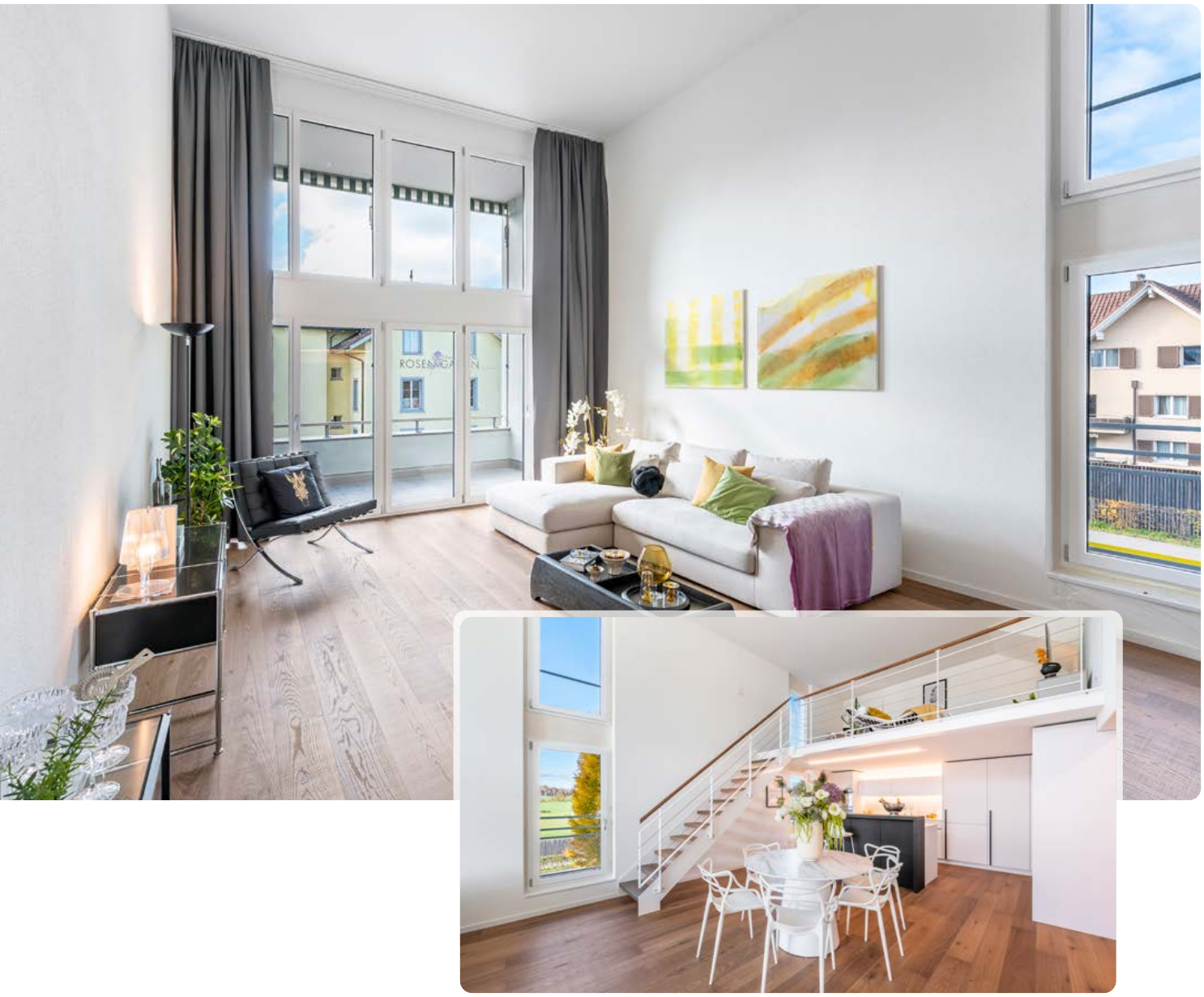
RESIDENCE IMMOBILIEN

Outperform. With passion.



Apartment 2.5 rooms

Renovated with top quality and exclusive interior fittings
and timeless elegance – living ambiance at the highest level

6343 Holzhäusern ZG

RESIDENCE IMMOBILIEN

Baarerstrasse 23
CH-6300 Zug

P +41 41 711 67 67

info@residence-immobilien.ch
www.residence-immobilien.ch

DATA SHEET

Property
Apartment 2.5 rooms

Address
St. Wendelin 3, 6343 Holzhäusern ZG

Plot
33/1000 in GS 1827
2 parking spaces (no. 51 and no. 54)
in GS 1480

Co-ownership share
GS 85421

Year of construction
1999

Renovations
2026 Fully refurbished (windows with triple sound proof glazing (41 dB), parquet, kitchen, bathroom, stairs and railings, built-in cupboards, horizontal blinds)

Room height

Living area	4.37 m
Room/Bath/Corridor	3.10 m
Kitchen	2.17 m
Gallery	2.05 m

Living area

• with gallery	105.40 m²
• without gallery	90.60 m²

Gallery area 14.80 m²

External spaces
Balcony 8.50 m²

Ancillary spaces
Cellar 10 m²

Parking spaces
2 underground parking spaces
no. 51 + 54 (no. 51 with e-charging station)

Heating
Oil / Underfloor heating

Specials
- Washing machine and tumble dryer in the apartment
- Spacious ceiling height (4.37 m)
- Gallery for individual use

