



Apartment 2.5 rooms

Spacious, urban living in a central and popular location of the city of Zug

6300 Zug

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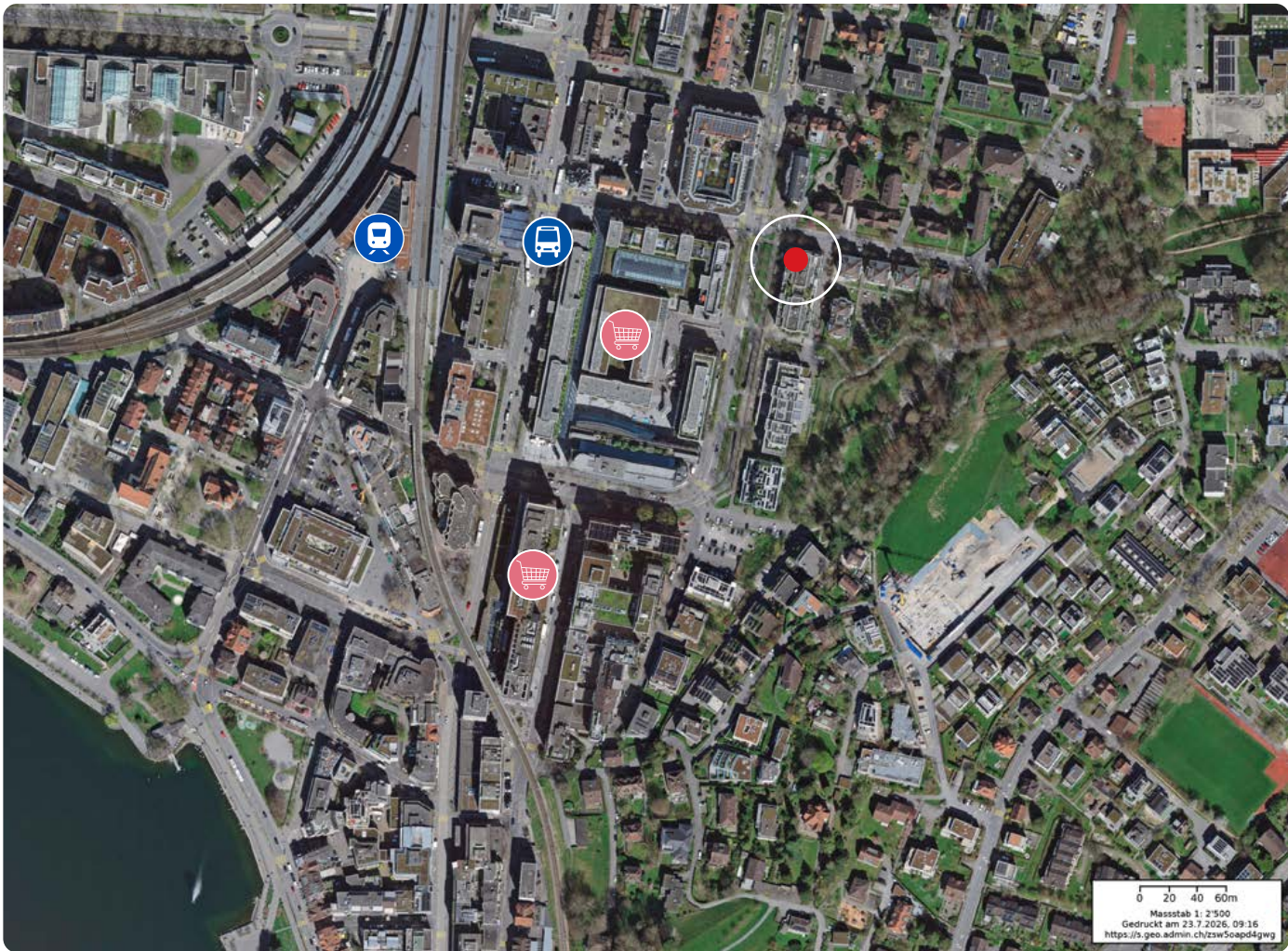
DATA SHEET

Property Apartment 2.5 rooms	External spaces Terrace 20 m ²
Address Industriestrasse 16 6300 Zug	Ancillary spaces Cellar 5.50 m ² Laundry box 3.00 m ²
Plot 228/10000 in GS 3959	Parking spaces Usage rights in underground parking space no.9
Co-ownership unit GS 10071	Heating District heat / Underfloor heating
Year of construction 1990	Specials • Air conditioning • Electric blinds system • Elegant marble flooring • All rooms with access to the terrace • Incl. Samsung Foodcenter
Room height 2.37 m	Land on a building lease
Living area 65 m ²	Availability By arrangement

