



## Apartment 3.5 (5.5) rooms

Newly renovated, modern, top quality fittings – lake views included

**6333 Hünenberg See ZG**

## RESIDENCE IMMOBILIEN

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## DATA SHEET

<b>Property</b> Apartment 3.5 (5.5) rooms, 10th floor	<b>Living area</b> 104 m <sup>2</sup>
<b>Address</b> Luzernerstrasse 92 6333 Hünenberg See	<b>External spaces</b> Balcony 7.5 m <sup>2</sup>
<b>Plot</b> 30/1000 in GS 832, 1967 m <sup>2</sup>	<b>Ancillary spaces</b> Cellar compartment (no.31) 3.5 m <sup>2</sup>
<b>Co-ownership unit</b> GS 6136	<b>Room height</b> 2.45 m
<b>Year of construction</b> 1974	<b>Parking spaces</b> 1 underground parking space no. 31
<b>Renovations</b> 2026 Kitchen, bathrooms, built-in closets, windows in the living area, window sills, radiators, parquet flooring, entrance door, electricity, plastering and paint work 2019 Large sun awning 1997 Windows, balcony glazing	<b>Heating</b> Oil heating / radiators
	<b>Specials</b> <ul style="list-style-type: none"><li>• 180° views onto Lake Zug and the mountains</li><li>• Two bathrooms</li><li>• Roof terrace for joint use</li><li>• Playground for joint use</li><li>• Public transport connections right in front of the building</li></ul>
	<b>Availability</b> By arrangement

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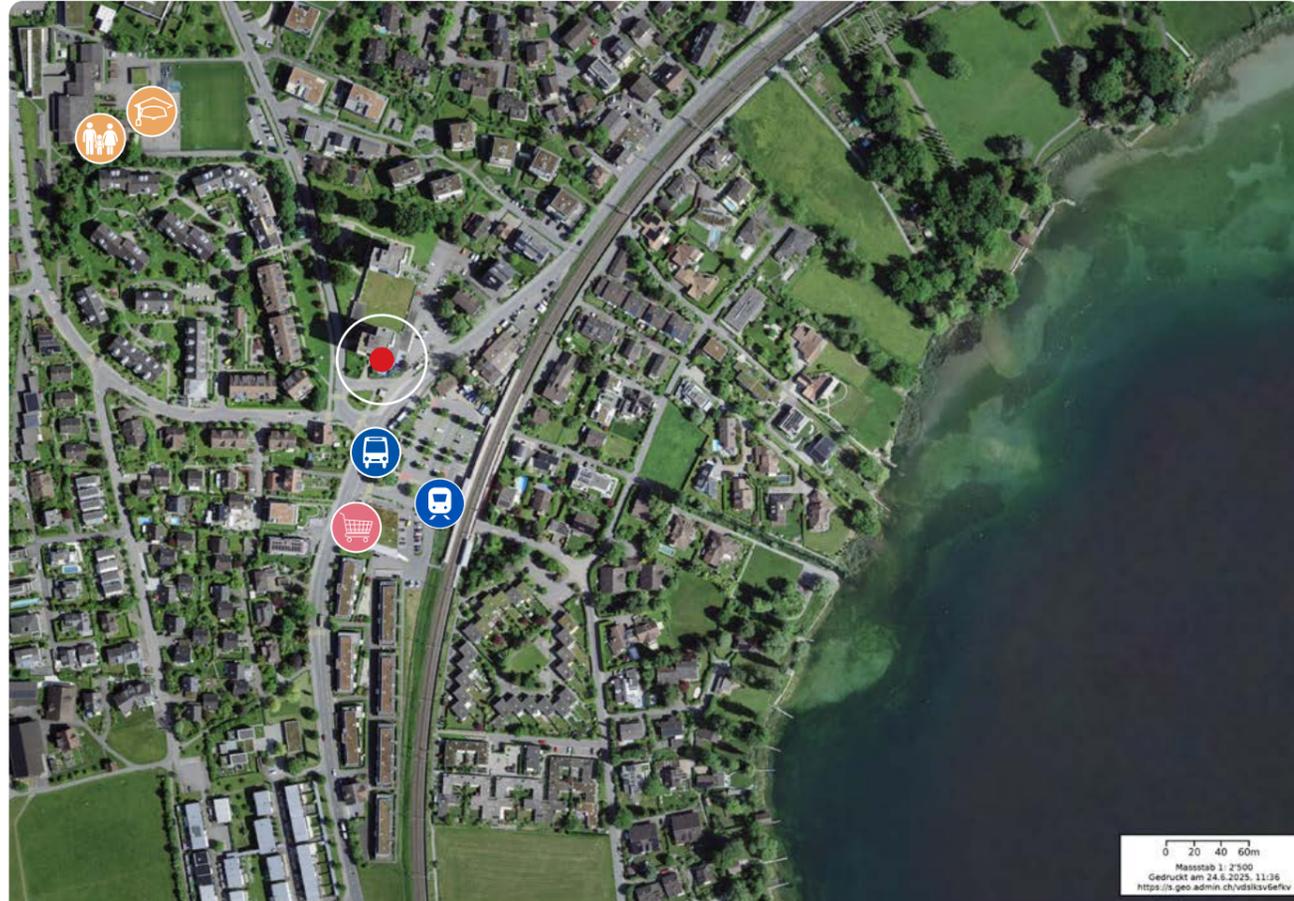
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**Purchase price**  
On request