Availability
By arrangement

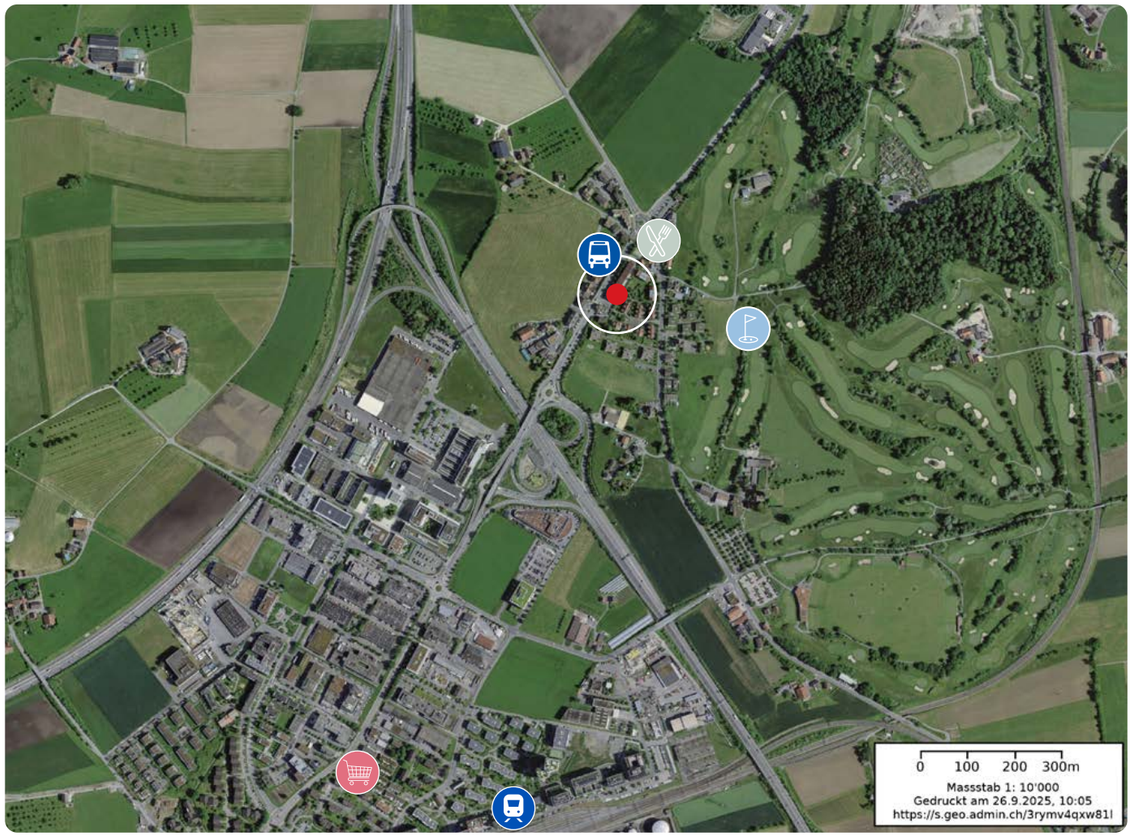
Purchase price
On request

Notice:
Residence Immobilien AG provides advice on properties for sale and facilitates the conclusion of agreements. No warranty of title or material warranty is provided by Residence Immobilien AG in respect of this property for sale.Documentation and plans are purely indicative and shall expressly not be legally binding in terms of measurements or features of the property for sale. Technical information, for example information on floor areas on any given property for sale is furnished by the sellers. Residence Immobilien AG is not responsible for the accuracy of such information. Residence Immobilien AG is committed to high professional standards and acts in good faith. Reproduction and duplication of any editorial texts, layouts, photos, including storage and use of optical and electronic data carriers by unauthorised third parties is prohibited.

© Residence Immobilien AG All rights reserved.

SITUATION

St. Wendelin 3
6343 Holzhäusern



Municipal administration of Risch | www.rischrotkreuz.ch | Tax rate: 54%

Bus
20 m to the bus stop «St. Wendelin»

SBB
1.6 km to the Rotkreuz train station

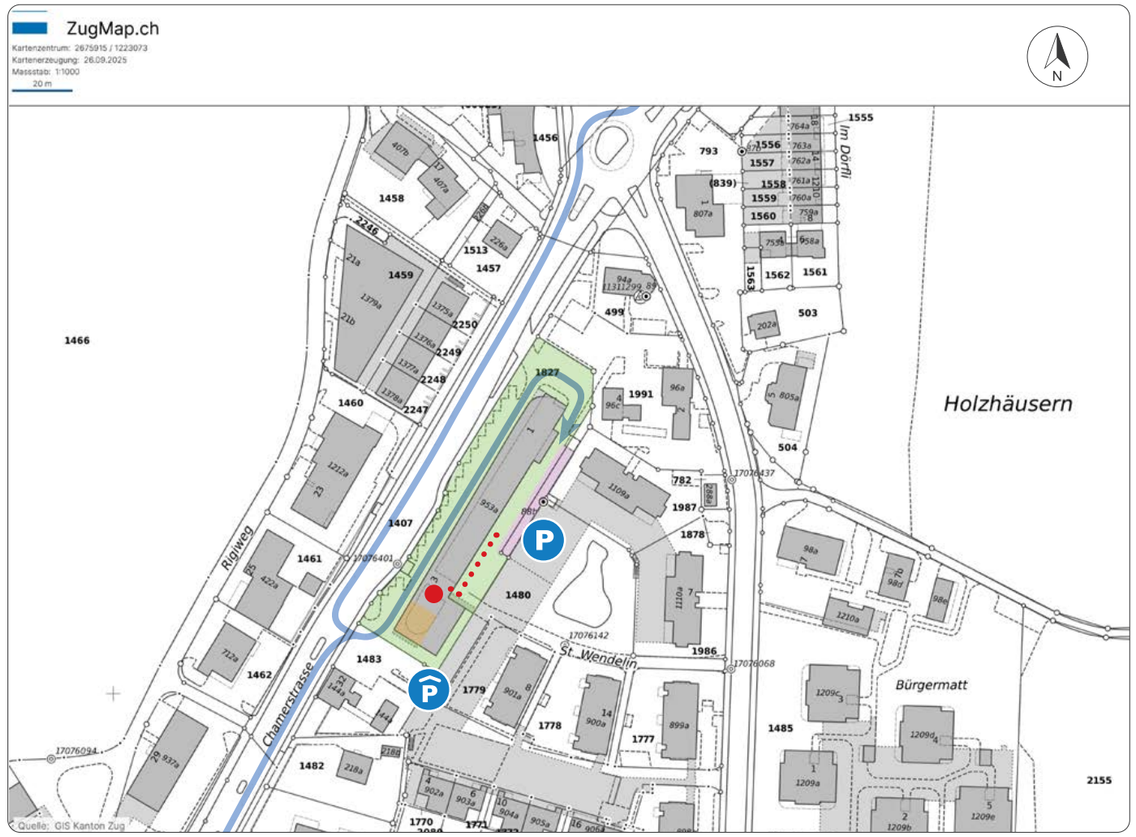
Shops
1.2 km to Denner
1.8 km to the Dorfmatt centre in Rotkreuz

