RESIDENCE IMMOBILIEN

Outperform. With passion.





Apartment 5.5 rooms

High quality of life in a family-friendly district
with lots of nature and urban connections

6312 Steinhausen ZG

RESIDENCE IMMOBILIEN

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DATA SHEET

Property
Apartment 5.5 rooms

Address
Parkstrasse 10, 6312 Steinhausen

Plot
56/1000 in GS 1577

Co-ownership unit
GS 120160
Parking space no. 90, GS 120091
Parking space no. 91, GS 120092

Year of construction
2014

Renovations
2026 New washing machine & tumbler

Living area
125 m²

External spaces
Terrace 87 m²

Ancillary spaces
Laundry room / cellar 22.50 m²

Room height
2.40 m

Parking spaces
2 underground parking spaces
no. 90 + 91

Heating
Gas / Underfloor heating

Specials
- Minergie standard
- Comfort ventilation
- Electric blinds system
- Wheelchair accessible

Availability
By arrangement

Purchase price
On request

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SITUATION

Parkstrasse 10
6312 Steinhausen



Municipal administration of Steinhausen | www.steinhausen.ch | Tax rate: 53%

Bus
450 m to the bus stop
«Rigiweg»

SBB
750 m to the s-train station Steinhausen

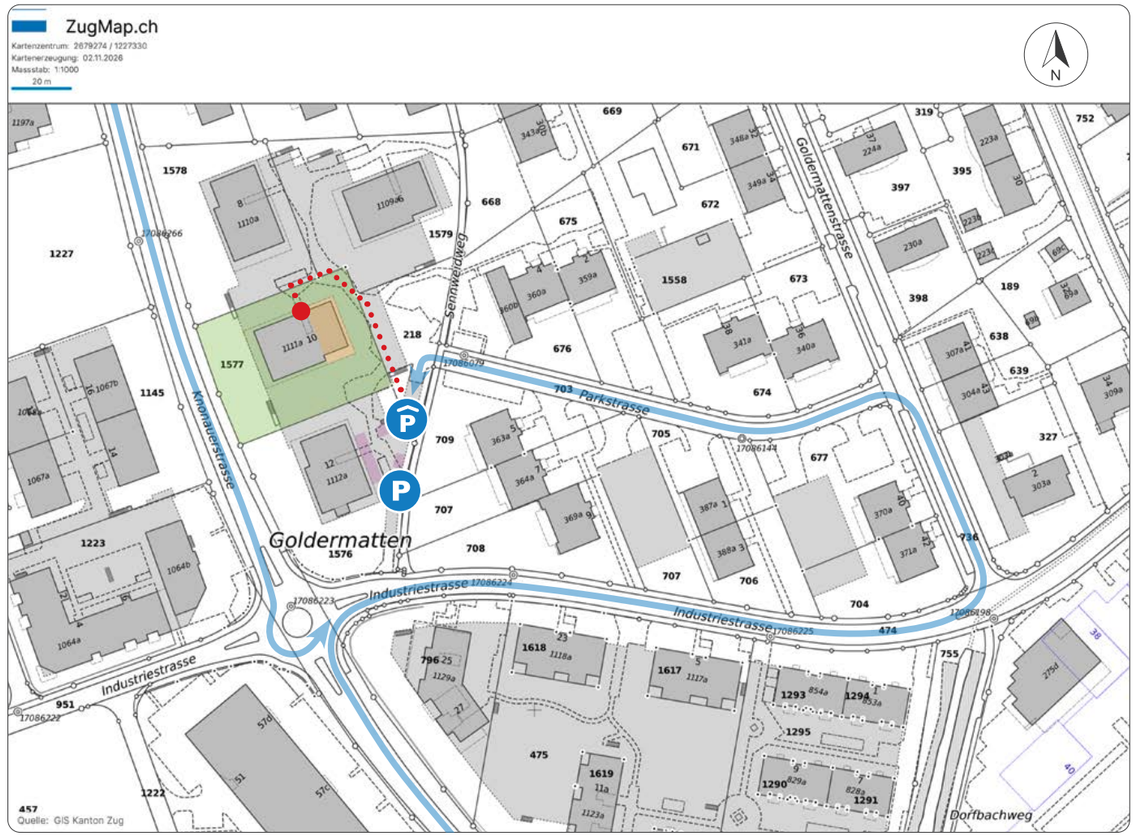
Shops
920 m to the Migros super market
1.3 km to the Coop super market
2 km to the Zugerland shopping centre

