in Rotkreuz
 - Cantonal school Rotkreuz and Zug
 - ISZL International School in Baar and Hünenberg

CADASTRAL MAP



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

Parking
Numerous visitor parking spaces at Holzäusernstrasse.



PROPERTY

Triplex residence
6.5 rooms

- American walnut parquet and large format panels
- Comfort ventilation
- Ceiling spotlights
- Home audio (B & O)
- Lighting system

Kitchen with island

- Miele oven and combination steamer with direct water supply
- Electrolux induction hob and teppanyaki grill
- Liebherr wine cooler
- Silestone worktops
- Dornbracht fittings

External spaces

- Terrace 1, covered
- Terrace 2, covered with skylight (glazed), outdoor fireplace, external cupboards, radiant warmers and electric sun awning
- Garden with a covered patio
- Swimming pool (heated) for joint use

Entrance area

- Entry
- Cloakroom with a large built-in closet
- Direct access from the underground garage to the apartment with fingerprint-touch door opener

Sleeping areas

- Master suite with en-suite bathroom, home audio, air conditioning and access to terrace 1
- Room 1 with access to the outdoor patio
- Rooms 2 and 3

Further rooms

Basement level

- Multifunctional room for fitness or home cinema
- Laundry room with WM/TU and laundry chute
- Storage room

Living/Dining area

- Open-plan and sun-drenched
- Access to the spacious terrace 2 with lake views
- Fireplace with radiation system
- Integrated vacuum cleaner system

Bathrooms

- Bath 1: shower, washbasin, base unit, laundry chute, toilet
- Bath 2: floor-flush shower, double washbasin, base unit and toilet
- En-suite bathroom: whirlpool bathtub, rain shower, double washbasin with base unit, toilet and home audio

Parking spaces

- 2 underground parking spaces directly next to the apartment entrance on the basement level
- Visitor parking spaces for joint use (outdoor and in the underground garage)

WHAT MAKES THIS TRIPLEX APARTMENT SPECIAL

Property

- Representative triplex residence with sun-drenched rooms, fine Wenge fittings and an integrated home audio system for a sophisticated living experience
- An ambiance of pure wellbeing in the living area with a fireplace
- Luxury designer kitchen with all the extras
- Exclusive master suite with a private terrace and elegant en-suite bathroom
- 54.50 m² covered terrace with skylight, outdoor fireplace, built-in radiant heaters and magnificent lake vistas

Surroundings

- Sought-after, peaceful residential area with a high quality of life, lots of privacy and proximity to nature
- In the immediate vicinity to beautiful Lake Zug and its public baths and the Buonas boat pier
- Short paths to schools, shopping and leisure activities
- Only a few minutes' drive to the Holzhäusern golf course
- Excellent connections to the motorway toward Zurich and Lucerne



Access road to Holzhäusernstrasse



Covered entrance area 51d



Access to the terraced houses



Spacious entry



Elegance meets timeless beauty



Staircase leading to the top floor





Open-plan designer kitchen with cooking island



Top quality appliances with every comfort



Sun-drenched dining area



For cosy moments of relaxation



Living area



Living the dream





Covered terrace as an extension of the living room



Varied possibilities of use



Magnificent lake views





ENJOYING THE VISTAS



Stairs and corridor on the ground floor



Room 1 with access to the outdoor patio



Bathroom 1



Bathroom 2



Room 2



Room 3



Master suite



En-suite bathroom with shower and whirlpool bathtub



Relaxing in style



Terrace 1 as a private place of retreat



GARDEN – SIMPLE.
PEACEFUL. NATURAL.