Shopping
Zug, Zurich, Lucerne

Restaurants
Various restaurants and bars
in Holzhäusern's centre

Recreation
880 m to the Holzhäusern golf course

CADASTRAL MAP



Plot

Property

Visitor parking spaces

Underground garage entrance

Entrance

Parking
Visitor parking spaces at St. Wendelin



PROPERTY

Apartment 2.5 rooms

- Oak parquet roughly sawn
- Natural stone tiling in the bathroom
- Gallery
- Dimmable lights
- Electric blinds system
- Fully refurbished

Kitchen with island

- V-Zug oven, steamer and dishwasher
- Extra-wide Liebherr refrigerator with a separate freezer compartment
- Bora induction hob with table ventilation
- Breakfast bar

External spaces

- Covered balcony with natural stone tiling and sun awning
- Southwest orientation

Entry

- Entry
- Stylish cloakroom with built-in closet, shoe storage system and backlit mirror

Bathroom

- Floor-flush rain shower washbasin with a base unit, mirror cabinet, towel heater, toilet and built-in cupboard with an integrated WM/TU
- Illuminated wall niches

Further rooms
Basement level

- Cellar
- Laundry room with WM/TU and secomat for joint use

Living/Dining area

- Open-plan and sun-drenched
- Impressive ceiling height
- Access to the balcony
- Access to the gallery

Sleeping area

- Spacious room 1
- Ceiling height of 3.10 m

Parking spaces
Basement level

- 2 underground parking spaces no. 51 + 54
- 2 visitor parking spaces

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Top quality refurbished apartment with modern and exclusive interior fittings – ready to move into
- Open-plan, bright and sun-drenched rooms with a large gallery (ideal as an office or additional bedroom)
- Inviting ceiling height of 4.37 m in the living and dining area
- Spacious, elegant bathroom, characterised by quality and timeless design
- Own washing machine and tumble dryer in the apartment

Surroundings

- Attractive and peaceful location in well-maintained surroundings with a good infrastructure
- Local recreational area as well as the most modern golf course in Switzerland in close proximity
- In the immediate vicinity: beautiful Lake Zug
- Shopping, public transport and sports facilities can be reached in a few minutes
- Excellent connections to public transport and the motorway



