



Apartment 3.5 rooms

Enjoy city life – comfortable living with a high quality of life in the heart of the city

6300 Zug

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 responsi-

ble 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.

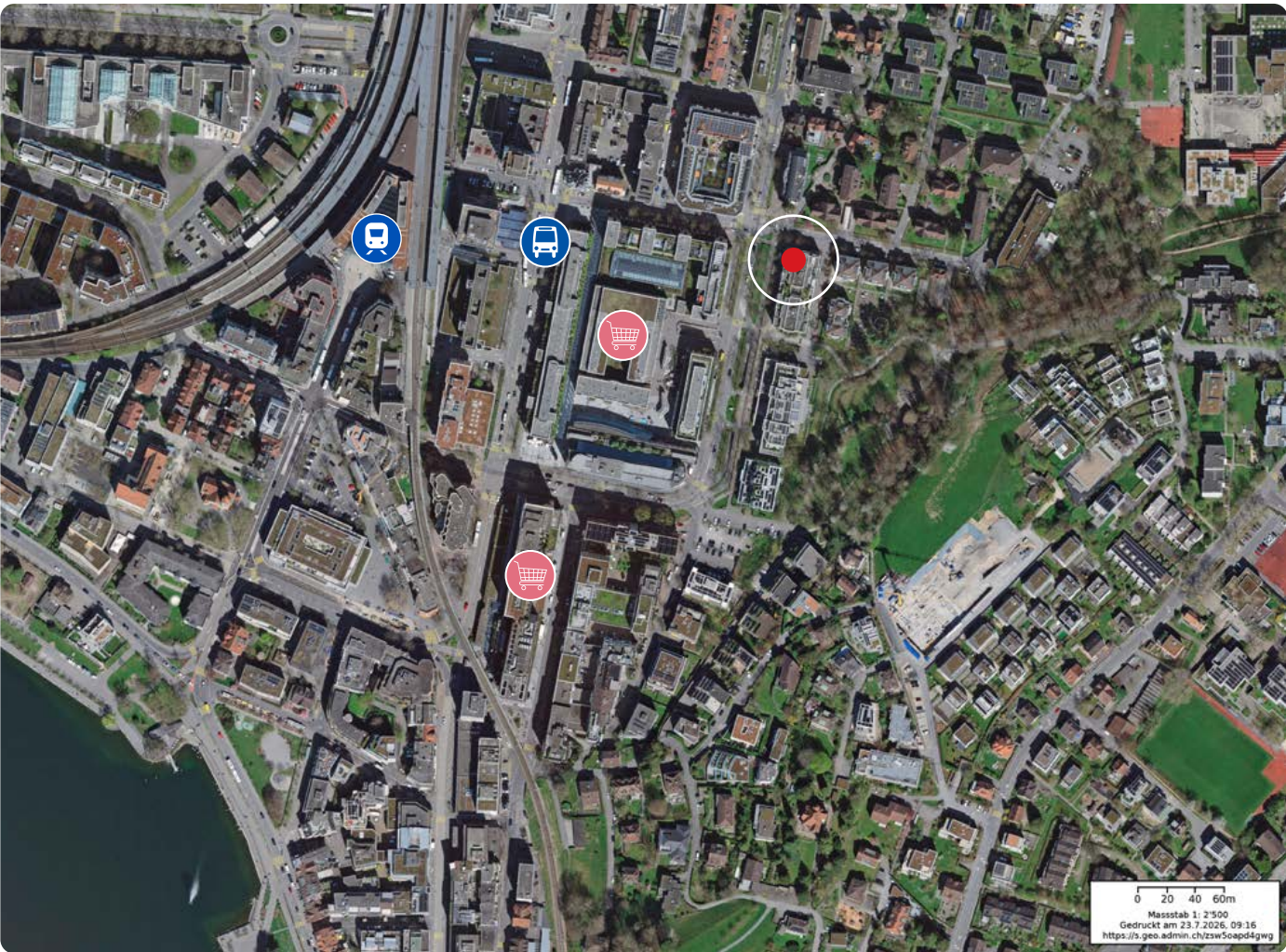
DATA SHEET

Property Apartment 3.5 rooms on the 3rd floor	External spaces Terrace 40 m ²
Address Industriestrasse 16, 6300 Zug	Ancillary spaces Cellar 9 m ²
Plot 348/10000 in GS 3959	Parking spaces Usage rights in underground parking space no.9
Co-ownership unit GS 10069	Heating District heat / Underfloor heating
Year of construction 1990	Specials • Air conditioning • Electric blinds system • Fireplace • All rooms with access to the terrace
Room height 2.32 m	Land on a building lease
Living area 105 m ²	Availability By arrangement