# SITUATION

Luzernerstrasse 92  
6333 Hünenberg See

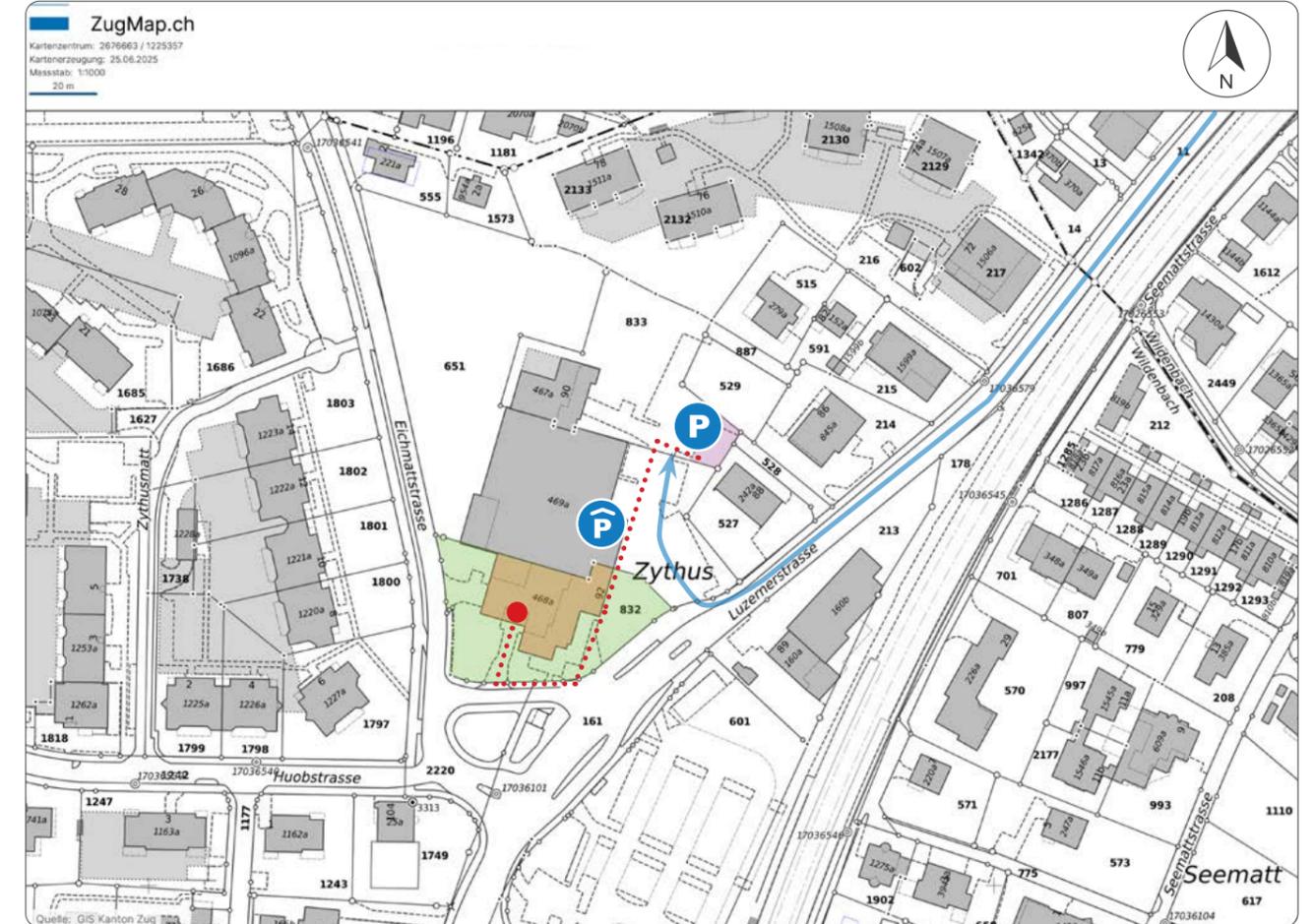


Municipal administration of Hünenberg | [www.zg.ch](http://www.zg.ch) | Tax rate: 54%

-  **Bus**  
100 m to the «Zythus» bus stop
-  **SBB**  
180 m to the «Zythus» s-train station
-  **Shops**  
180 m to the Migros  
1.3 km to the Neudorfcenter in Cham
-  **Shopping**  
Zug, Lucerne, Zurich

-  **Kindergarten**  
510 m to the «Kemmaten» school building
-  **Schools**
  - 510 m to the «Kemmaten» primary school
  - Lower secondary school in Hünenberg or in Cham
  - Cantonal school in Zug + Rotkreuz
  - ISZL International School in Hünenberg or in Baar

# CADASTRAL MAP



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

**Parking**  
There are several visitor parking spaces available.



## PROPERTY

### Apartment 3.5 (5.5) rooms 10th floor

- Parquet flooring, oiled, in the entire living room and bedrooms
- Ceramic tiling in the bathrooms and kitchen
- Top vistas (lake, mountains)

### Kitchen

- Bora induction hob and table ventilator
- V-Zug oven, steamer and dishwasher
- Miele refrigerator and freezer

### Bathrooms

- Bath 1 with rain shower, washbasin with base unit, mirror cabinet, towel heater and toilet
- Bath 2 with shower, washbasin with base unit, towel heater, toilet and WM/TU

### Entrance area

- Entry
- Large built-in closet in the cloakroom
- Access to all the rooms
- New entrance door

### Sleeping area

- Room 1 with lake views
- Room 2 with mountain views

### External spaces

- Covered balcony (glazed) with lake/mountain views

#### For joint use

- Large roof terrace
- Playground
- Visitor parking spaces

### Living/Dining area

- Spacious, open and sun-drenched
- Access to the covered balcony with views into the distance
- Access to the kitchen, room 1 and bath 1

