



Apartment 4.5 rooms

Bright, spacious city apartment in a central location with an urban character in the popular «Feldpark» residential complex

6300 Zug

Property

Apartment 4.5 rooms
on the 1st floor

Address

Feldpark 8, 6300 Zug

Plot

11/1000 in GS 4771

Co-ownership unit

GS 94848
Parking space no. 6, 2/268 in GS 94901

Year of construction

2012

Renovations

2022 New parquet flooring
grinded and sealed

Room height

2.63 m

Living area

144 m²

External spaces

Balcony 24 m²

Ancillary spaces

Storage box (terrace) 1.50 m²
Cellar 9.11 m²

Parking spaces

1 underground parking space no. 6

Heating

Gas / Underfloor heating

Specials

- Own washing machine / tumble dryer in the apartment
- Lots of storage space thanks to numerous built-in cupboards
- Top quality Merbau parquet in the living room and bedrooms
- Covered terrace with a separate storage room

Availability

Immediately

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SITUATION

Feldpark 8
6300 Zug



Municipal administration of Zug | www.stadtzug.ch | Tax rate: 52.92%



Bus
250m to the Feldhof bus stop



SBB
• 780 m/8 min walk to the main train station in Zug
• 150 m to the Baar, Lindenpark train station



Shops
1 km to the Metalli shopping mall
1.3 km to the Herti shopping centre



Shopping
Zug, Lucerne, Zurich



Kindergarten
750 m to the Guthirt kindergarten



Schools
• Primary school Herti and Guthirt
• Loreto lower secondary school in Zug
• Cantonal school in Zug
• ISZL International School in Baar and in Hünenberg

CADASTRAL MAP



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

Parking
Numerous visitor parking spaces directly next to the building



PROPERTY

Apartment 4.5 rooms 1st floor

- Merbau parquet flooring in living room & sleeping areas/ceramic tiling in the bathrooms
- Covered east-facing terrace
- Washing machine/dryer in the apartment

Bathroom

- Bath 1 with rain shower, washbasin with base unit, mirror cabinet and toilet
- En-suite bathroom with bathtub, rain shower, washbasin with base unit, mirror cabinet and toilet

External spaces

- Spacious and covered east-facing terrace
- Terrace with a storage room

Entrance area

- Entry
- Cloakroom with lots of built-in cupboards
- Corridor with connection to all of the rooms

Kitchen with island

- Miele induction hob w/ an integrated induction wok
- V-ZUG Combi SL oven and Combi-Steam SL, refrigerator with a separate freezer compartment, dishwasher
- With breakfast bar

Further rooms

- Storage room w/ washing machine and tumble dryer
- Storage room (apartment)
- Cellar compartment (G1.1)
- 1 underground parking space (no. 6)

Sleeping area

- Master bedroom with en-suite bathroom (20.5 m²)
- Rooms 2 and 3 (14.3 m² each)

Living/Dining area 56 m² (the kitchen area incl.)

- Spacious and open-plan layout
- Well thought-through layout with smooth transitions
- Room-height windows for lots of daylight
- Access to the terrace

For joint use

- Bike room
- Storage room
- Clothes drying room
- Children's playground
- Visitor parking spaces

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Spacious 4.5-room apartment with a clear, well thought-through layout
- Open-plan living concept with lots of daylight and high residential quality
- Top quality kitchen with a cooking island, breakfast bar and appliances by V-ZUG and Miele
- Covered east-facing terrace as a sheltered area al fresco with a direct connection to the apartment
- Two stylishly designed bathrooms
- Own washing machine and tumble dryer conveniently in the apartment

Surroundings

- Urban living in the popular Feldpark complex, in close proximity to the city centre of Zug
- Shopping options, gastronomy and sports facilities conveniently accessible
- Very good public transport connections
- Fast connections to the motorway leading to Zurich and Lucerne
- Zug – economically strong and internationally connected
- Attractive in terms of taxes and quality of life