Purchase price
On request

SITUATION

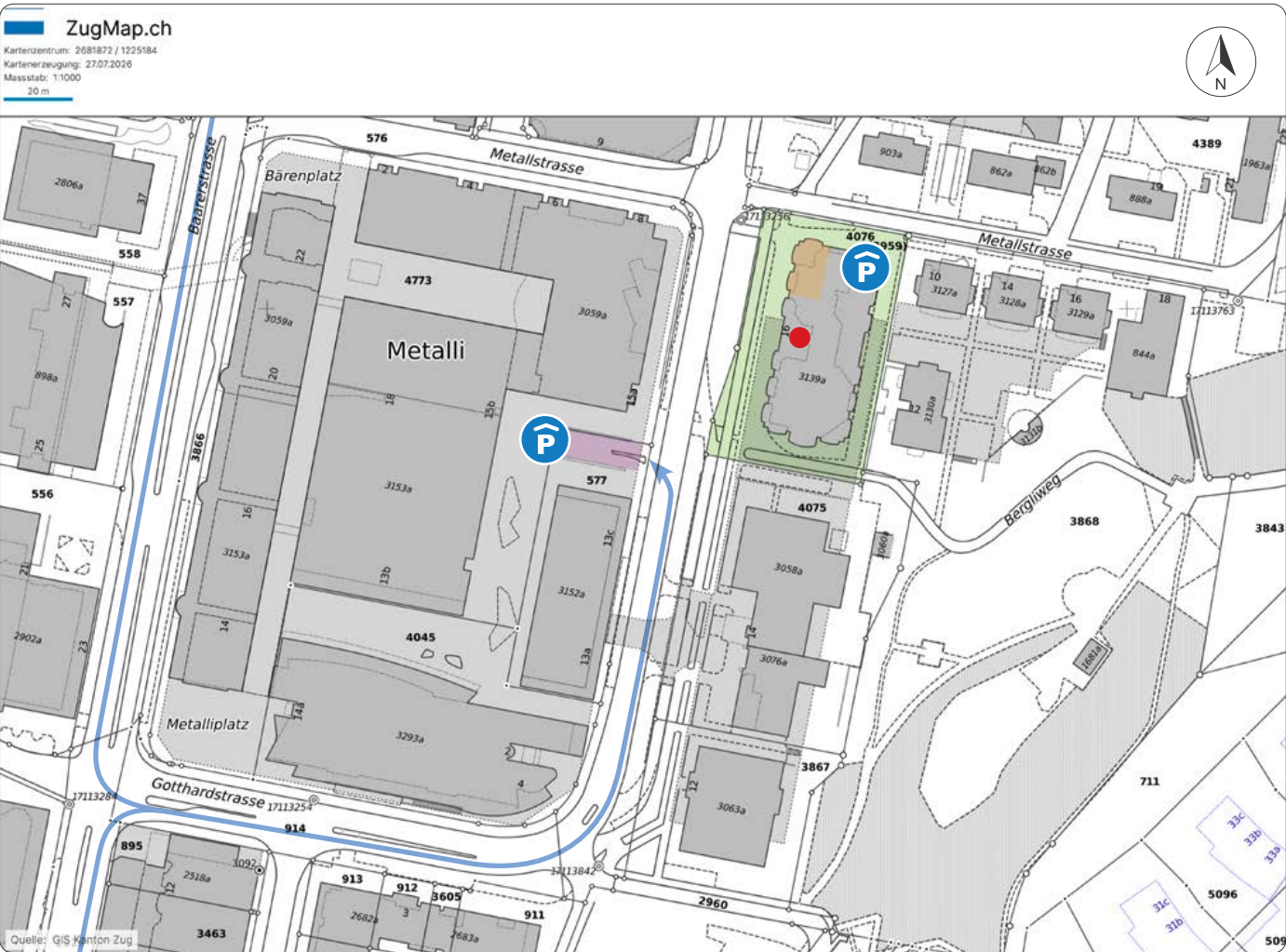
Industriestrasse 16
6300 Zug



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 3.5 rooms

- Carpeting
- All rooms with access to the garden
- Ceiling spotlights
- Air conditioning
- Building lease land

Wohn-/Essbereich

- Large window fronts
- Fireplace
- Access to the spacious terrace

External areas

- Large, covered terrace with a skylight and two external storage spaces
- West-facing

Entrance area

- Entry
- Built-in mirror closet with sliding doors

Kitchen

- V-Zug hob, oven, integrated fully automatic coffee machine, dishwasher and refrigerator with a separate freezer compartment