Purchase price
On request

SITUATION

Industriestrasse 16
6300 Zug

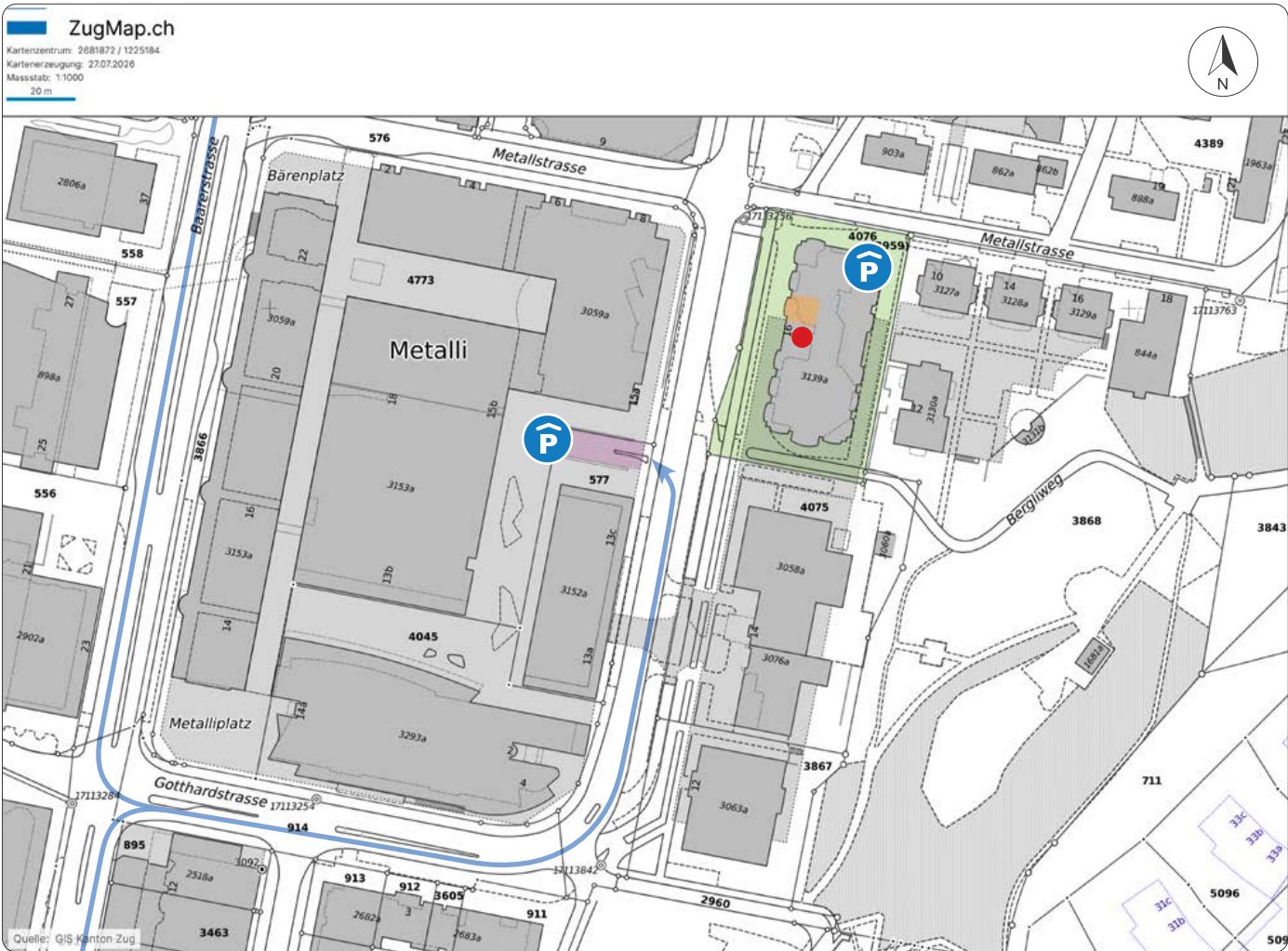


Municipal administration of Zug | www.stadtzug.ch | Tax rate: 52.11%

- Bus**
250m to the Metalli/Bahnhof bus stop
- SBB**
300m to Zug's main train station
- Shops**
150m to the Metalli shopping mall
330m to the Neustadt Passage
- Shopping**
Zug, Lucerne, Zurich

- Kindergarten**
560m to the Guthirt kindergarten
- Schools**
 - Primary school Guthirt
 - Loreto lower secondary school in Zug
 - Cantonal school
 - ISZL International School in Baar and in Hünenberg

CADASTRAL MAP



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

Parking
Please use the Metalli car park.