Apartment
4.5 rooms
Feldpark 8, 6300 Zug

Multi-family dwelling «Zug-Schleife» – designed by architect Valerio Olgiati



Visitor parking spaces directly next to the building



Architecturally designed entrance



Conveniently by lift to the 1st floor



Entry with built-in clockroom and direct connection to the rooms



A HOME WITH A
SENSE OF WELLBEING



SPACIOUS LIVING &
KITCHEN AREA (56 m²)





Open-plan kitchen as the central meeting point



Where cooking becomes a delight



Breakfast bar – room for small breaks





Covered terrace as an extension of the living area



A sheltered area al fresco for relaxing moments



Sculptured architecture between rhythm, light and space



A clear layout with warm Merbau parquet



Bathroom 1 with a colourful accent



Storage room with an own washing tower and lots of storage space



Master bedroom (20.5 m²)



...with a spacious sense of space



Dressing room with direct access to the en-suite bathroom



Smart connection



Warm wood elements set elegant accents



Wellness oasis with lots of space and comfort



Room 2 (14.3 m²) – lots of space for individual use



Room 3 (14.3 m²) – flexible use for sleeping, working or guests



Storage room – convenient and spacious



Cellar compartment on the 1st basement level



Entrance hall



Underground parking space no. 6 on the 2nd basement level



Clothes drying room for joint use



Storage room for joint use



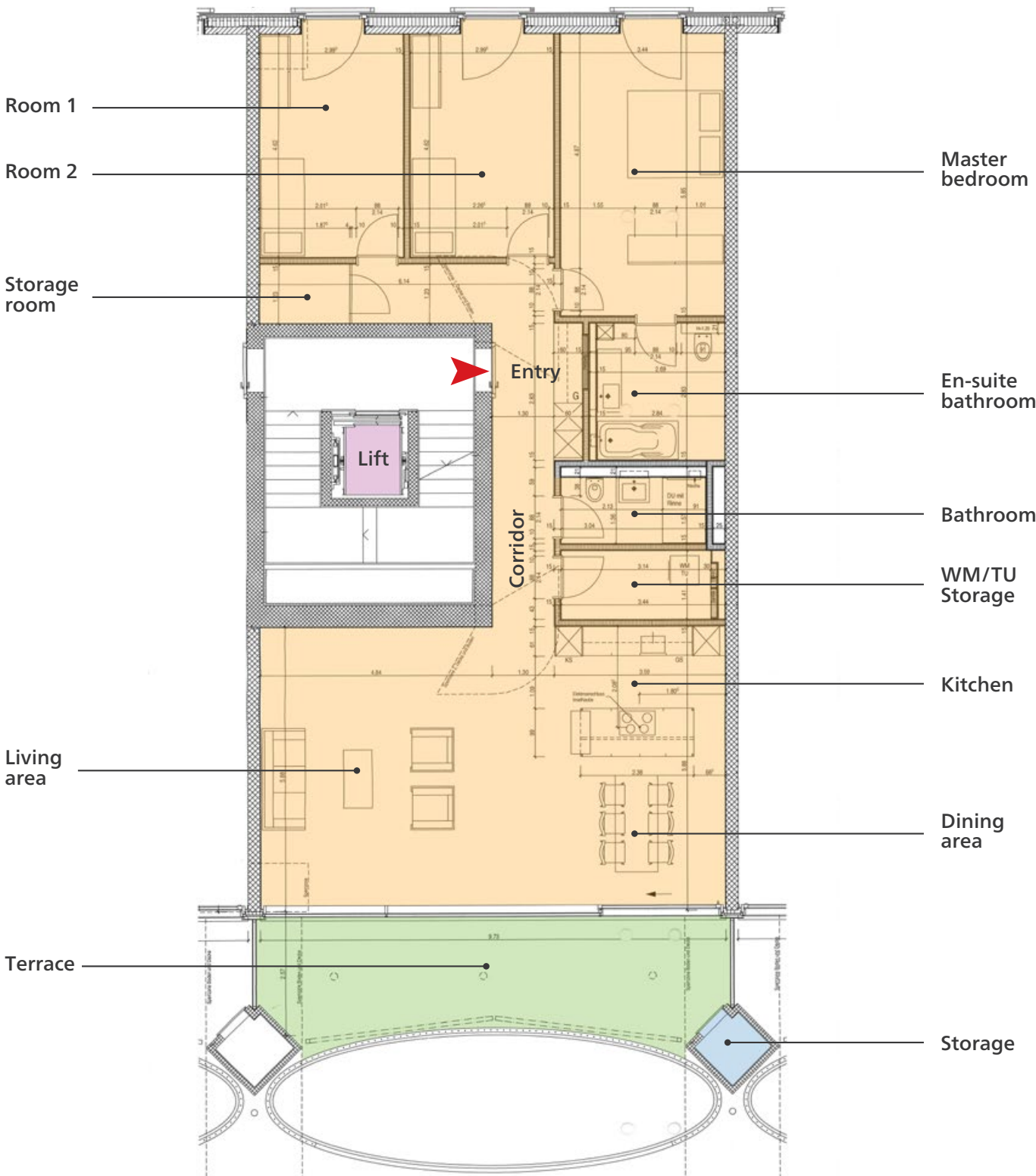
Striking architecture. Urban living. Zug.