Access road



Sheltered main entrance



Apartment entrance on the 1st floor



Entry – a stylish welcome



Clear forms



Well thought-through storage space



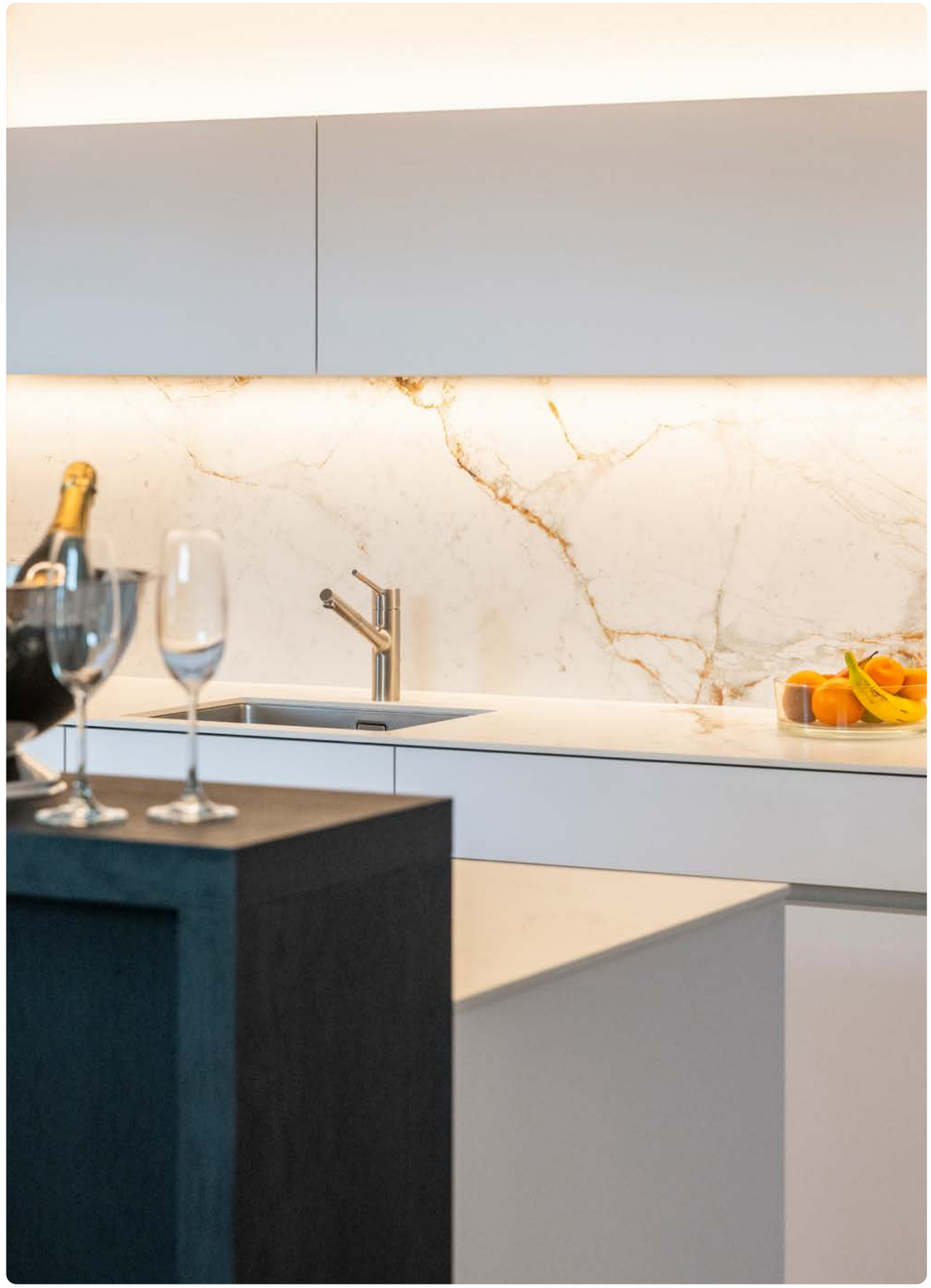
Corridor



Open-plan kitchen with a cooking island



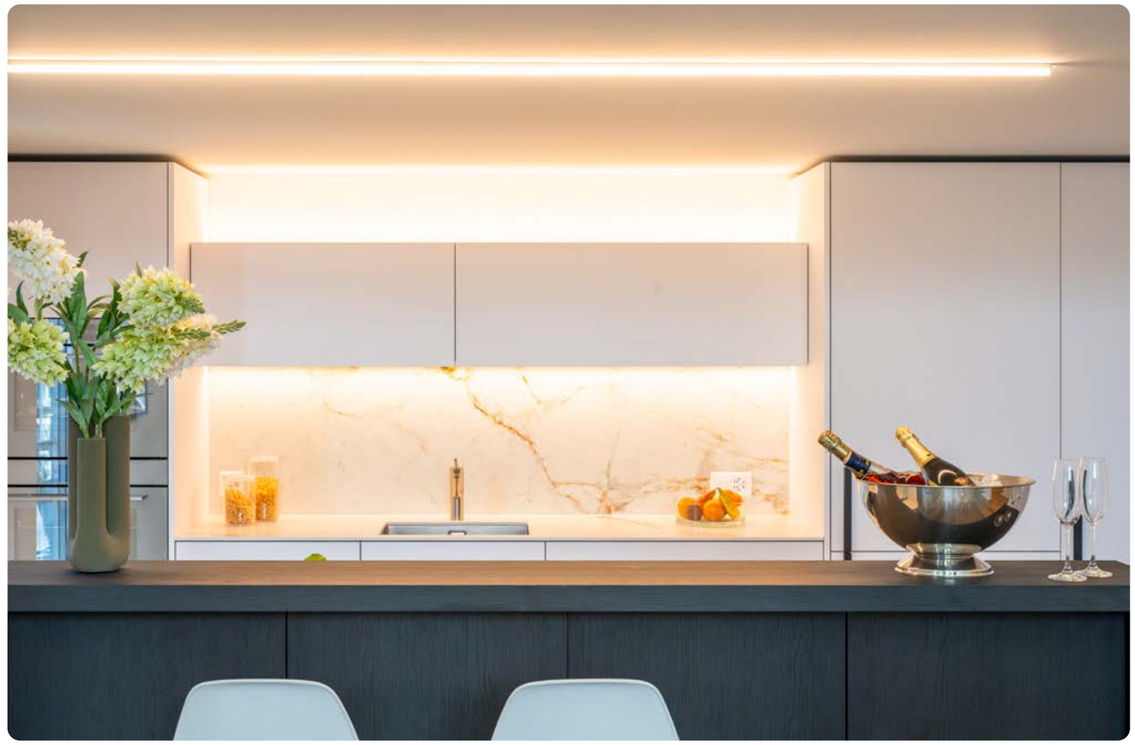
Elegant design with strong constrasts



Aesthetics and quality in perfect harmony



For moments of enjoyment



Top quality appliances and an extra-wide refrigerator (80 cm)