PROPERTY

Apartment 2.5 rooms
3rd floor

- Precious marble flooring
- All rooms with access to the garden
- Air conditioninig
- Living and sleeping areas with fold-away beds
- **Building lease land**

Living/Dining area

- Spacious window fronts with lots of daylight
- Modern interior design with urban character
- With space-saving fold-away bed
- With air conditioning

External area

- Large, partially covered terrace with a skylight and external storage space
- West-facing

Entrance area

- Entry
- Access to the kitchen
- Foodcenter

Kitchen

- **V-ZUG** hob, refrigerator with a separate freezer compartment, dishwasher; **Gaggenau** oven; **Siemens** warming drawer
- **Samsung** Foodcenter (in the entry area)

Further rooms

- Storage space (terrace)
- 1st BL: 1 underground parking space
- 1st BL: Laundry box with WM/TU
- 2nd BL: cellar

Bathrooms

- En-suite bathroom with rain shower, washbasin with base unit, large mirror cabinet, bidet, towel heater and toilet
- Guest toilet

Sleeping area

- Master bedroom with an en-suite bathroom and access to the terrace
- With space-saving fold-away bed
- With air conditioning

For joint use

- Large swimming pool with sauna and changing rooms

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Spacious 2.5-room apartment with a clever layout, with direct access to the terrace from all the rooms
- Sun-drenched, spacious living-cum-dining area with a modern ambiance
- Two wet rooms (en-suite bathroom and guest toilet), air conditioning and an own cellar compartment with a washing tower on the basement level for a maximum of living comfort
- Large terrace with lots of noon and evening sun – the perfect place to relax

Surroundings

- Optimal location in the midst of the city, directly next to the Metalli shopping mall and the main train station
- Cultural and culinary variety can be found in the lively city centre of Zug
- Beautiful Lake Zug is reachable in only a few minutes on foot
- Ideal connections to public transport at Zug's main train station
- Shopping, schools and sports facilities in the vicinity