On the basement level with a storage space



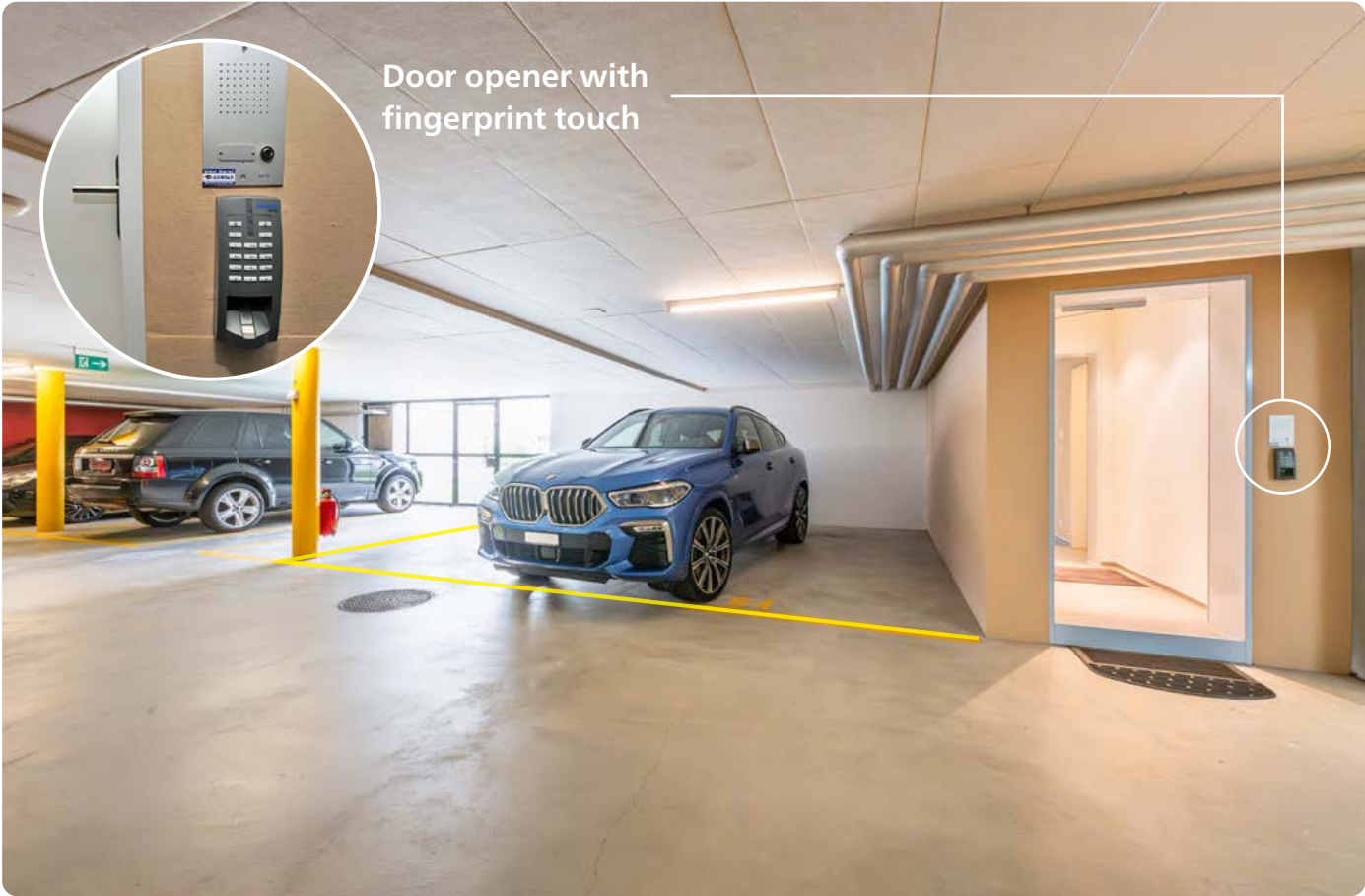
Room for fitness or home cinema



Laundry room with laundry chute



2 underground parking spaces (B4) with direct access to the apartment