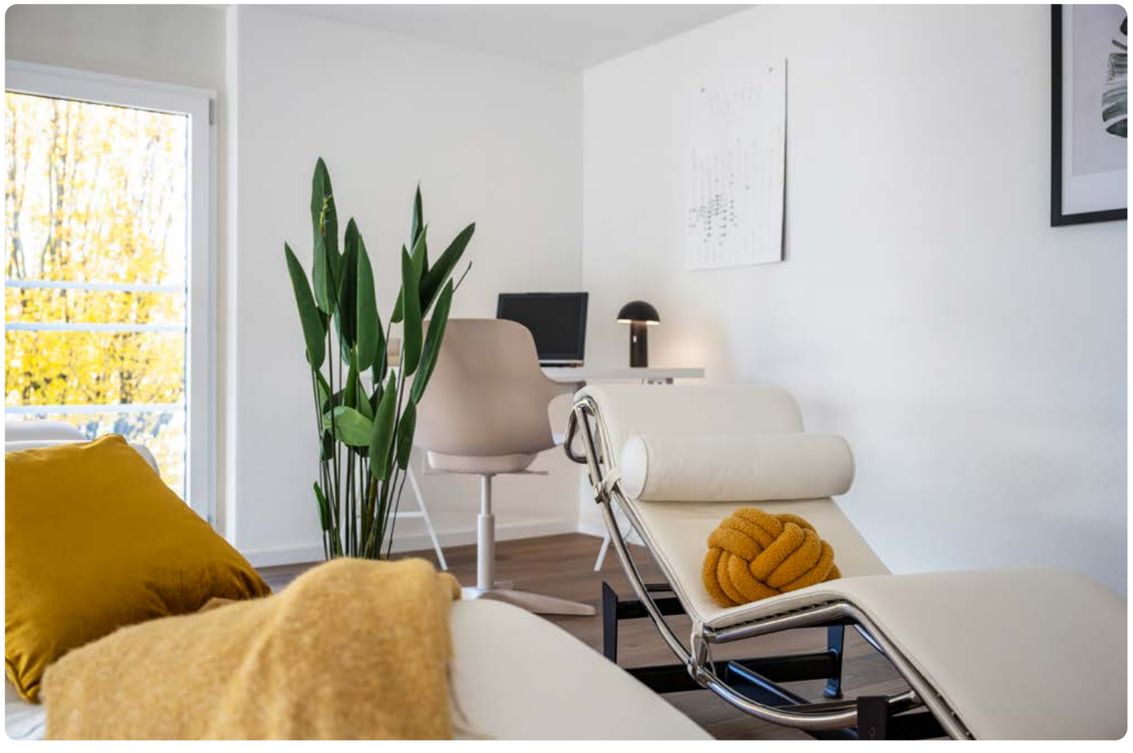



trust the
timing of
your life

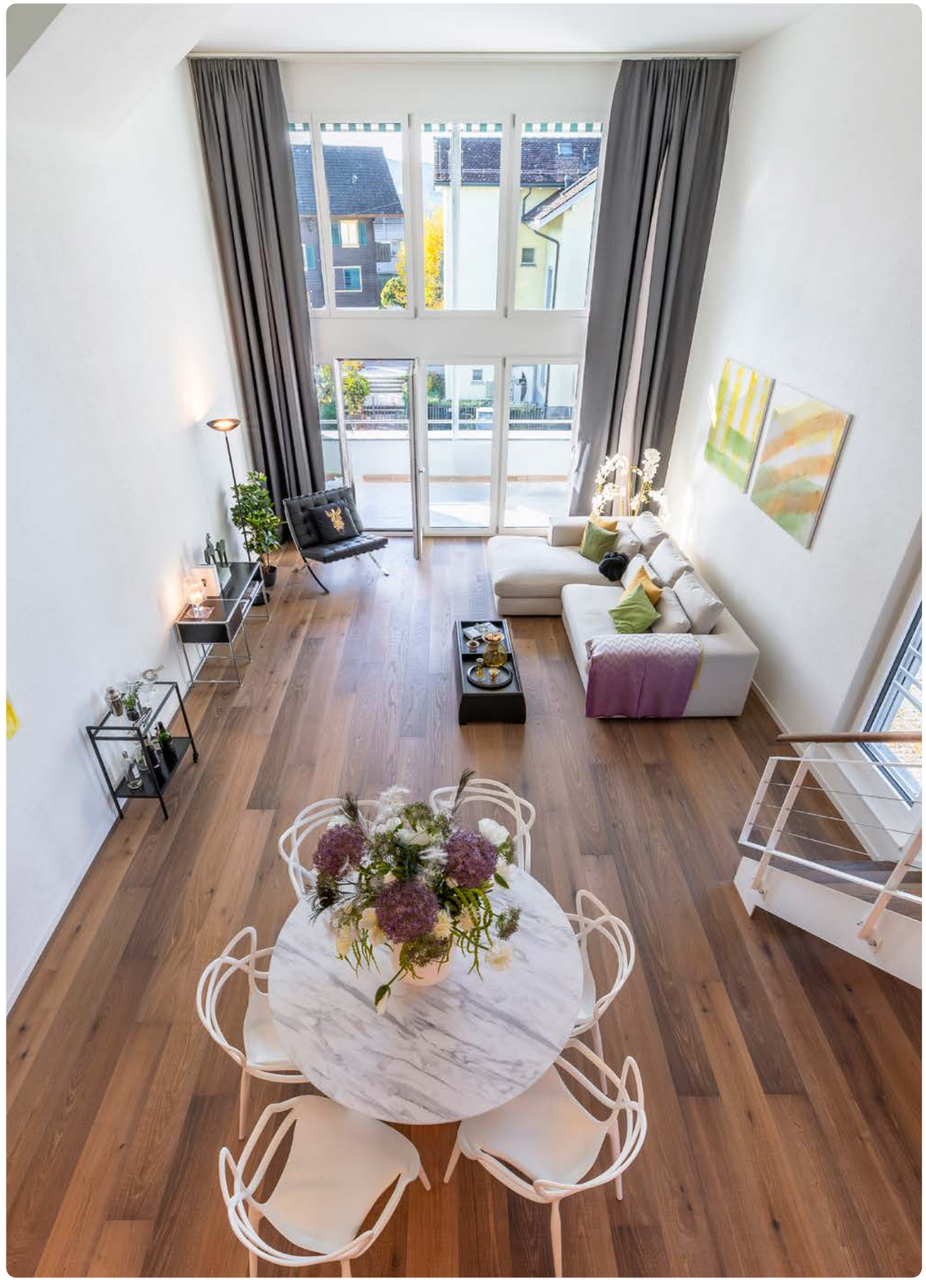


Gallery as an extension of the living area





Living from a different perspective




NEW
YORK


FOR THE HIGHEST
RESIDENTIAL DEMANDS

Covered balcony



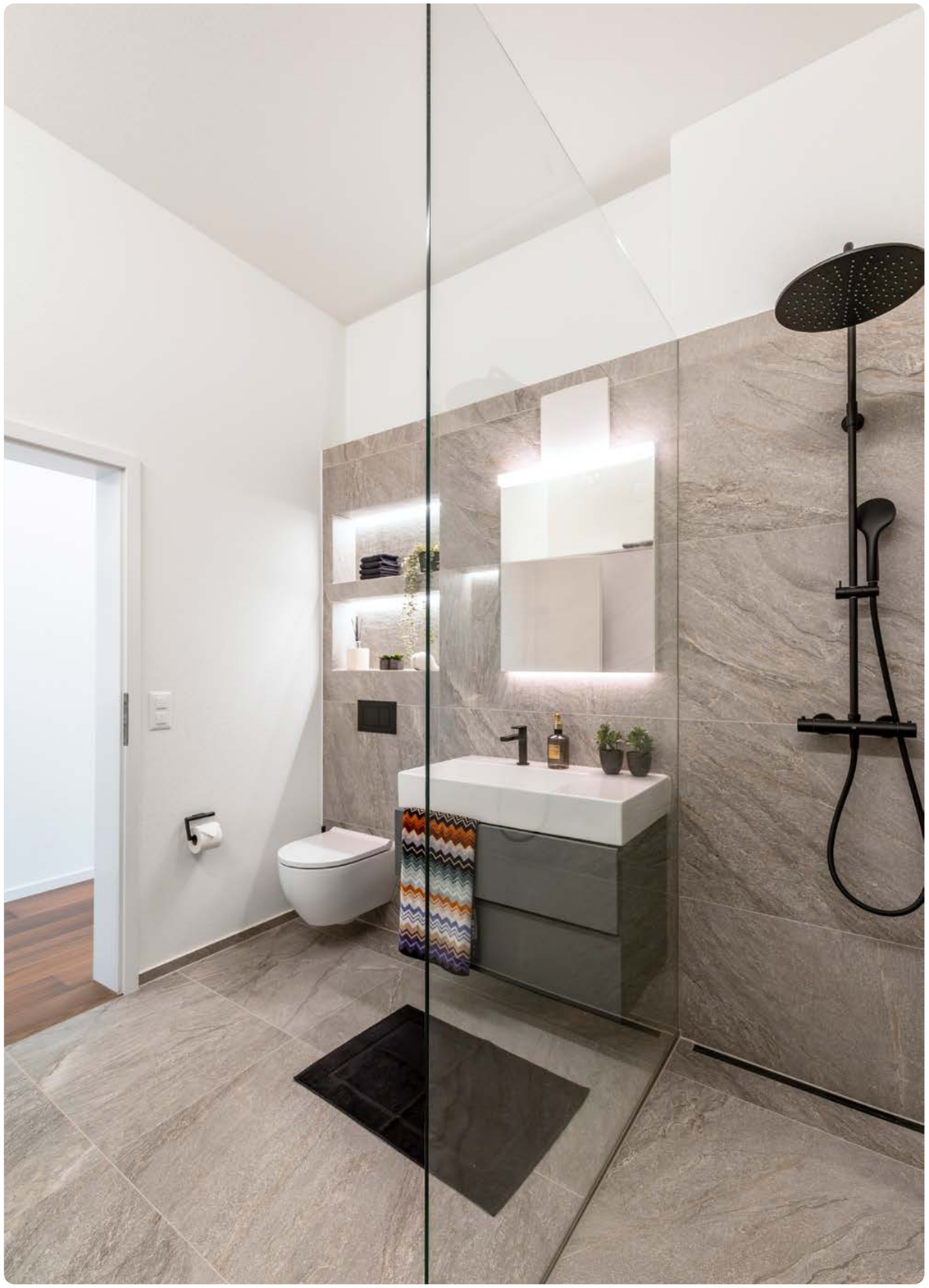