### Further rooms

- Living area 2
- Office with various possibilities of use

### Ground floor / basement

- 1 underground parking space
- Cellar compartment

#### For joint use

- Laundry room
- Bike/Storage room

## WHAT MAKES THIS APARTMENT SPECIAL

### Property

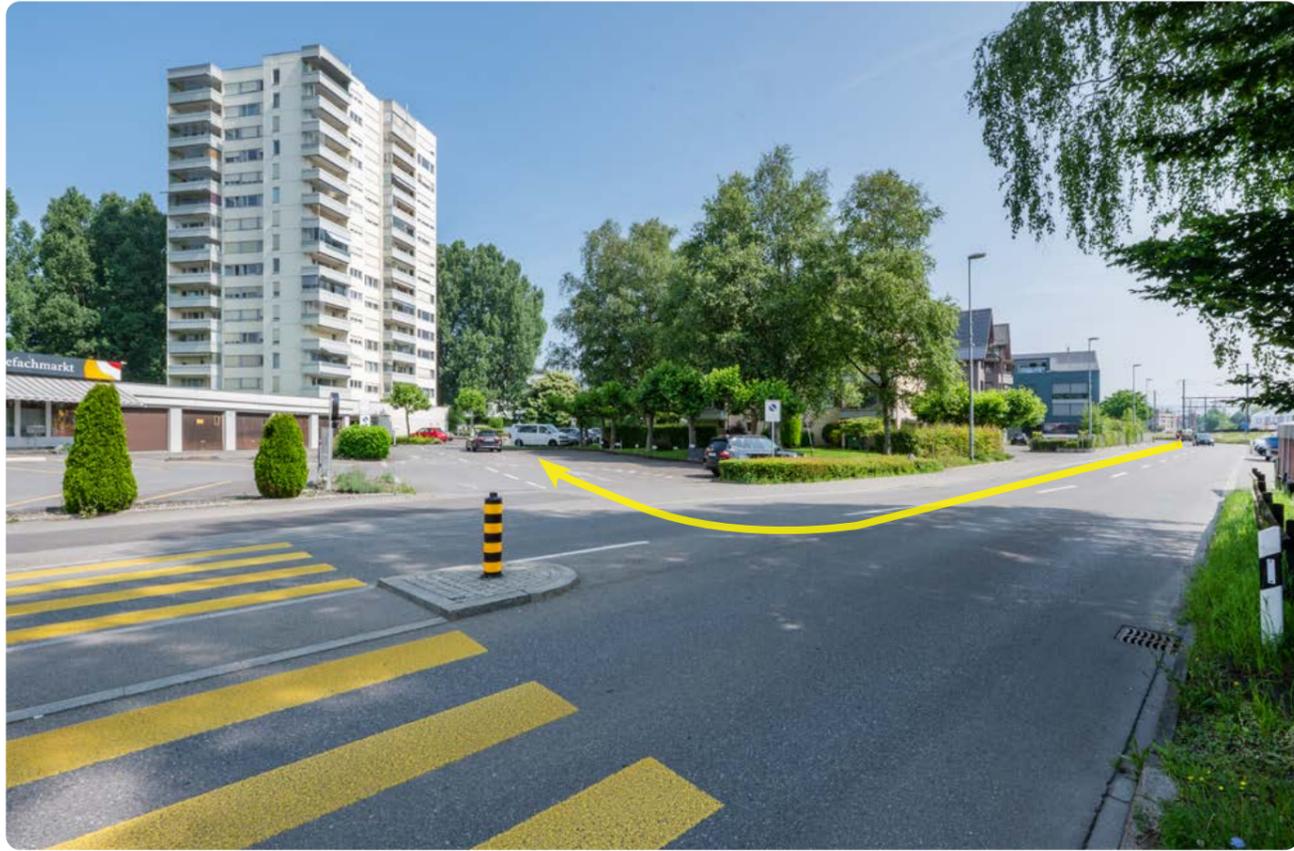
- Turn-key, newly renovated apartment with spacious, sun-drenched rooms and a well thought-through layout for a maximum of flexibility
- Splendid 180° vistas onto Lake Zug and the surrounding mountain panorama
- Enjoy morning and midday sunshine on the covered, glazed balcony with amazing views into the distance
- Spacious roof terrace (for joint use) with plenty of space to relax
- Sunny, central yet peaceful property with a high quality of life

### Surroundings

- Attractive, central location in a conveniently located area
- Excellent infrastructure such as shopping, restaurants, schools, train station all optimally reachable by foot
- In the immediate vicinity to beautiful Lake Zug and the local recreational area
- City of Zug as well as the motorway connection in close proximity
- Quality of life – in a tax-favourable municipality of the canton of Zug