Main entrance area at Industriestrasse 16



Apartment on the 3rd floor



Entrance hall and lobby



Entry area





SUN-DRENCHED LIVING
AND DINING AREA





SPACIOUS AND
SUNNY TERRACE

Terrace with an open view of the sky



Master bedroom with access to the terrace



... and space-saving fold-away bed



En-suite bathroom with a heavenly ambiance



Kitchen with top-quality materials



Guest toilet in the entrance area



Welcome patio in front of the apartment entrance



Foodcenter – lots of space for fresh produce, beverages and supplies



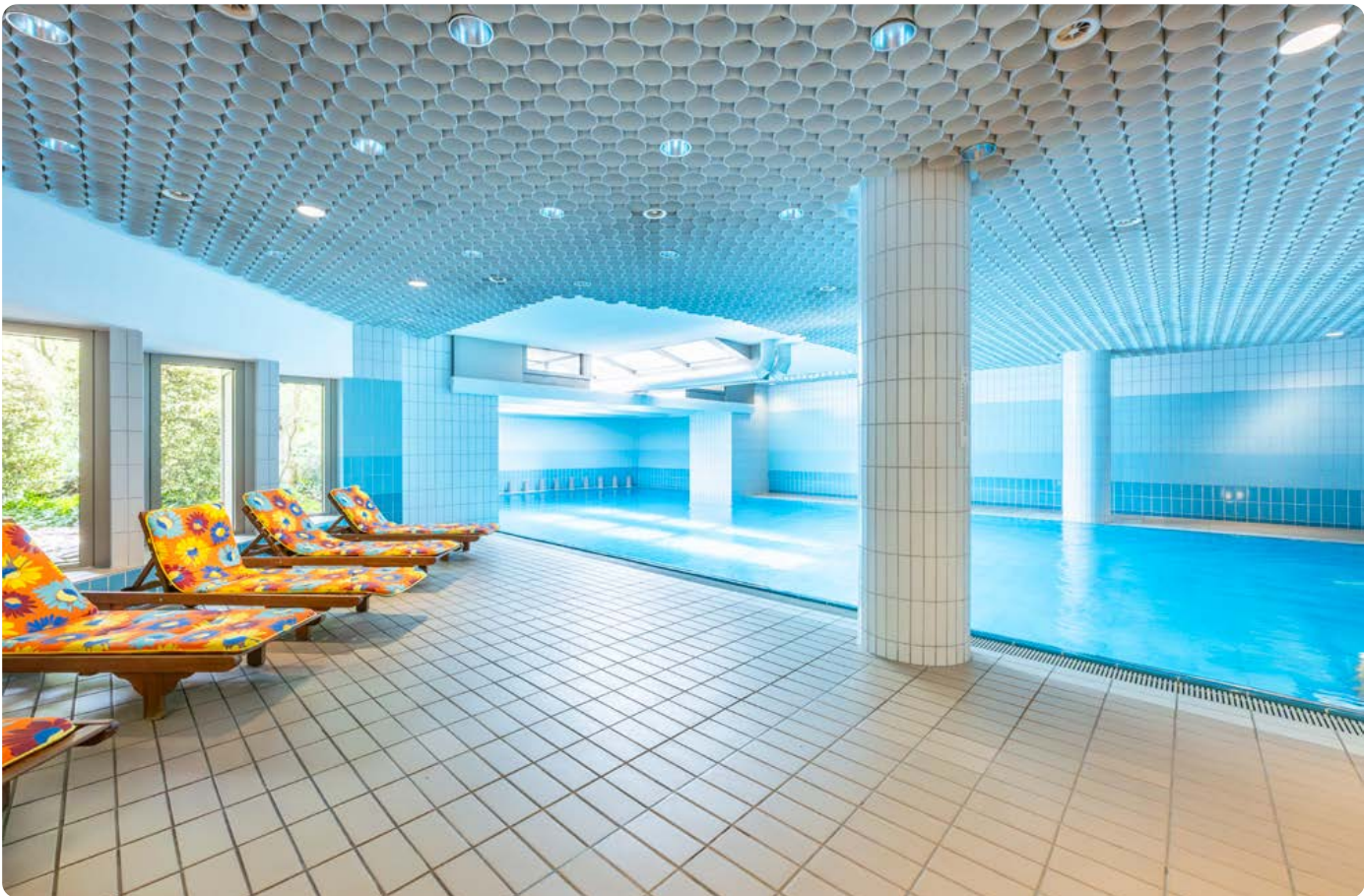
Cellar compartment / Laundry room



Underground garage entrance at Metallstrasse



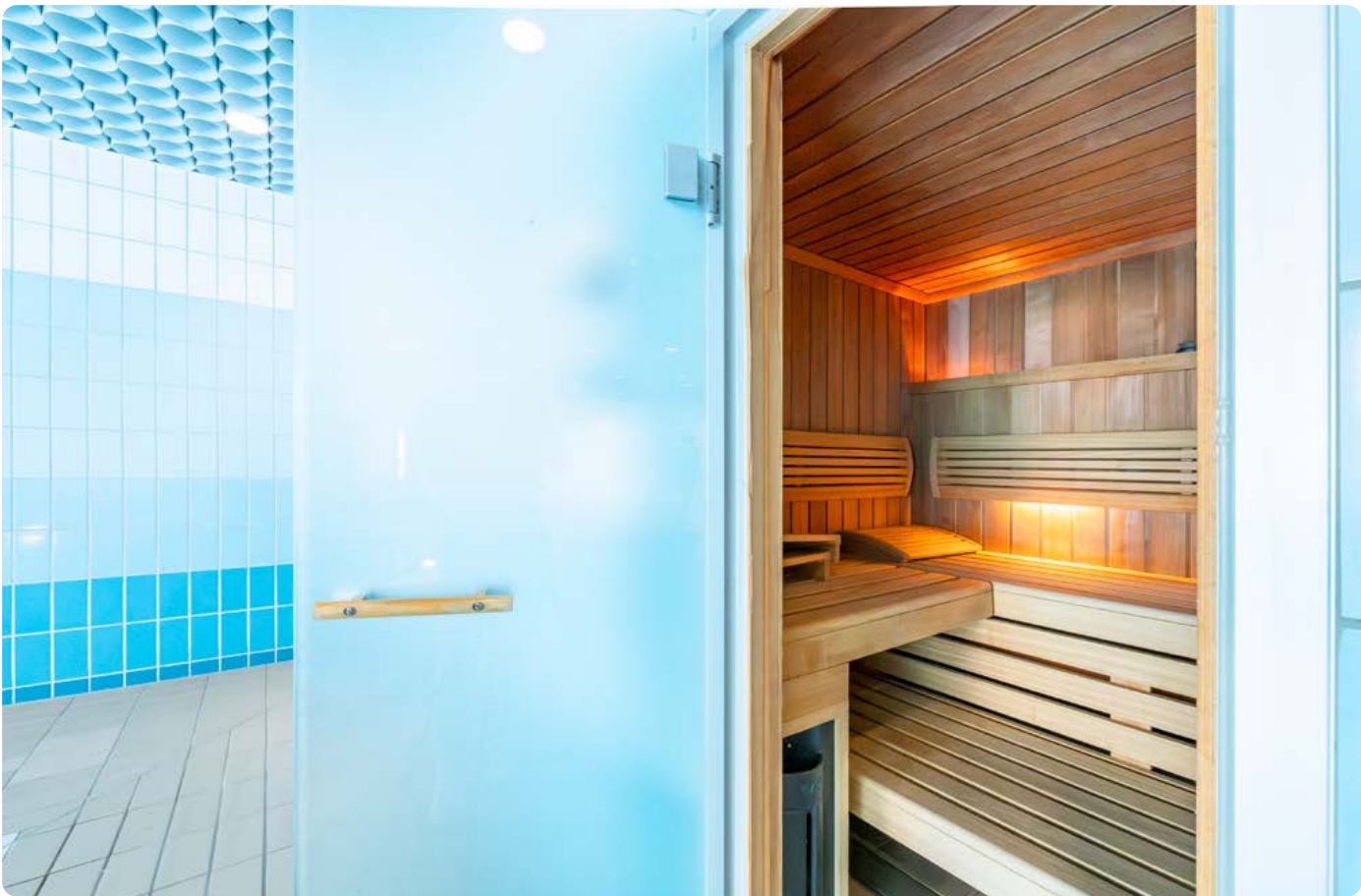
Swimming pool for joint use



Underground garage no.9

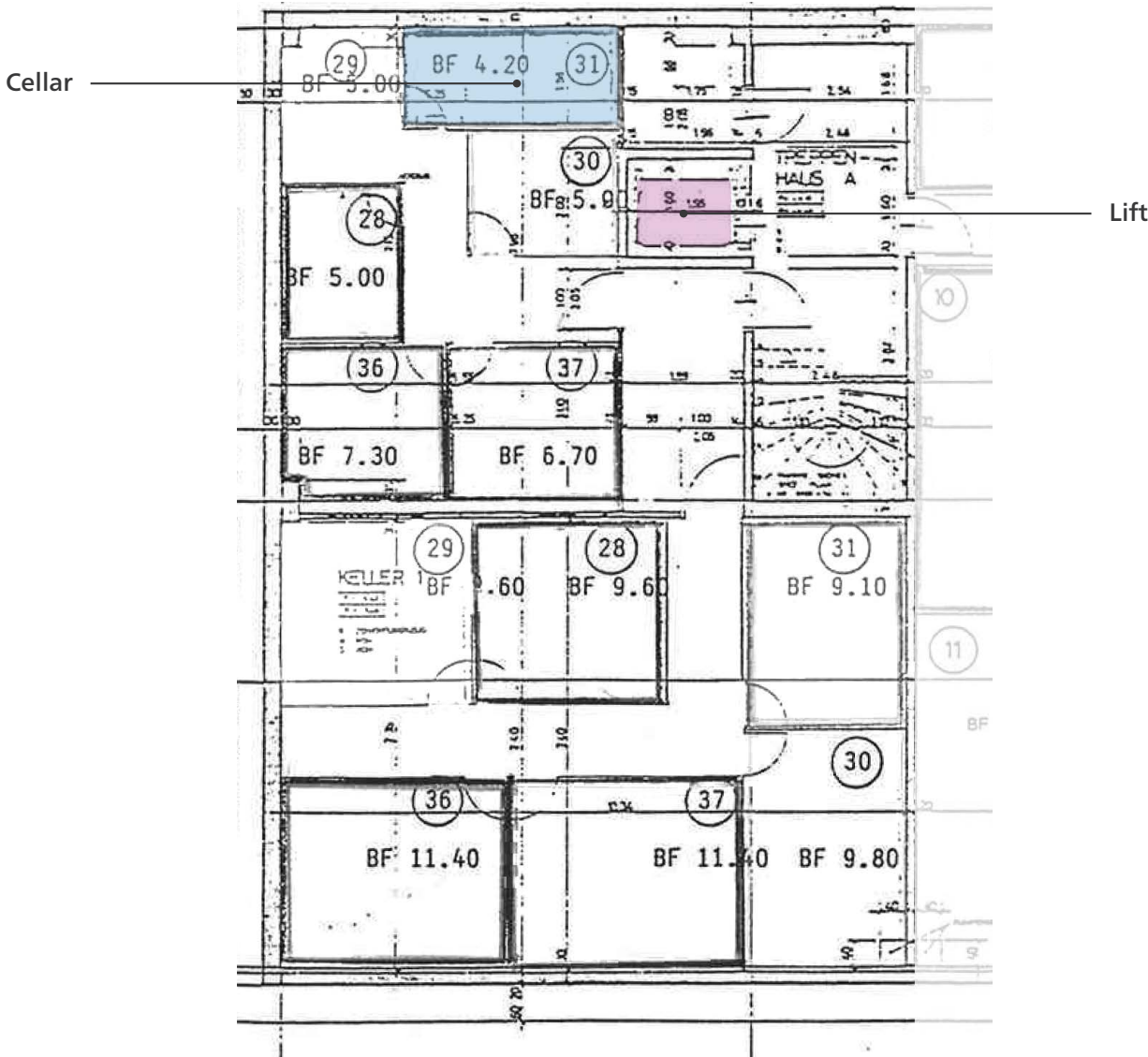


With sauna