Sunny views and relaxing moments



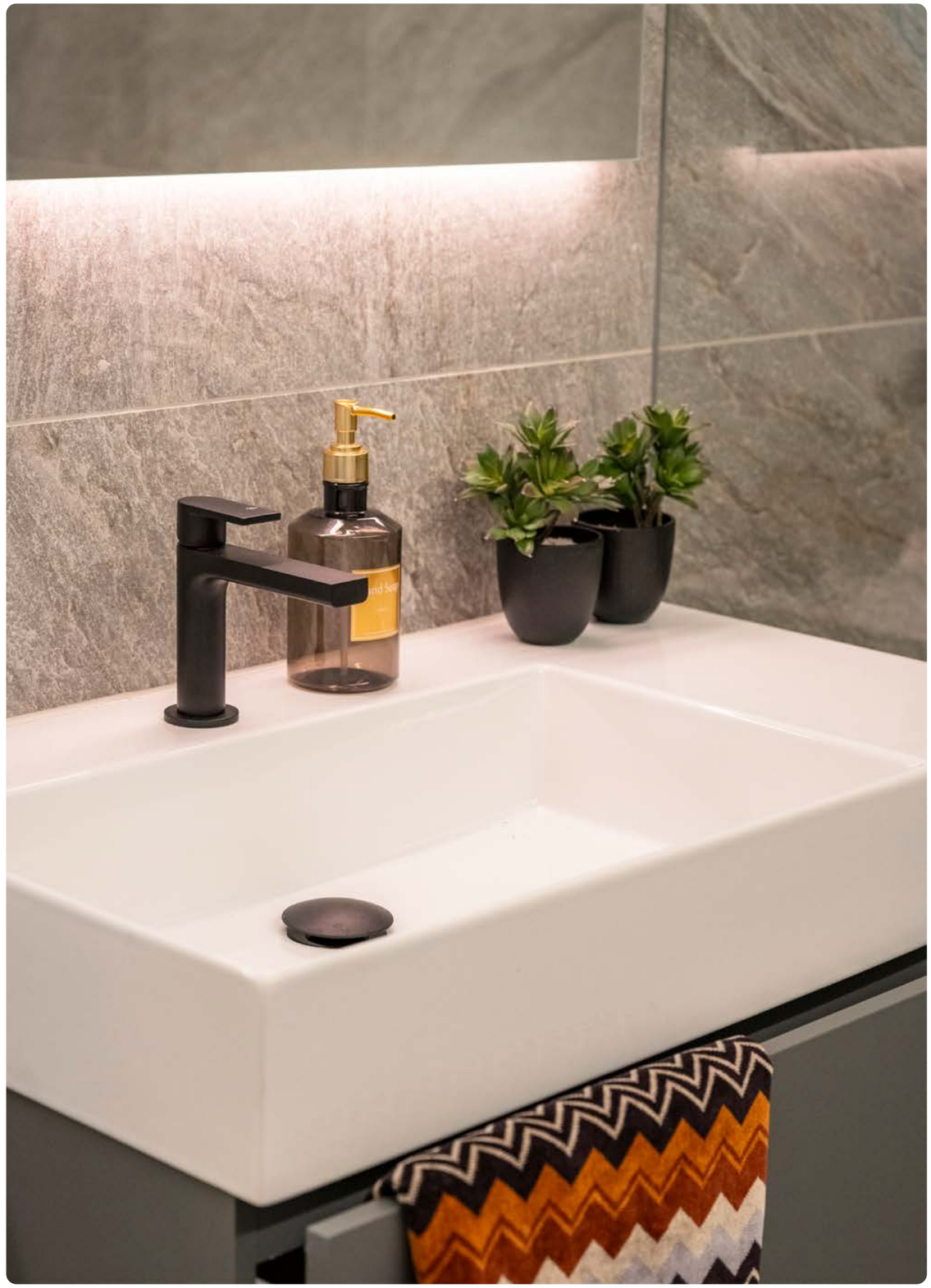
Corridor



Bathroom with a floor-flush rain shower



Harmoniously combined elements



Fine materials and first-class fittings



Stylish down to the last detail



Spacious with built-in cupboards and own WM + TU



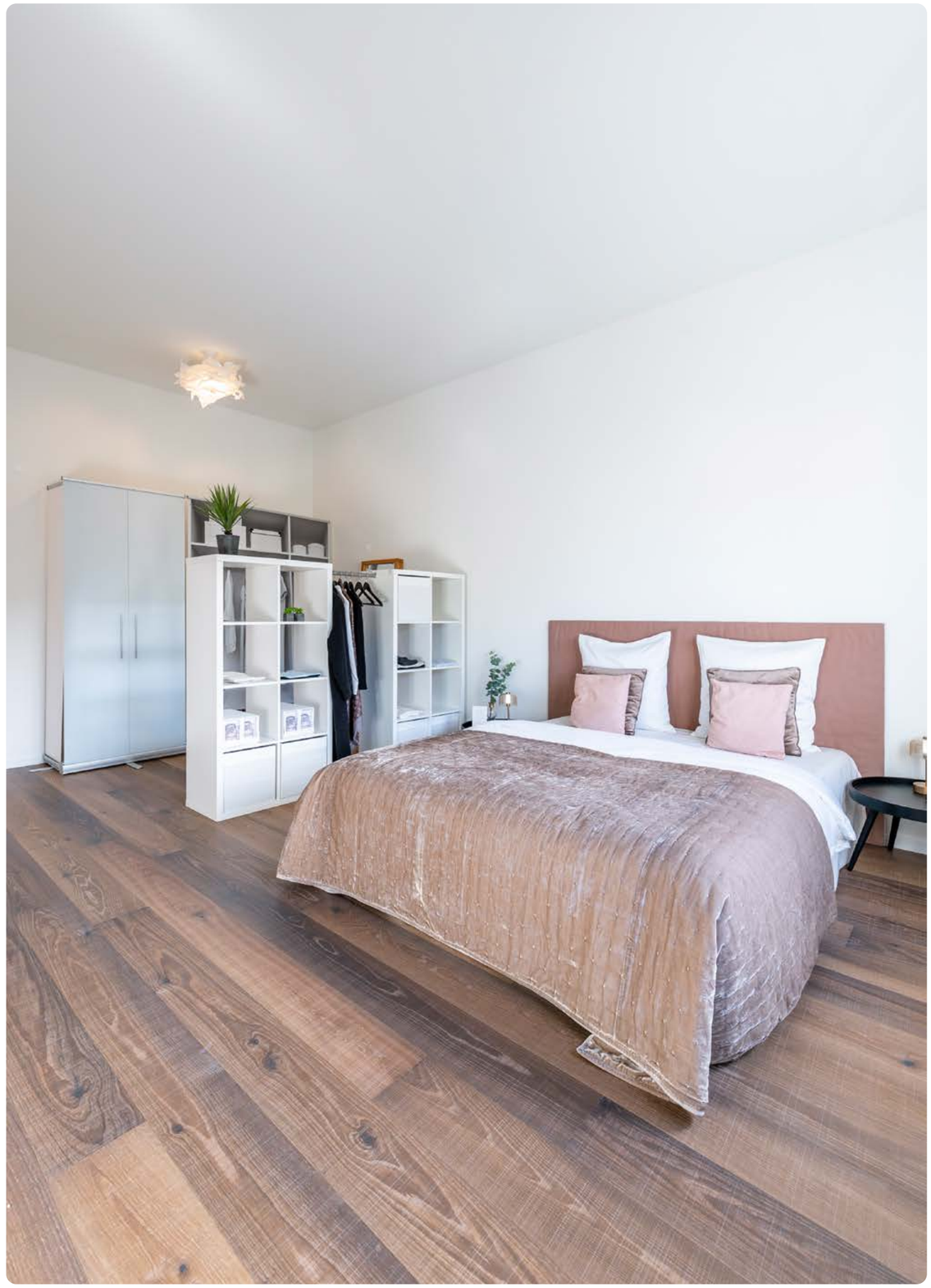