Shopping
Zugerland Steinhausen, Zug, Zurich, Lucerne

Kindergarten
180 m to the «Goldermatten» kindergarten

Schools
- 1.2 km to the «Sunnegrund» primary school
- Lower secondary school Feldheim
- Cantonal school in Zug
- ISZL International School in Baar and in Hünenberg

CADASTRAL MAP



Plot

Property

Visitor parking spaces

Underground garage entrance

Entrance

Parking
Numerous visitor parking spaces in the underground garage at Parkstrasse 10.



PROPERTY

Apartment 5.5 rooms

- Oak parquet
- Ceramic tiling in the bathrooms
- Electric blinds system
- Comfort ventilation
- Minergie standard

Bathrooms

- Bath 1 with bathtub, floor-flush shower, washbasin with base unit, mirror cabinet and toilet
- En-suite bath with floor-flush shower, washbasin, mirror cabinet and toilet

External spaces

- Covered external patio with wood flooring
- South orientation

Entrance area

- Entry
- Large built-in closet in the cloakroom
- Ceiling spot lights

Open-plan kitchen

- V-Zug ceramic hob, oven, steamer, dishwasher and refrigerator with an integrated freezer compartment
- With a partial kitchen island

Further rooms
Basement level

- Laundry room / cellar with own washing tower
- Bike storage room for joint use

Sleeping areas

- Rooms 1, 2 and 3 with access to the covered outdoor patio
- Master bedroom with a large built-in closet, en-suite bathroom and access to the outdoor patio

Living/Dining area

- Open-plan and sun-drenched
- Access to the spacious, covered outdoor patio

Parking spaces

- 2 underground parking spaces
- Numerous visitor parking spaces for joint use

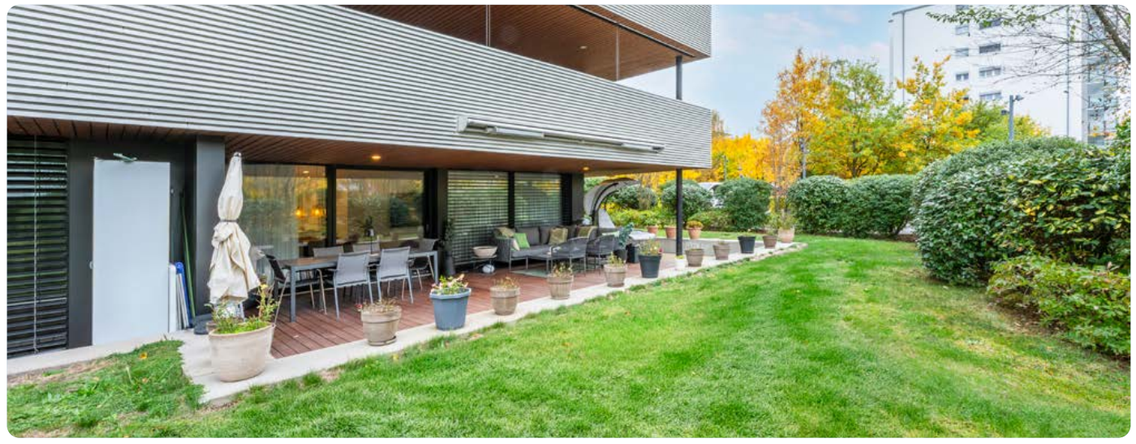
WHAT MAKES THIS APARTMENT SPECIAL

Property

- Wheelchair-accessible ground floor apartment with a harmonious interaction of spaciousness, comfort and an optimal layout
- Bright, sun-drenched atmosphere thanks to floor-to-ceiling windows throughout
- Master bedroom with large built-in closet and own en-suite bathroom – a place for retreat to relax and enjoy a feeling of well-being
- Inviting external patio with stylish wood flooring for relaxing moments al fresco