Access from Luzernerstrasse



Multi-family dwelling with vistas



Visitor parking spaces



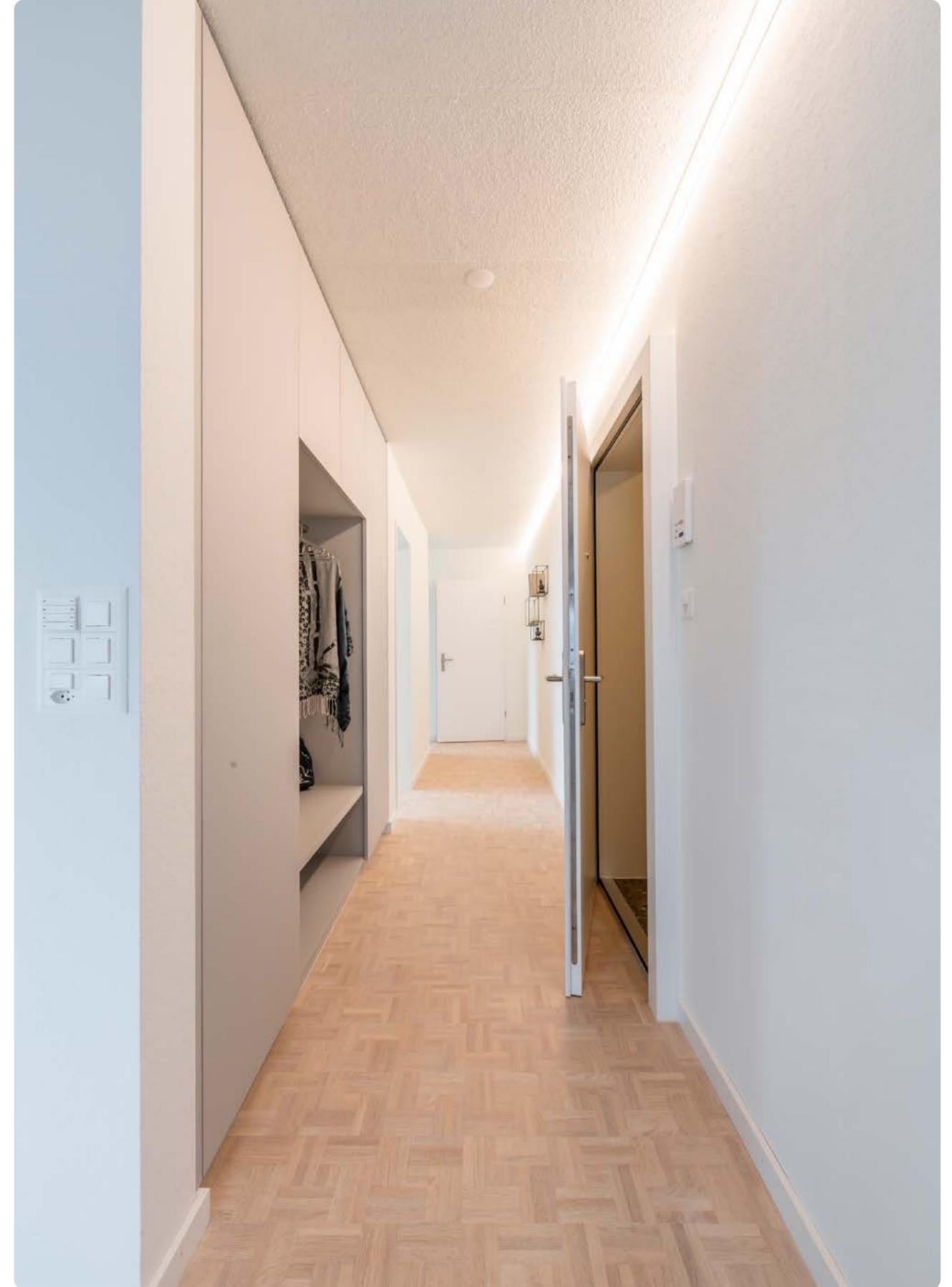
**Entrance area** with two lifts



**Conveniently by lift** to the 10th floor



**Entry** with cloakroom and built-in closets



**Living area** with a spacious layout



**Living area 2**



**Room for relaxation** and cosiness





WELL THOUGHT-THROUGH  
ROOM CONCEPT

**Modern kitchen** and a timeless design



**With top quality appliances**



**Bright and sun-drenched**



Lots of storage space



For moments of enjoyment



Pure atmosphere of wellbeing



ENJOYING LAKE VIEWS



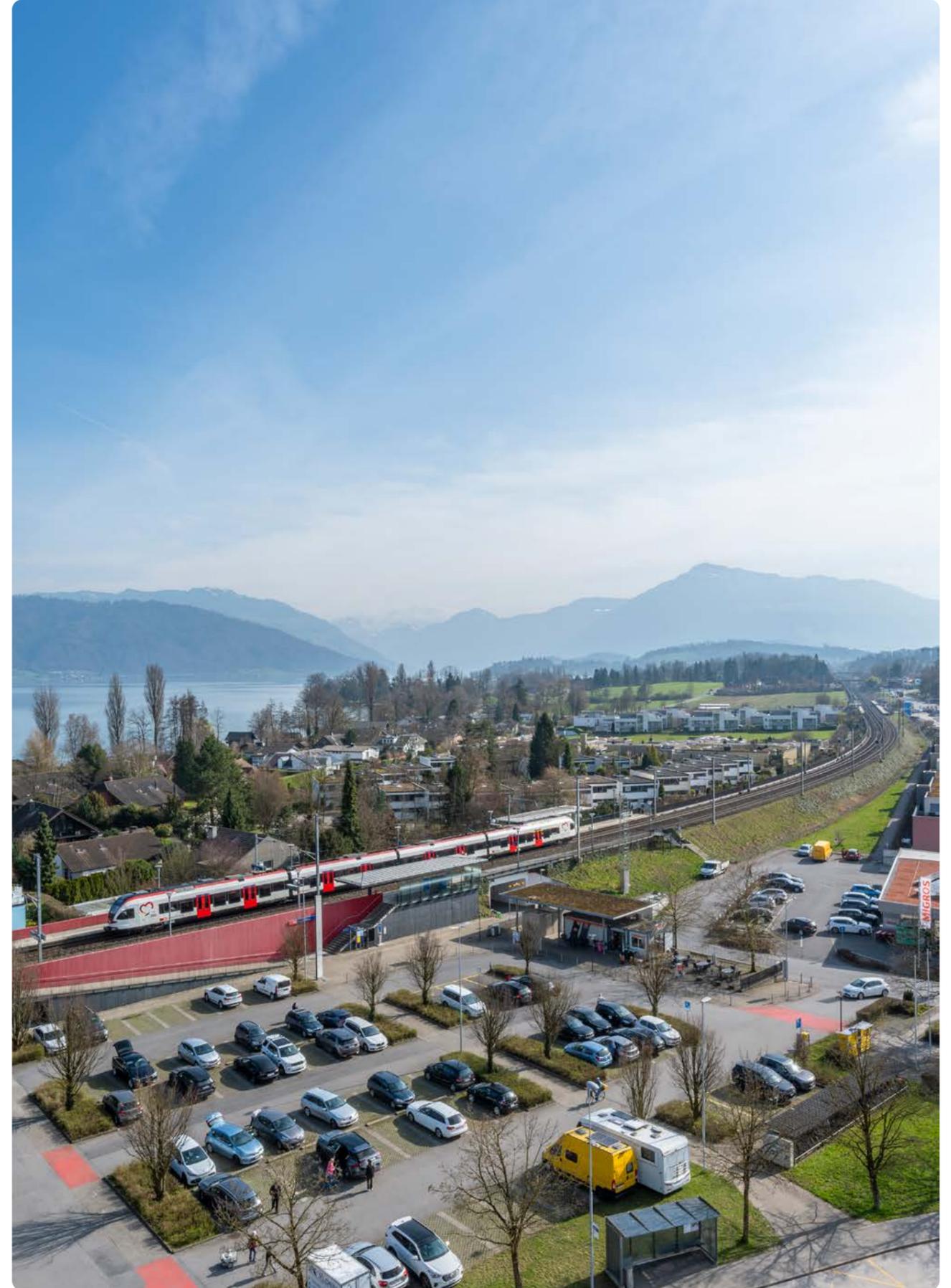
**Southeast orientation** with morning and midday sunshine