Spacious room 1



Relaxing place of retreat



Lots of height and free space





Stairwell with lift



Cellar compartment on the ground floor



Underground garage parking space no. 51 with e-charging station

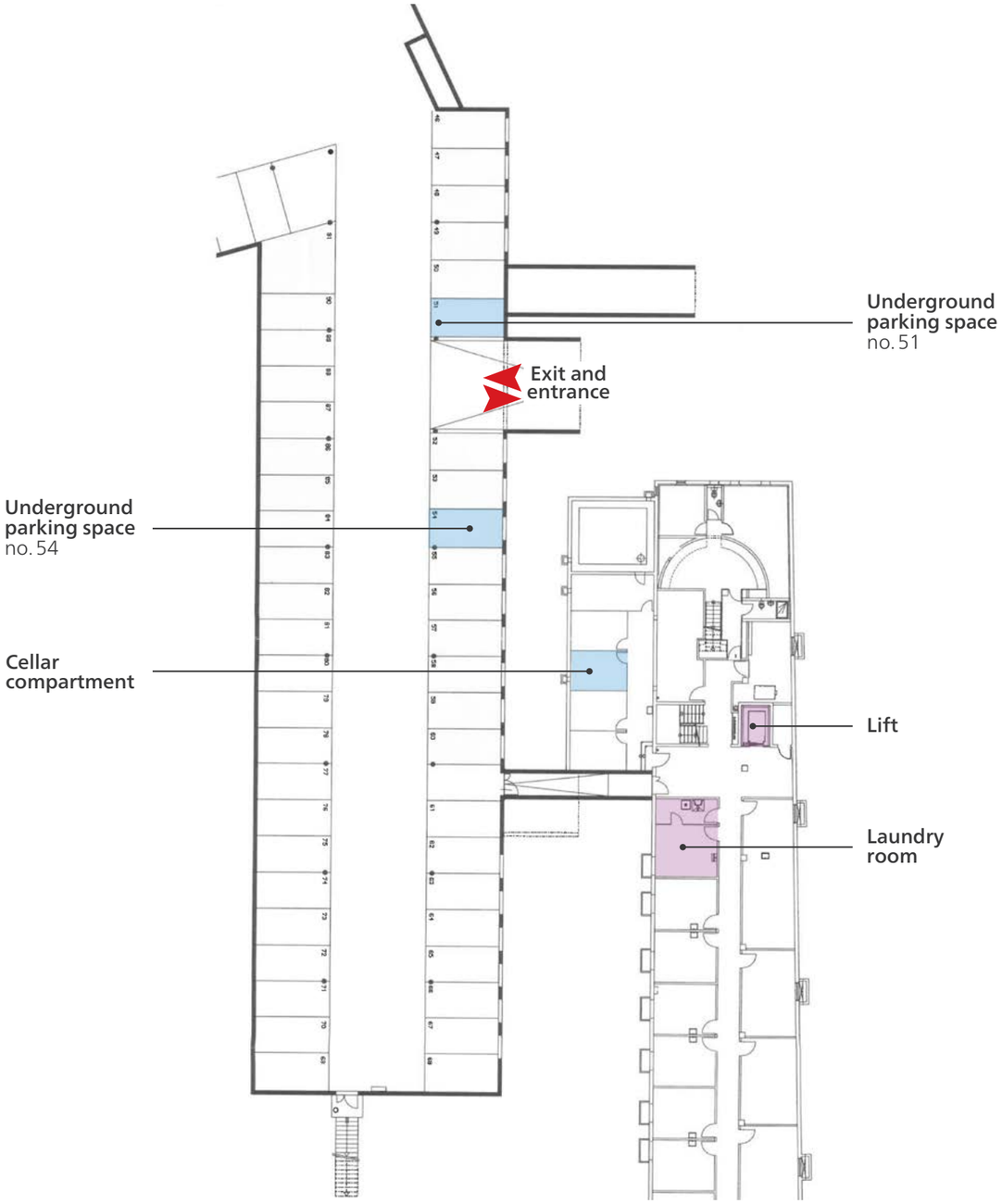


Underground parking space no. 54



LAYOUT