Surroundings

- Peaceful location in well-maintained surroundings and in a 30 km speed limit zone
- Shopping, schools and sports facilities in close proximity
- The city of Zug and the Lake of Zug are in the immediate vicinity
- The idyllic Steinhauserwald local recreational area with its forest pond, hiking paths and cosy barbecue areas is close by
- Ideal connections to the public transport network and motorway



Well-maintained Goldermatten residential complex



Wheelchair-accessible building entrance



Entrance area



Entry with a spacious built-in closet



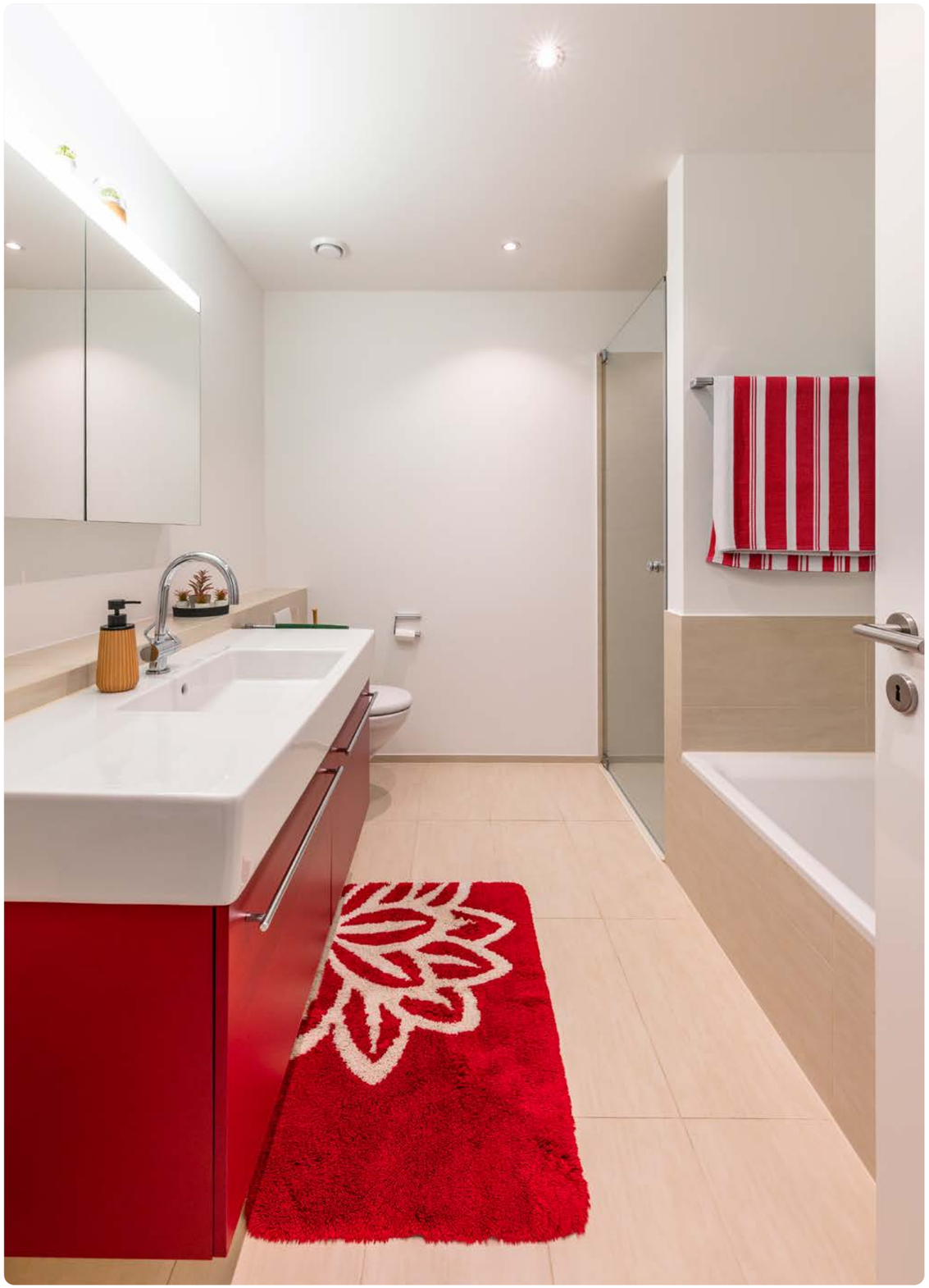
Corridor and layout



Room 1



Bathroom 1



With bathtub and shower



Room 2



MASTER BEDROOM



En-suite bathroom with shower



Place of retreat for relaxation and a feeling of wellbeing



Room 3 – can ideally also be used as a dressing room



STYLISH COSINESS IN THE LIVING AREA





Harmonious living concept



Open-plan kitchen with a partial cooking island



For culinary creations




WHERE ENJOYMENT AND MOMENTS
OF TOGETHERNESS ARE UNITED

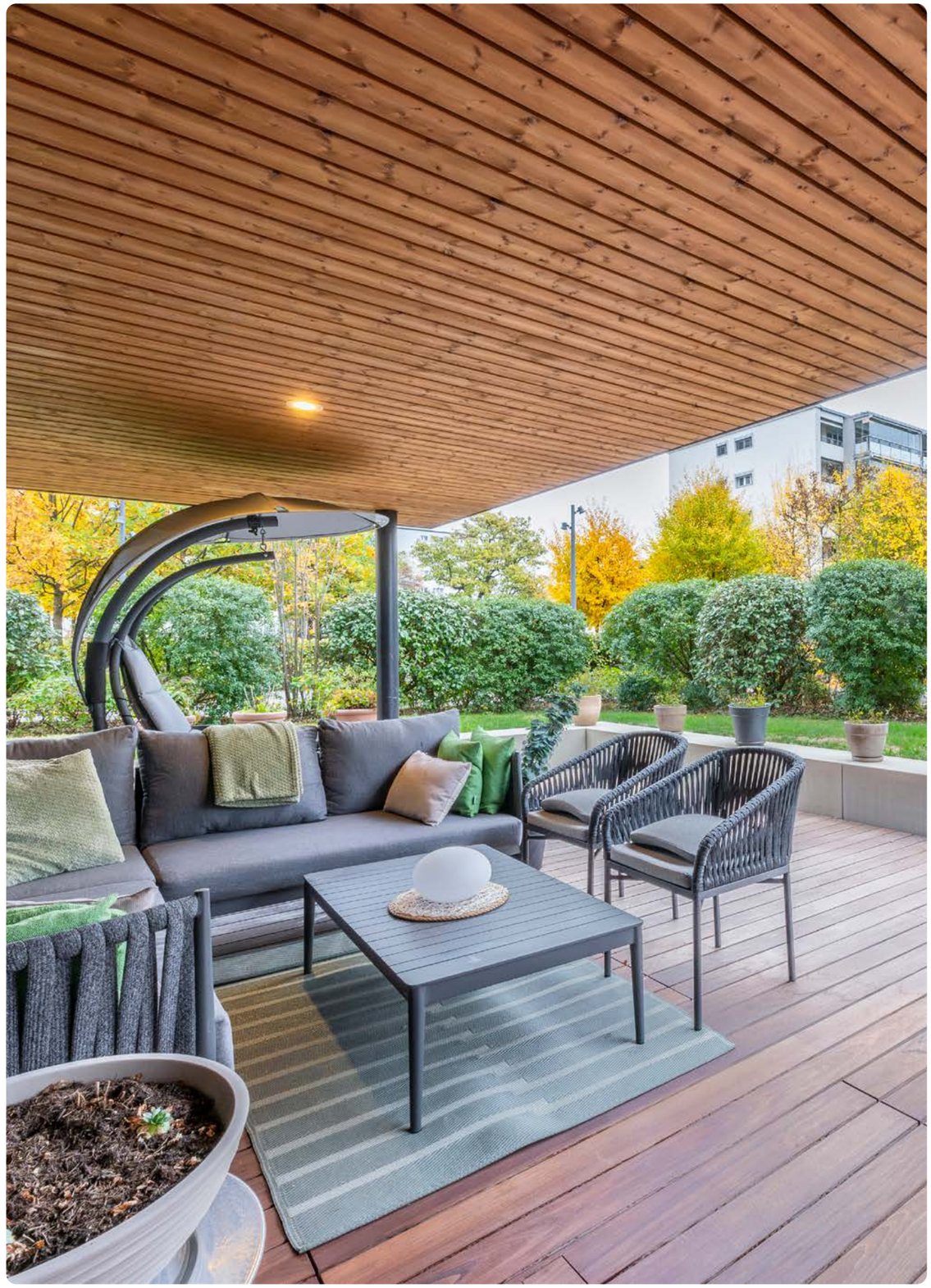
Sun-drenched dining area with access to the outdoors