LAYOUT

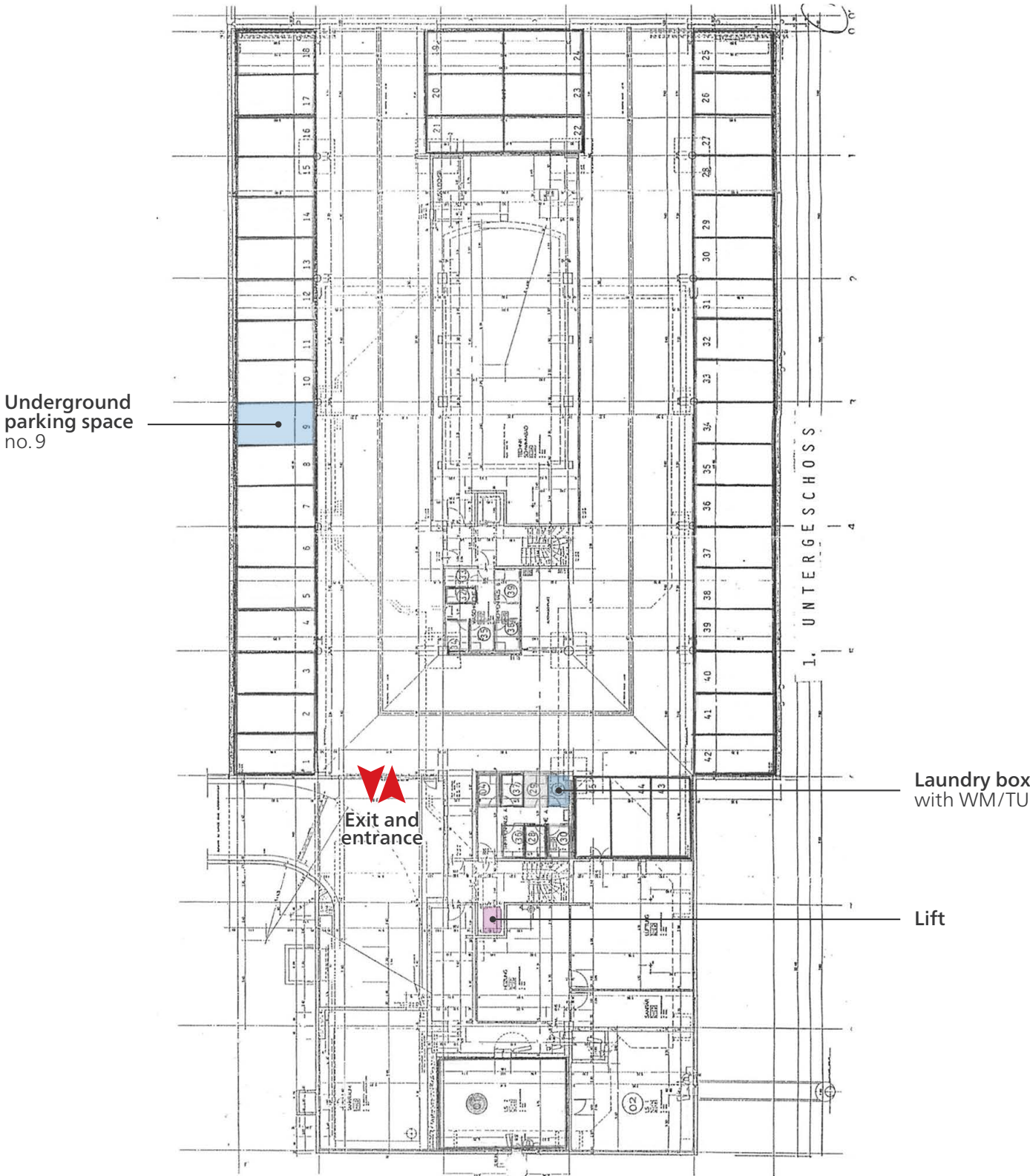
2nd basement level



- Ancillary spaces
- Joint use

LAYOUT

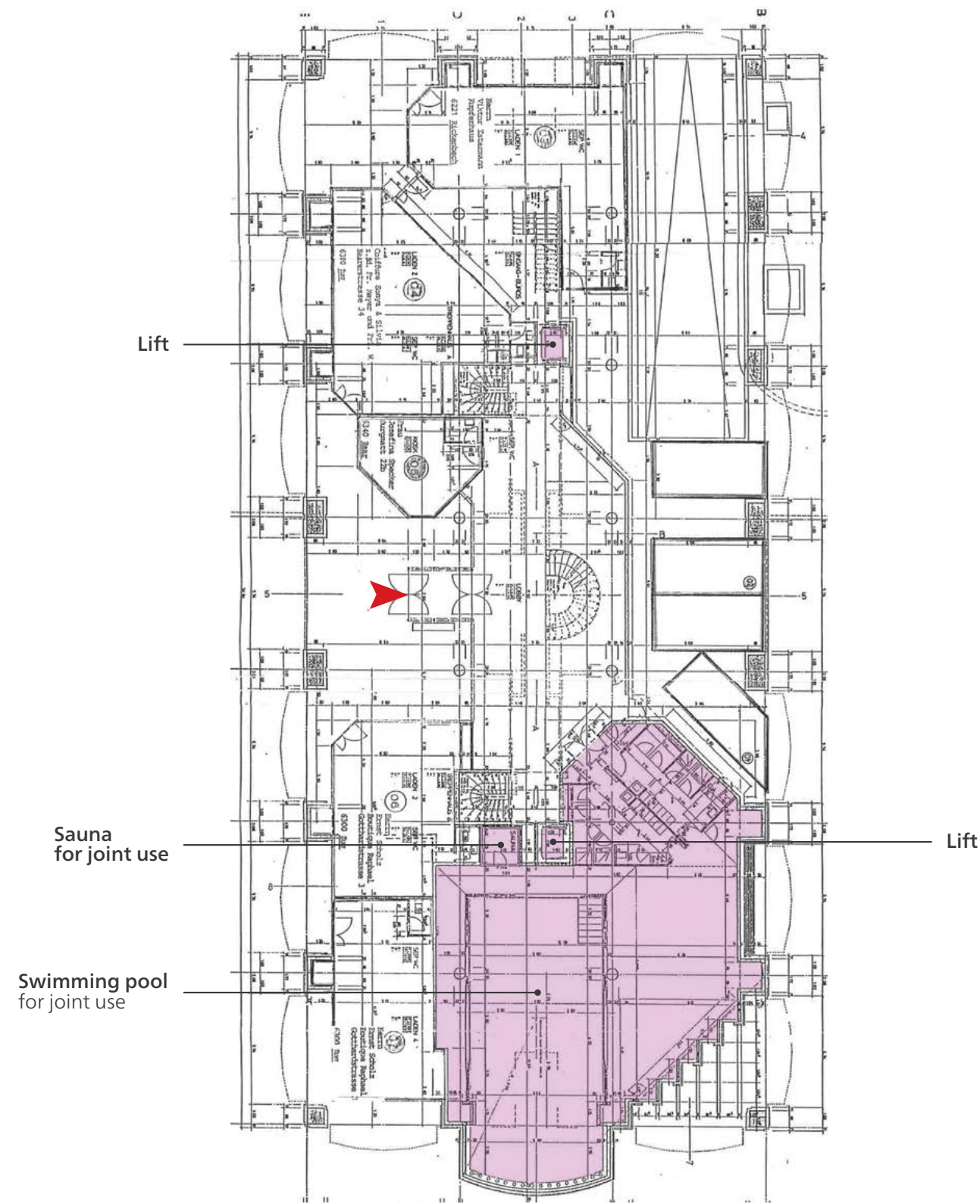
1st basement level / underground garage



- Ancillary spaces
- Joint use

LAYOUT

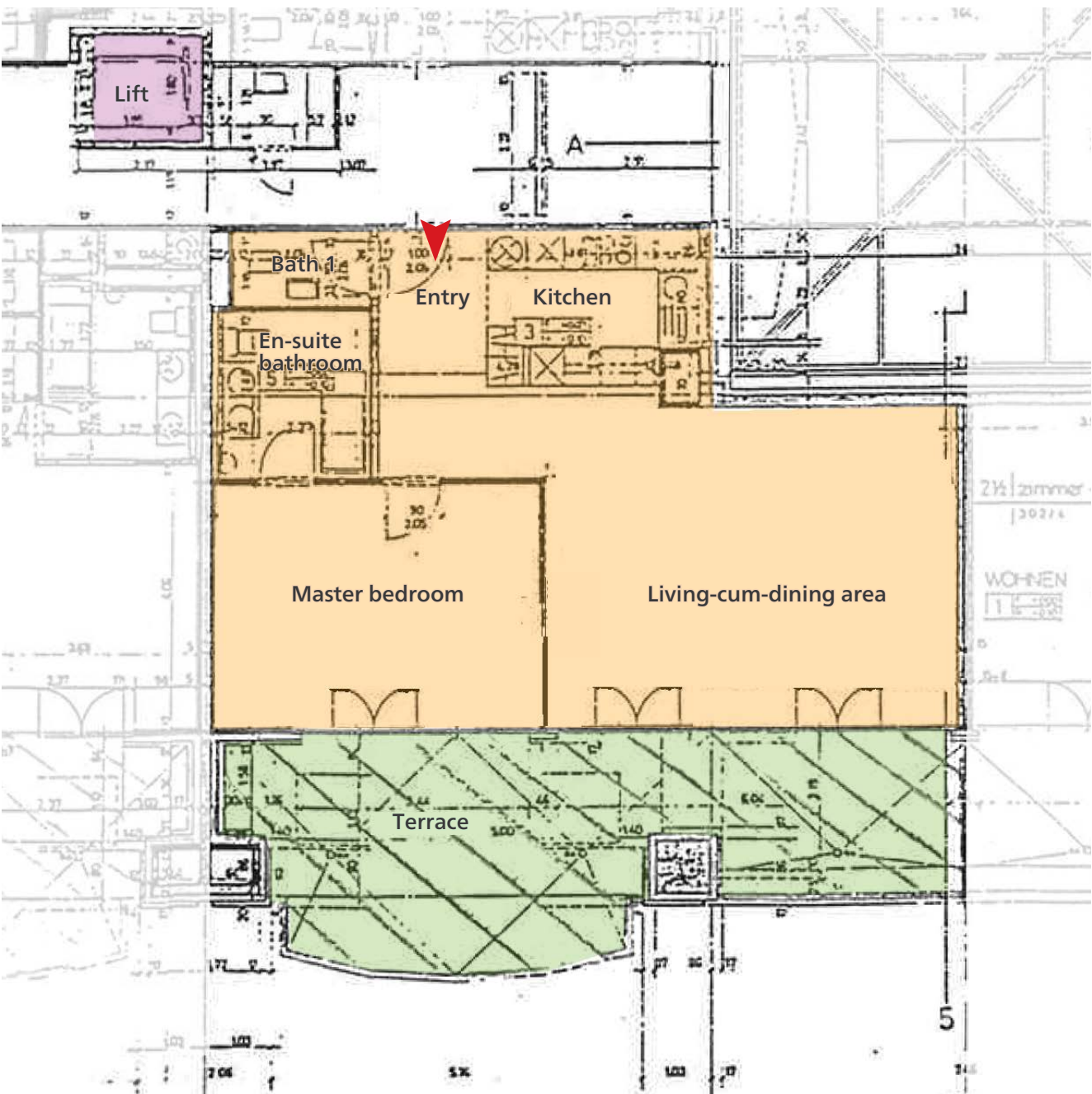
Ground floor



Joint use

LAYOUT

3rd floor



- Living area
- External spaces
- Joint use

Main train station Zug



Metalli shopping centre Zug



Primary school Guthirt



Quality of life on the shores of Lake Zug





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