Basement level

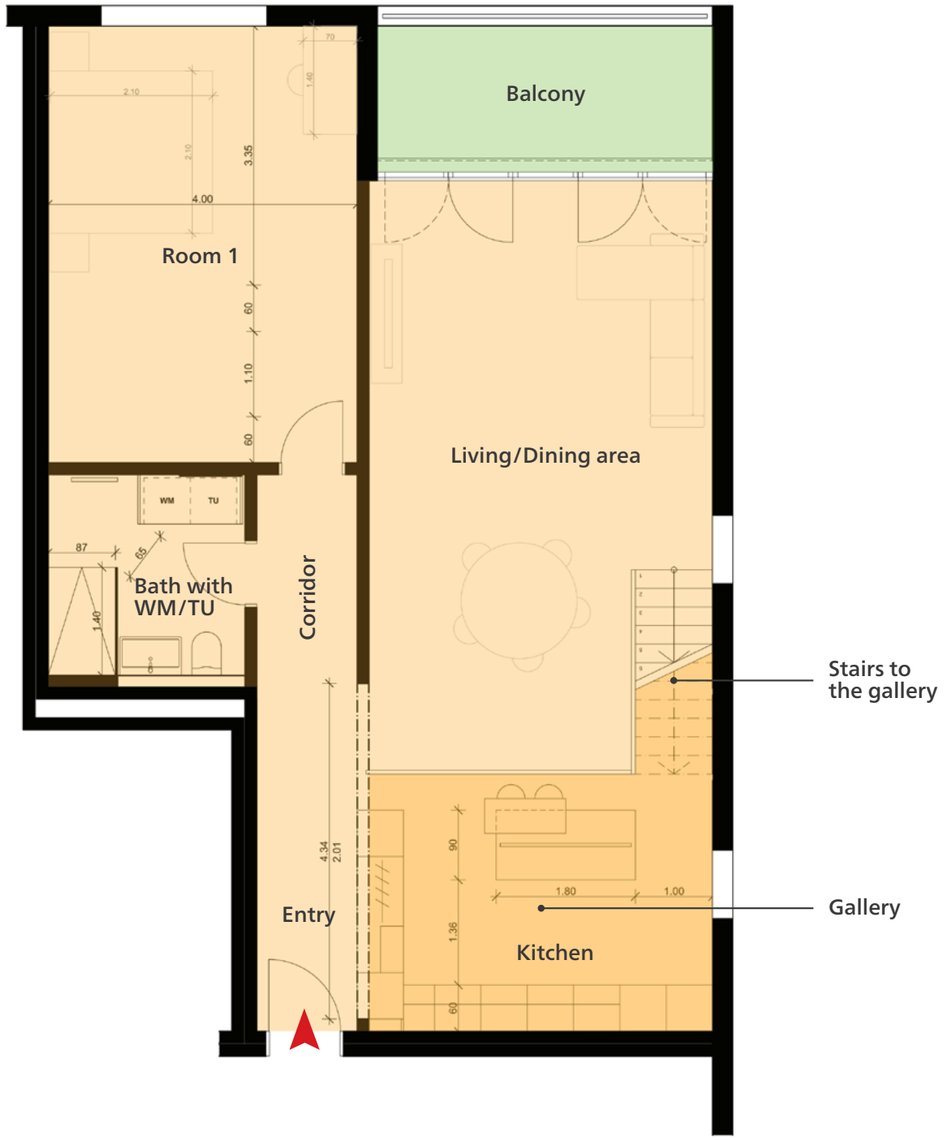


Ancillary spaces

Joint use

LAYOUT

1st floor



Living area

Gallery

External spaces

Bus stop St. Wendelin



Train station Rotkreuz



Shopping at the Metalli in Zug



Villette Park in Cham




ROTKREUZ

RESIDENCE IMMOBILIEN

Outperform. With passion.