LAYOUT

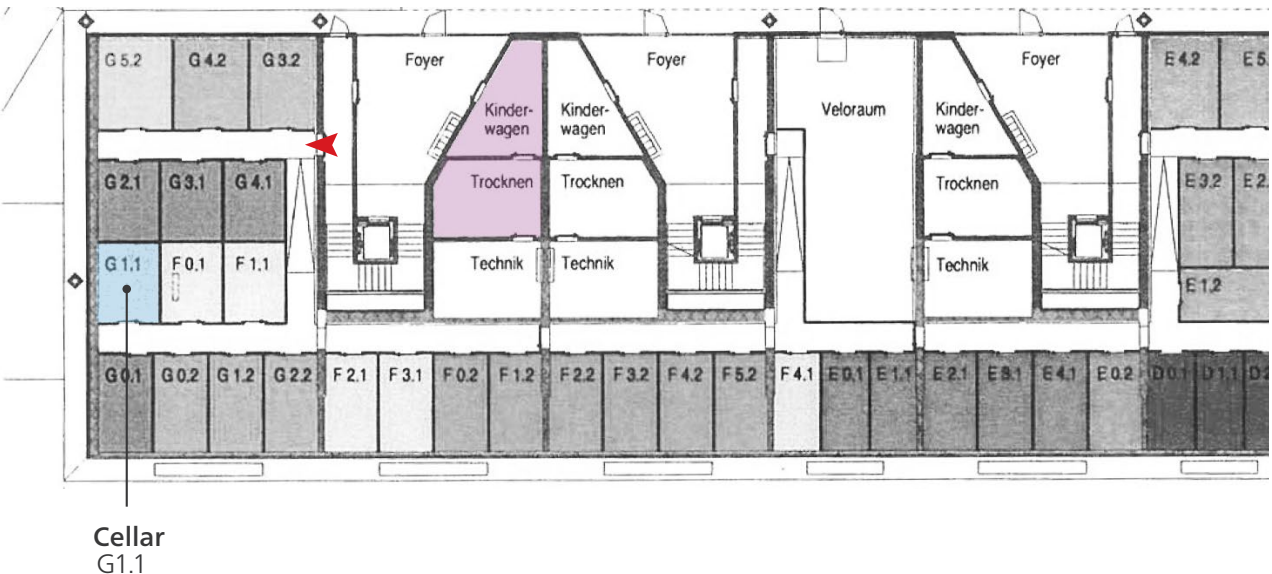
1st floor



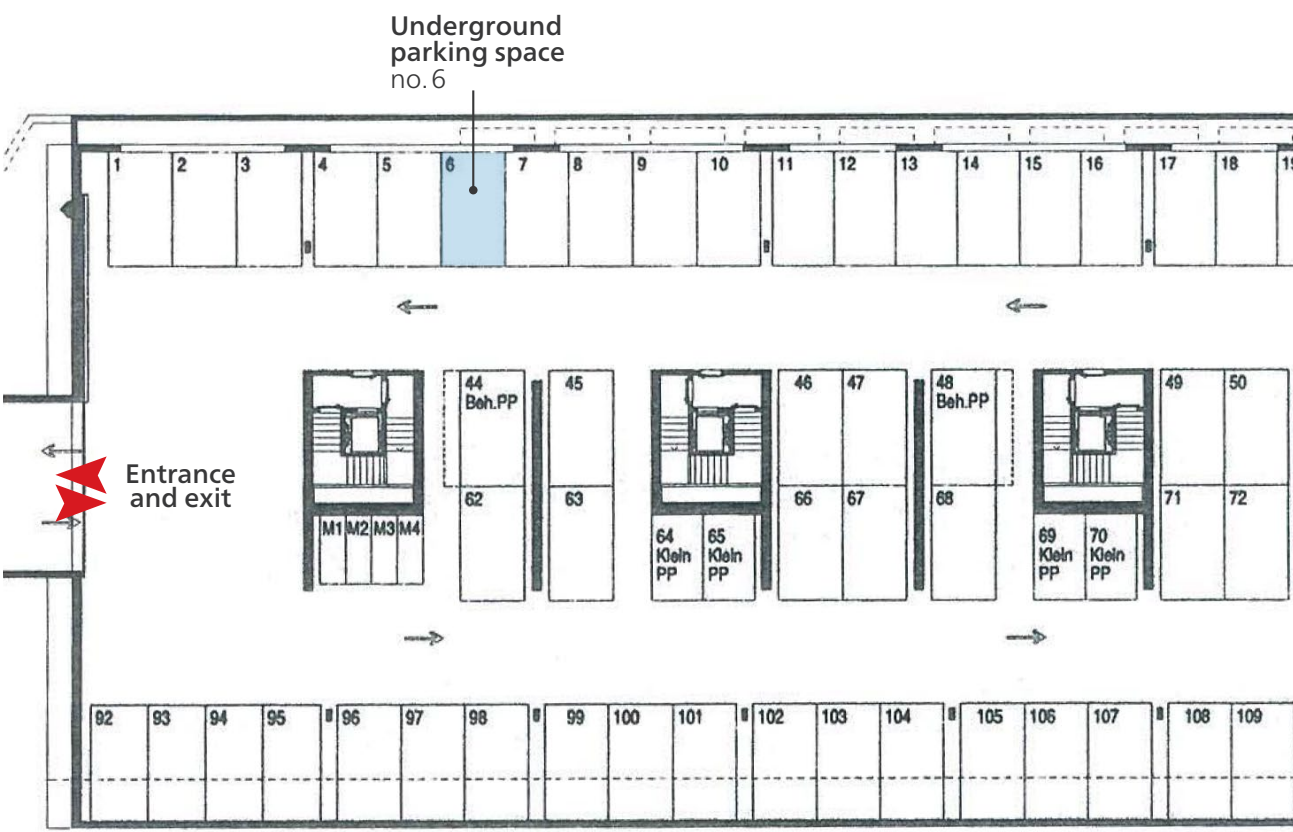
- Living area
- Ancillary spaces
- External spaces
- Joint use