**Glazed balcony**



**Magnificent views into the distance** onto the lake and mountains

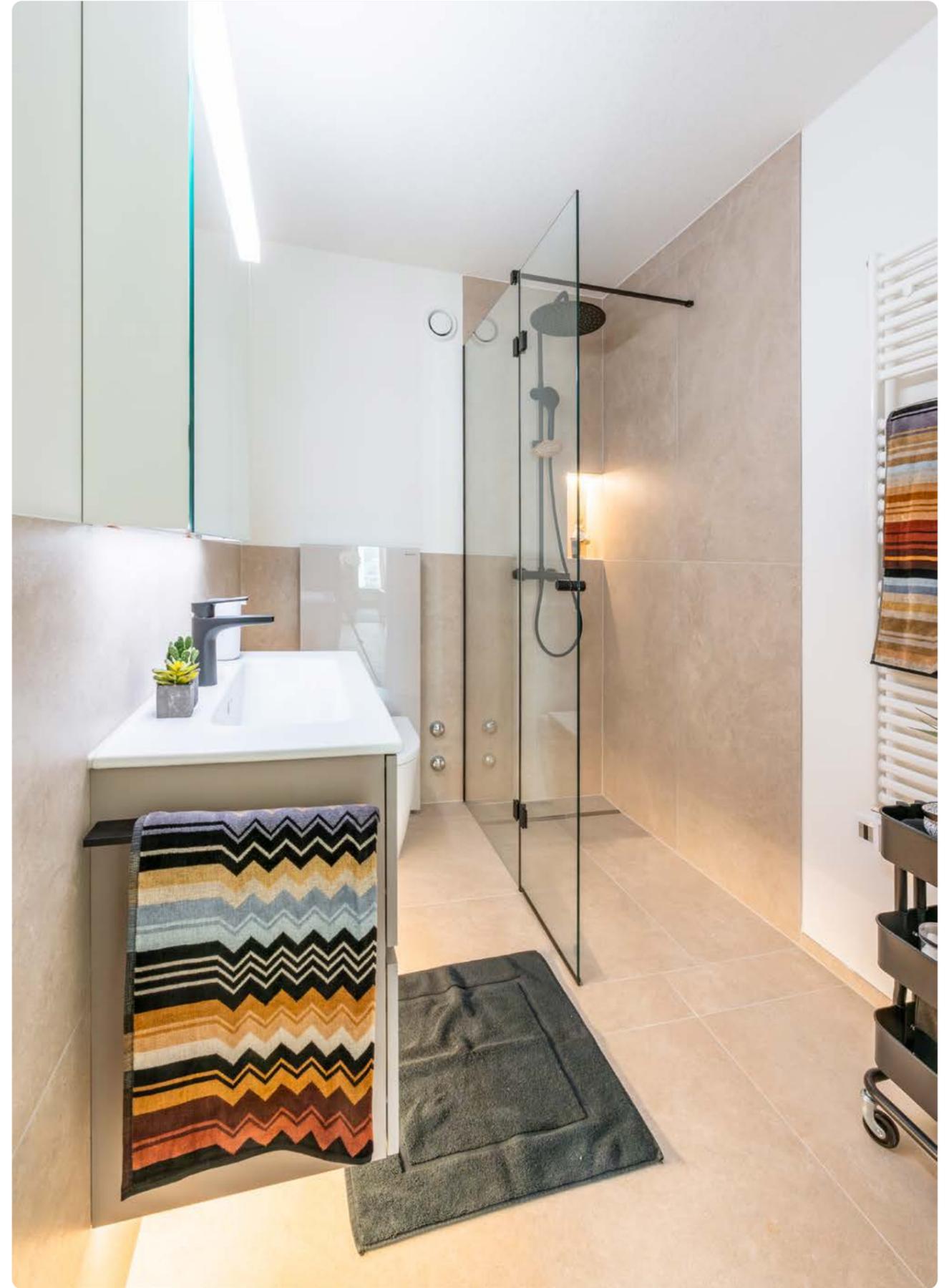




Room layout



Bath 1 – Modern elegance



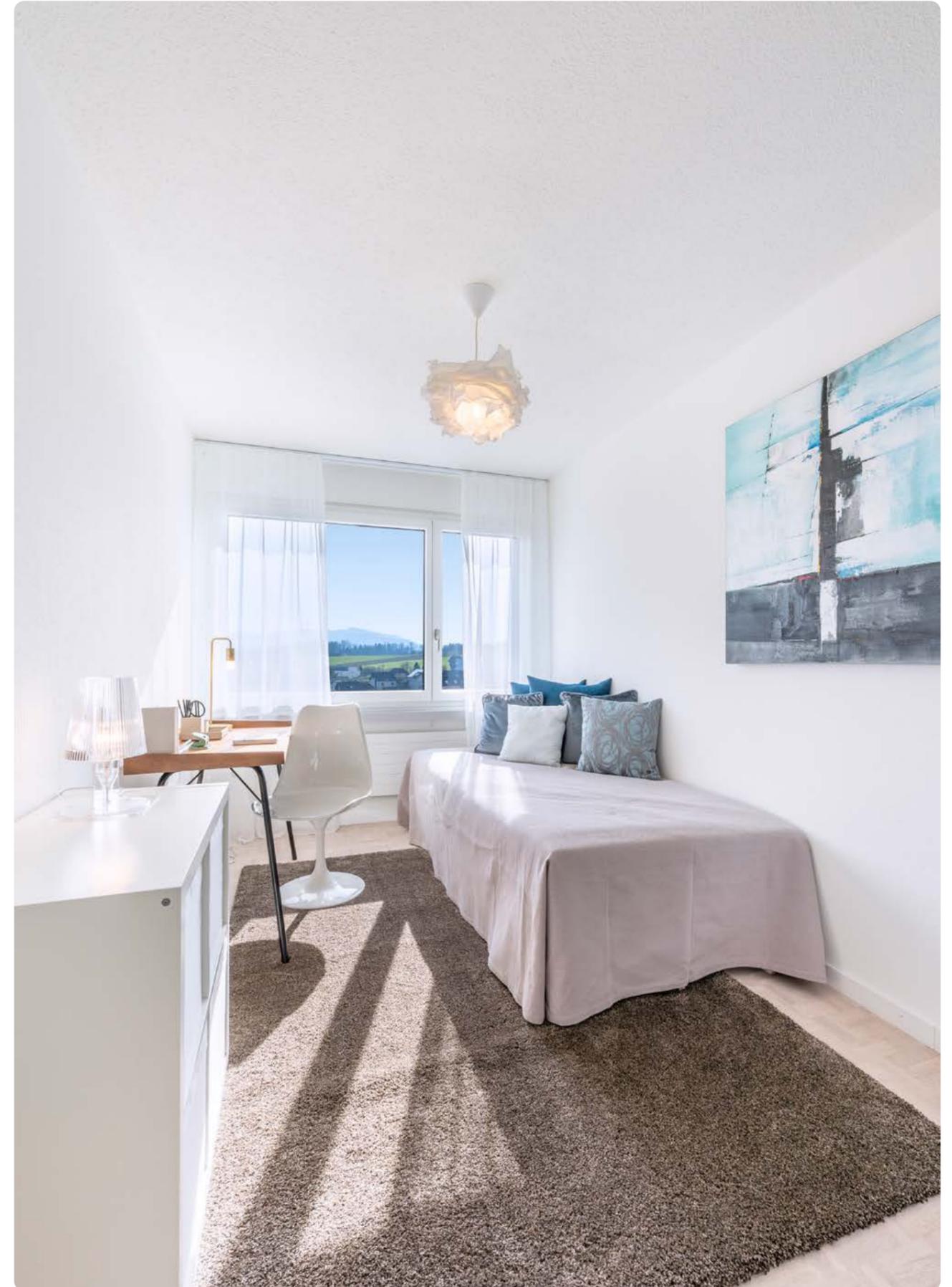
ROOM 1 - RELAXATION WITH  