Inviting outdoor patio



A sheltered place of retreat with living characeter





All rooms with access to the covered external spaces



North-facing façade



Entrance to the underground garage for Parkstrasse 6/8/10/12



Underground parking spaces no. 90+91



Bike storage room for joint use

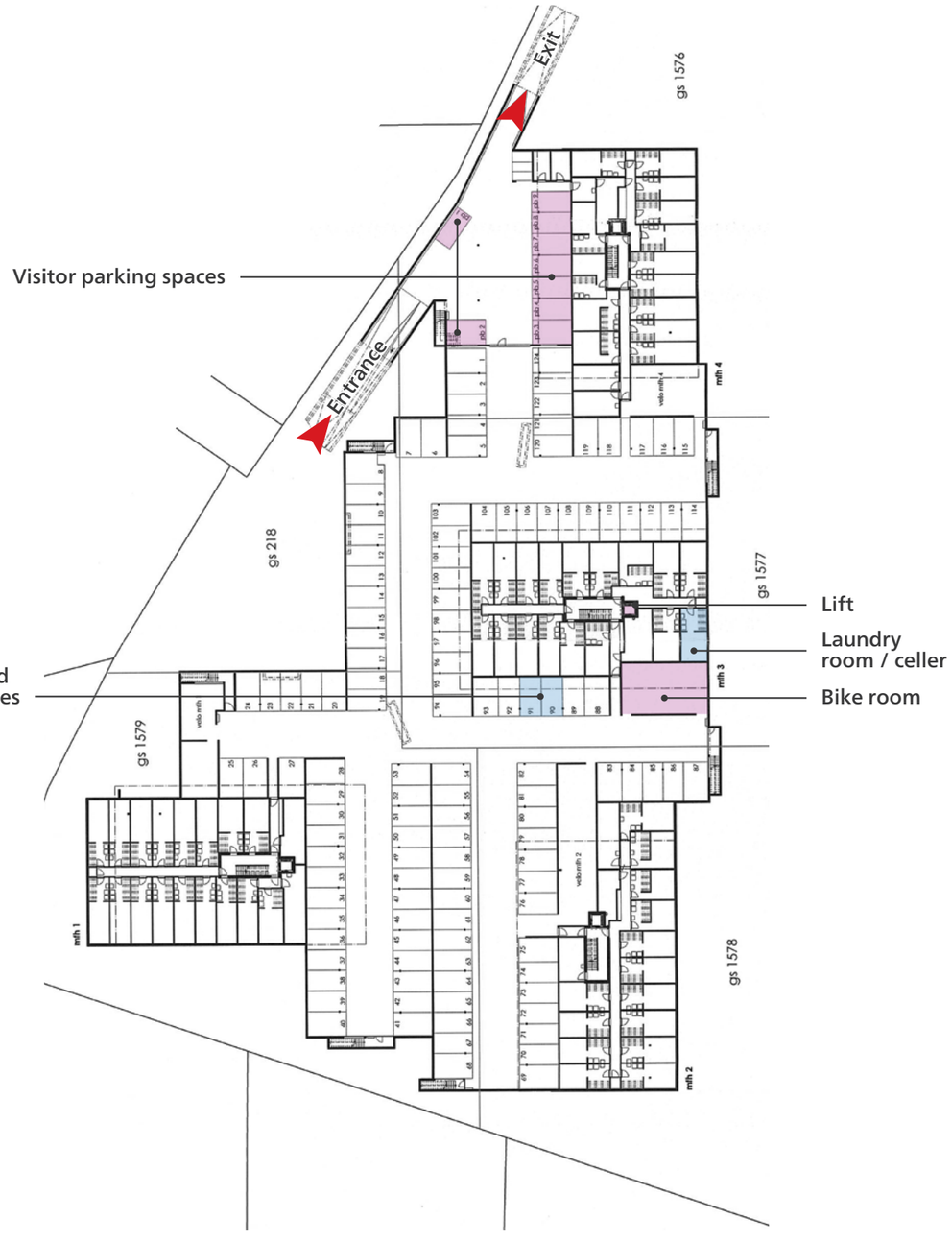


Laundry room / cellar with WM/TU and dehumidifier



LAYOUT

Underground garage

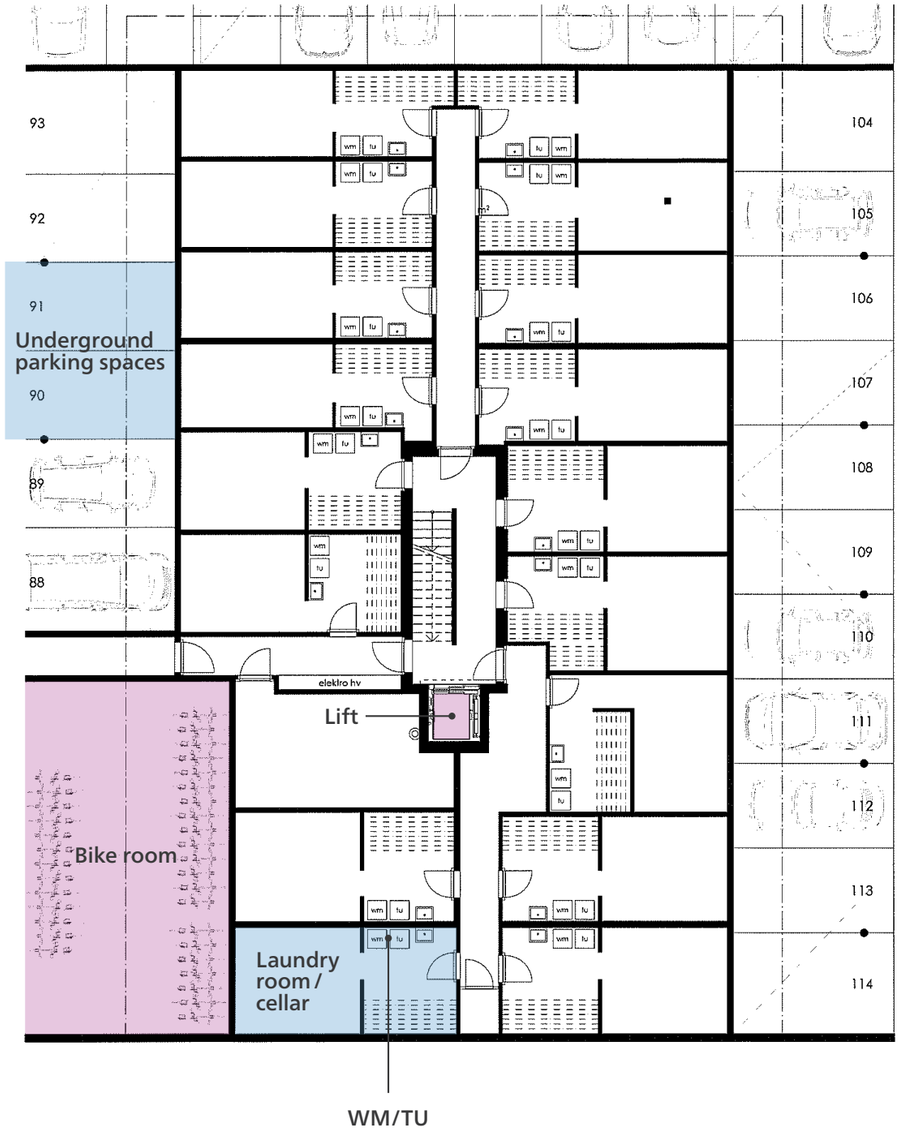


Ancillary spaces

Joint use

LAYOUT

Basement level

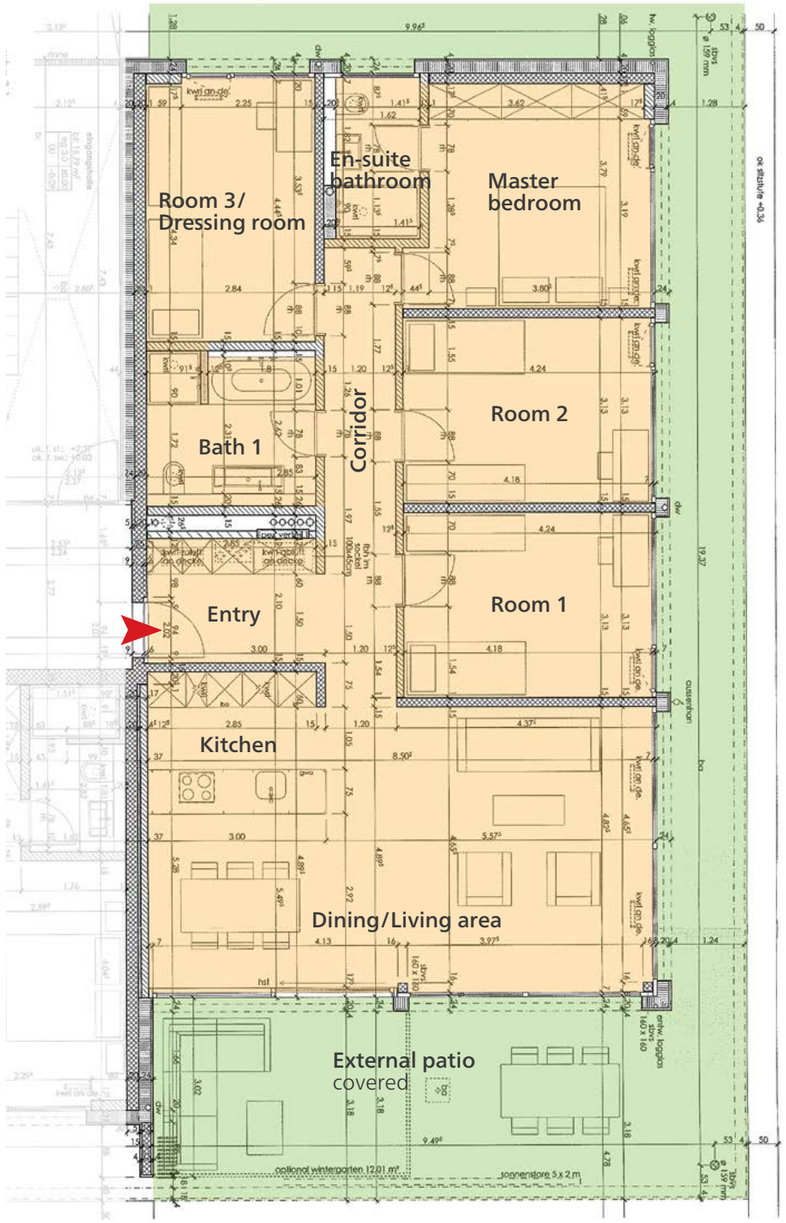


Ancillary spaces

Joint use

LAYOUT

Ground level



Living area

External spaces

Bus stop «Rigiweg» in close proximity



Train station Steinhausen



School building «Sunnegrund» with primary level



Zugerland shopping centre Steinhausen



ZUGERLAND REGION



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