Underground garage entrance



Heated pool optional for joint use

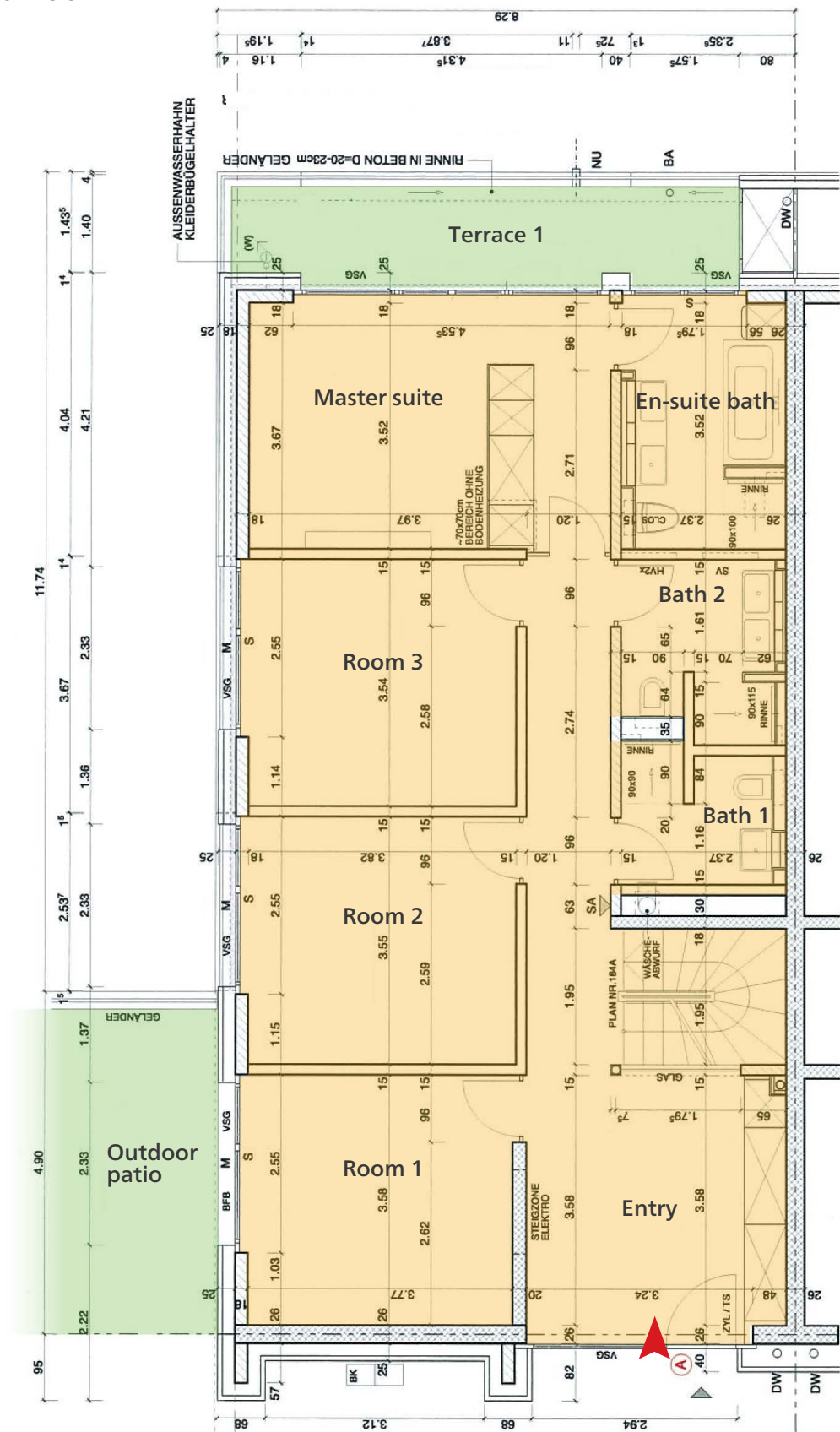


LAYOUT

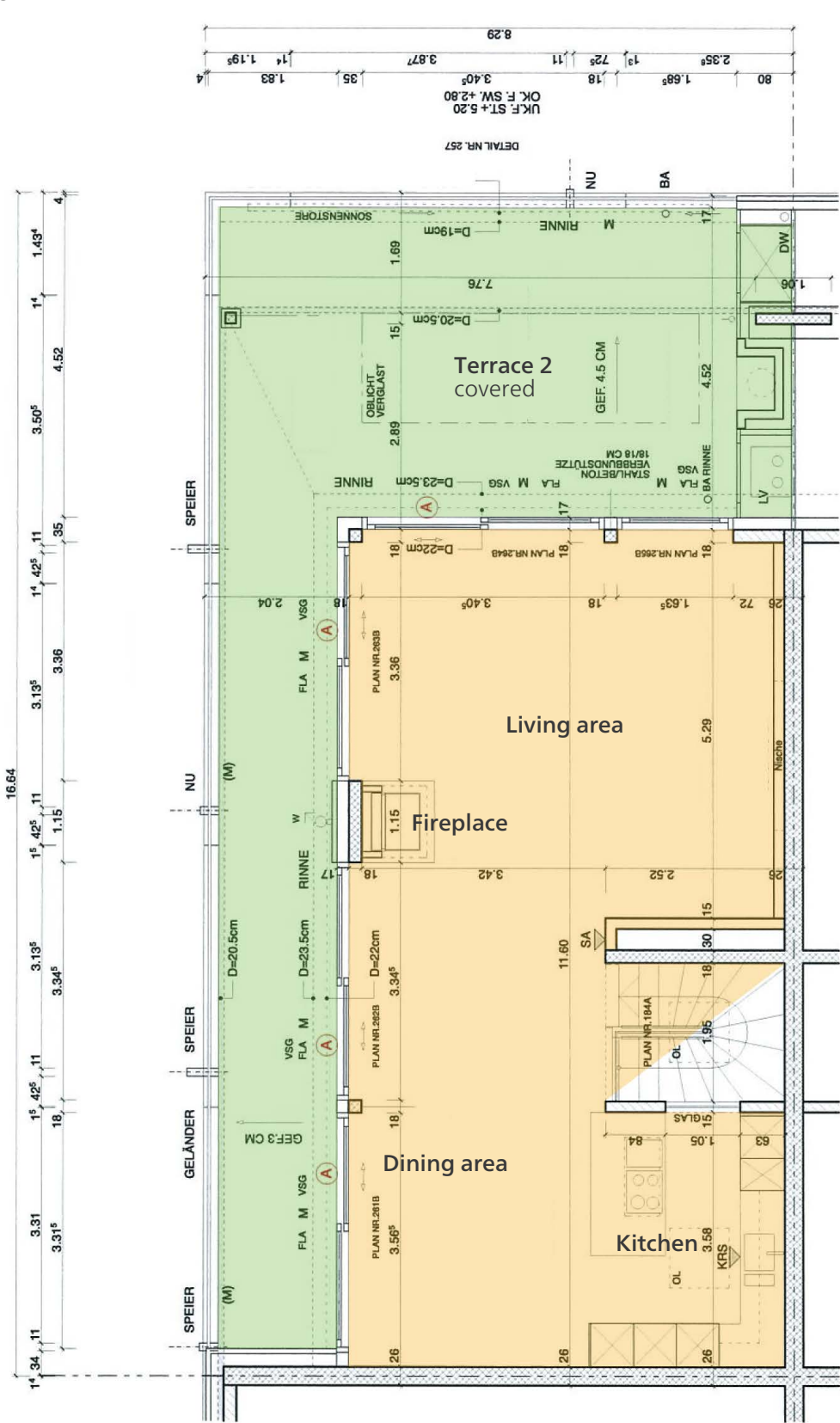
Basement level



LAYOUT
Ground floor



LAYOUT
Top floor



Public lake baths Buonas



Golf course Holzhäusern



ISZL International School in Hünenberg



KKL Cultural and Congress Centre Lucerne



ZUGERLAND REGION



RESIDENCE IMMOBILIEN

Outperform. With passion.