VISTAS INTO THE DISTANCE



Peaceful place of retreat



Room 2



Corridor and room layout



Office



Various possibilities for use



Bath 2 with washing tower



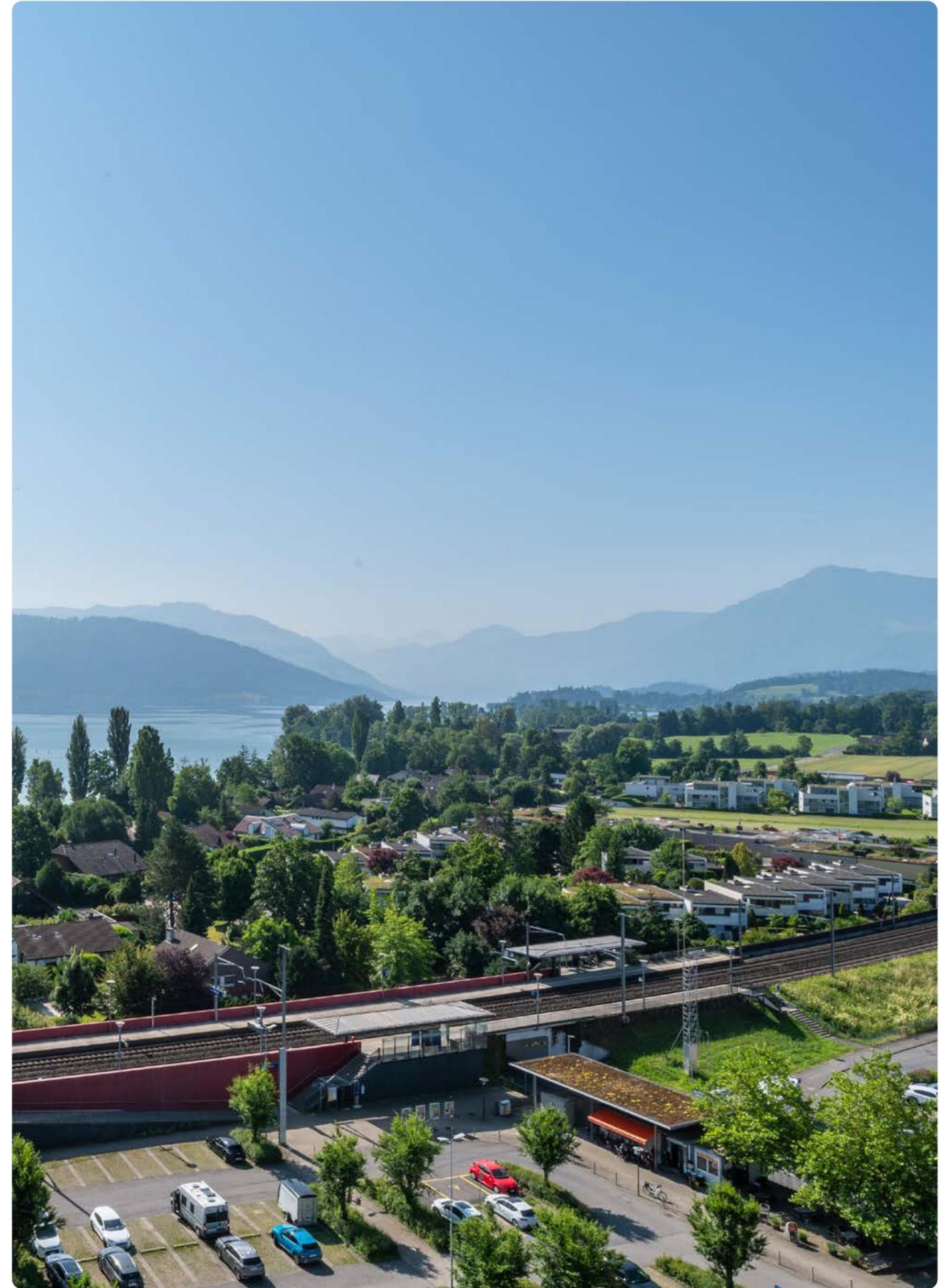
Lift to ...



... the roof terrace (for joint use)