LAYOUT

1st basement level / Underground garage



2nd basement floor



- Ancillary spaces
- Joint use

Feldhof bus stop



Guthirt primary school



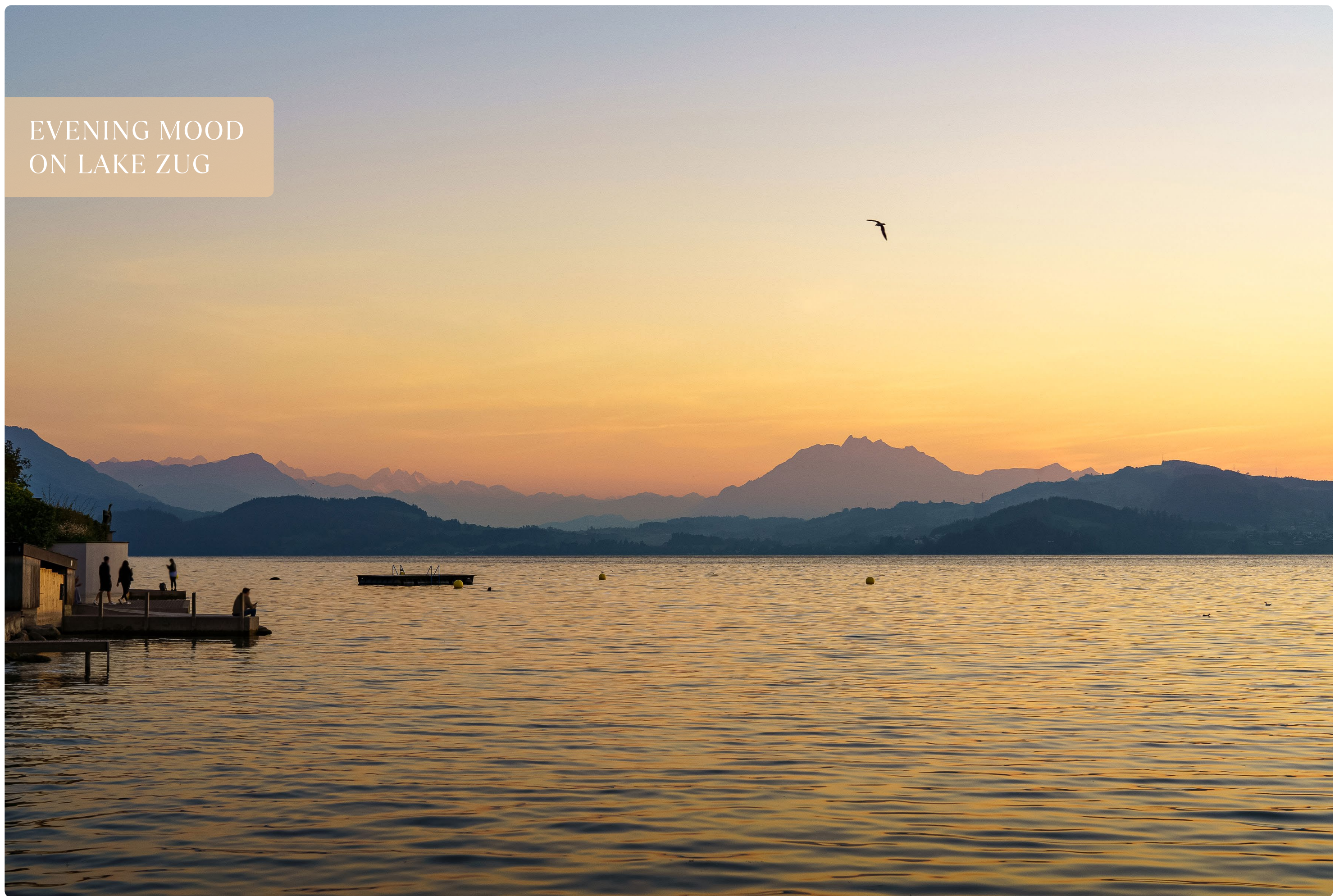
Main train station Zug (only 8 min walk)



Metalli shopping mall, Zug



EVENING MOOD
ON LAKE ZUG





RESIDENCE IMMOBILIEN

Outperform. With passion.