With an incredible panorama



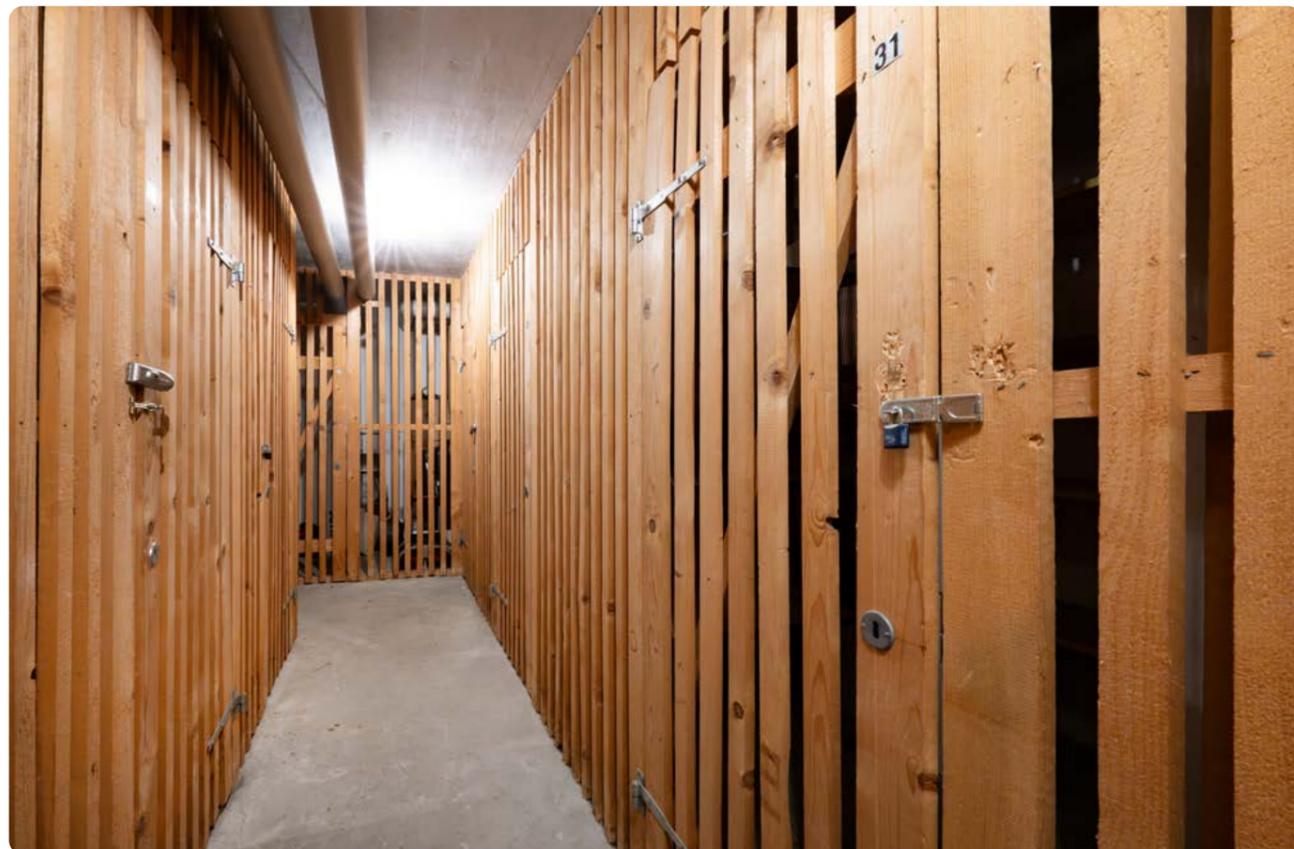
**Underground parking space no. 31**



**Bike storage room for joint use**



**Cellar compartment no. 31**

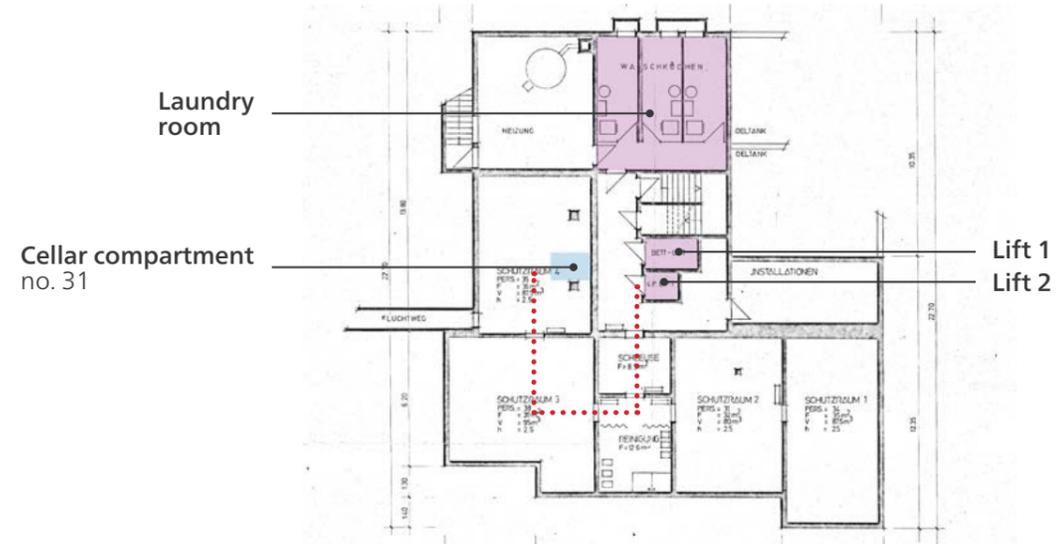


**Playground for joint use**

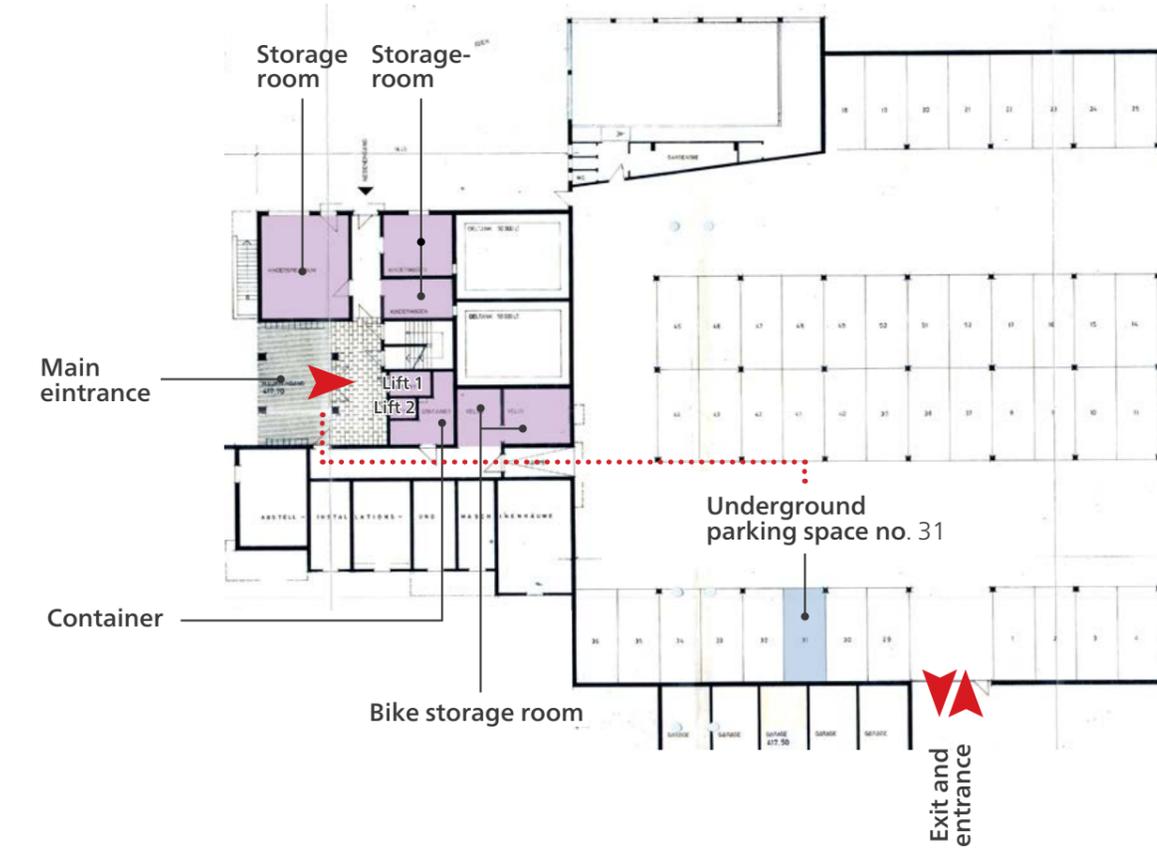


# LAYOUT

Basement level



Ground floor



- Ancillary spaces
- Joint use

# LAYOUT

10th floor



- Living area
- External spaces

**S-train station** Hünenberg Zythus



**Kemmatten school building** with primary school and kindergarten



**Shopping** right around the corner



**International School** in Hünenberg and in Baar



ZUGERLAND  
REGION



# RESIDENCE IMMOBILIEN

*Outperform. With passion.*