Further rooms

- 3rd floor: storage (WM/TU)
- 3rd floor, hallway: storage with sink
- 1st BL: 1 underground parking space
- 2nd BL: cellar

Bathrooms

- Bathroom 1 with shower, washbasin and toilet
- En-suite bathroom, washbasin, large mirror cabinet, bidet, towel heater and toilet

Sleeping areas

- Master bedroom with en-suite bathroom and access to the terrace
- Room 1 with access to the terrace

For joint use

- Large swimming pool with sauna and changing rooms

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Spacious apartment with land on building lease with a well thought-through layout – all rooms with direct access to the terrace
- Sun-drenched living area with a fireplace provides for a cosy atmosphere
- Two bathrooms, air conditioning and a storage space with your own washing tower for a high level of living comfort
- Spacious terrace with lots of midday 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



Covered entrance area



Conveniently by lift to the 3rd floor



Lobby



Apartment entrance



Entry with a built-in mirrored closet



Spacious living room with fireplace



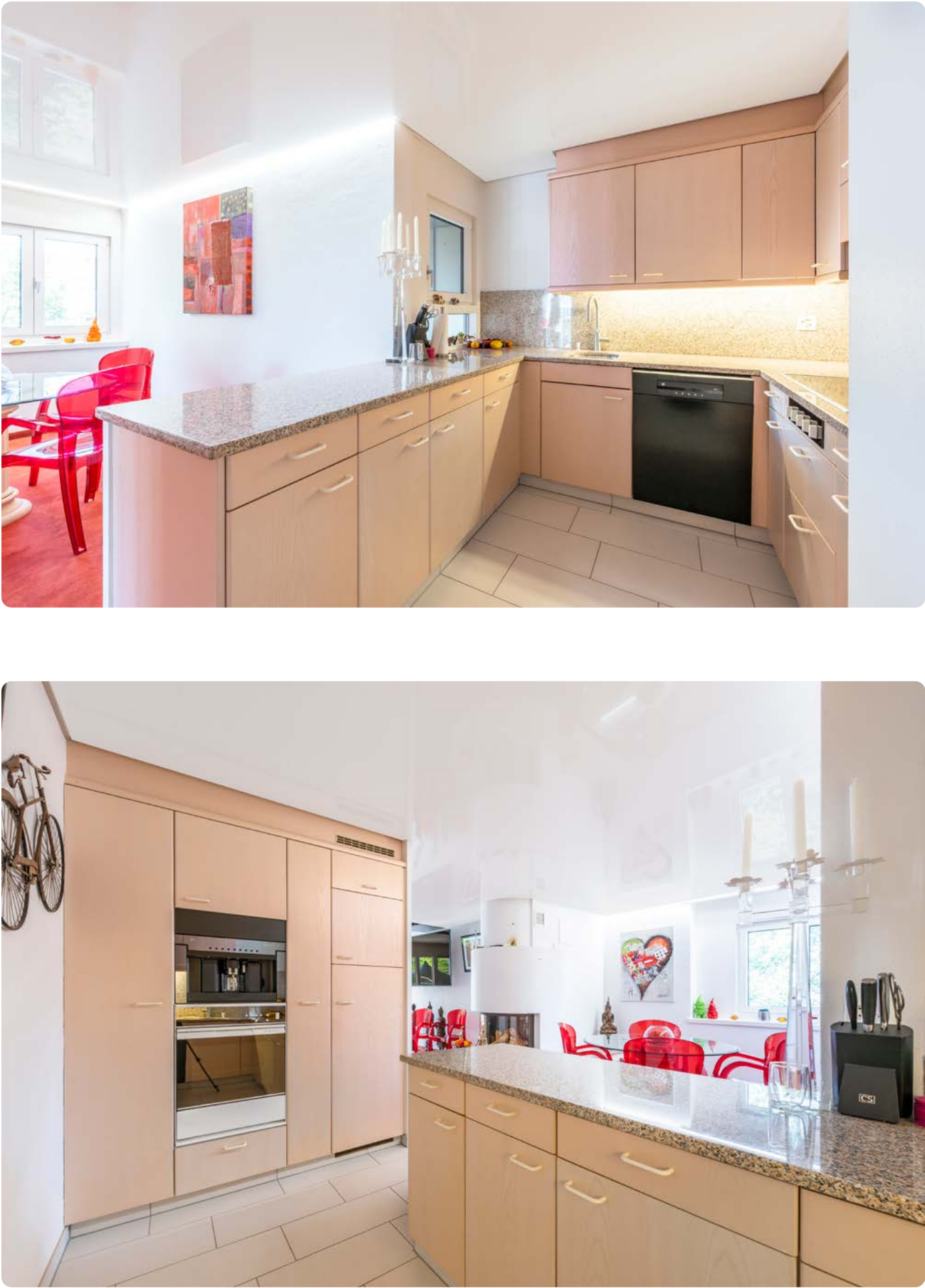
Dining area



Semi-open kitchen



With every comfort





Spacious, covered terrace



North-facing side



Covered with a skylight





Central, yet quietly located



Sunny west-facing orientation with midday and evening sun



Room 1



Master bedroom with access to the terrace



Corridor



En-suite bathroom



Bathroom 1 with shower



An overview of the various levels in the lobby



Swimming pool for joint use



With sauna



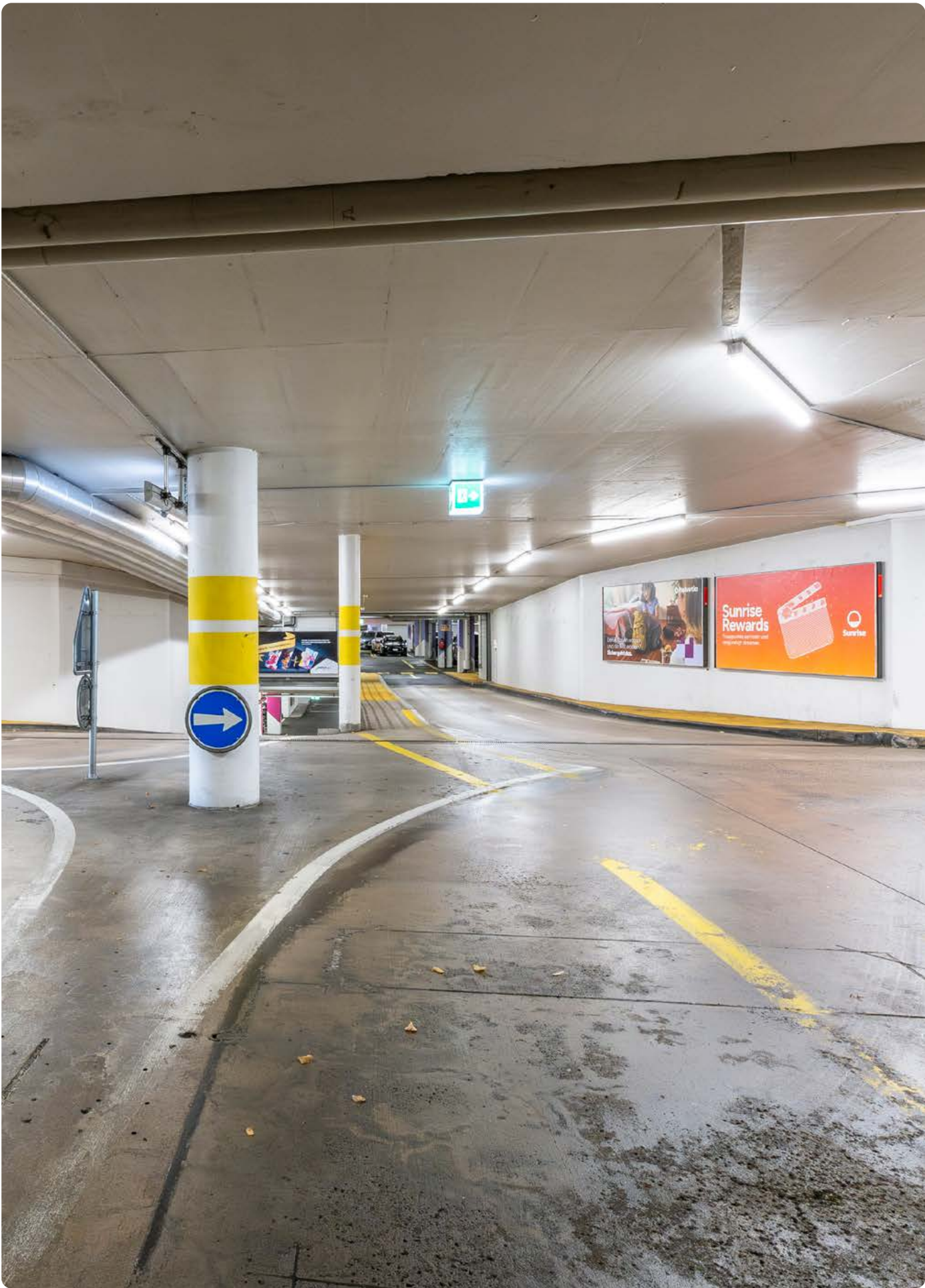
Entrance to the underground garage at Metallstrasse



Underground parking space no. 9

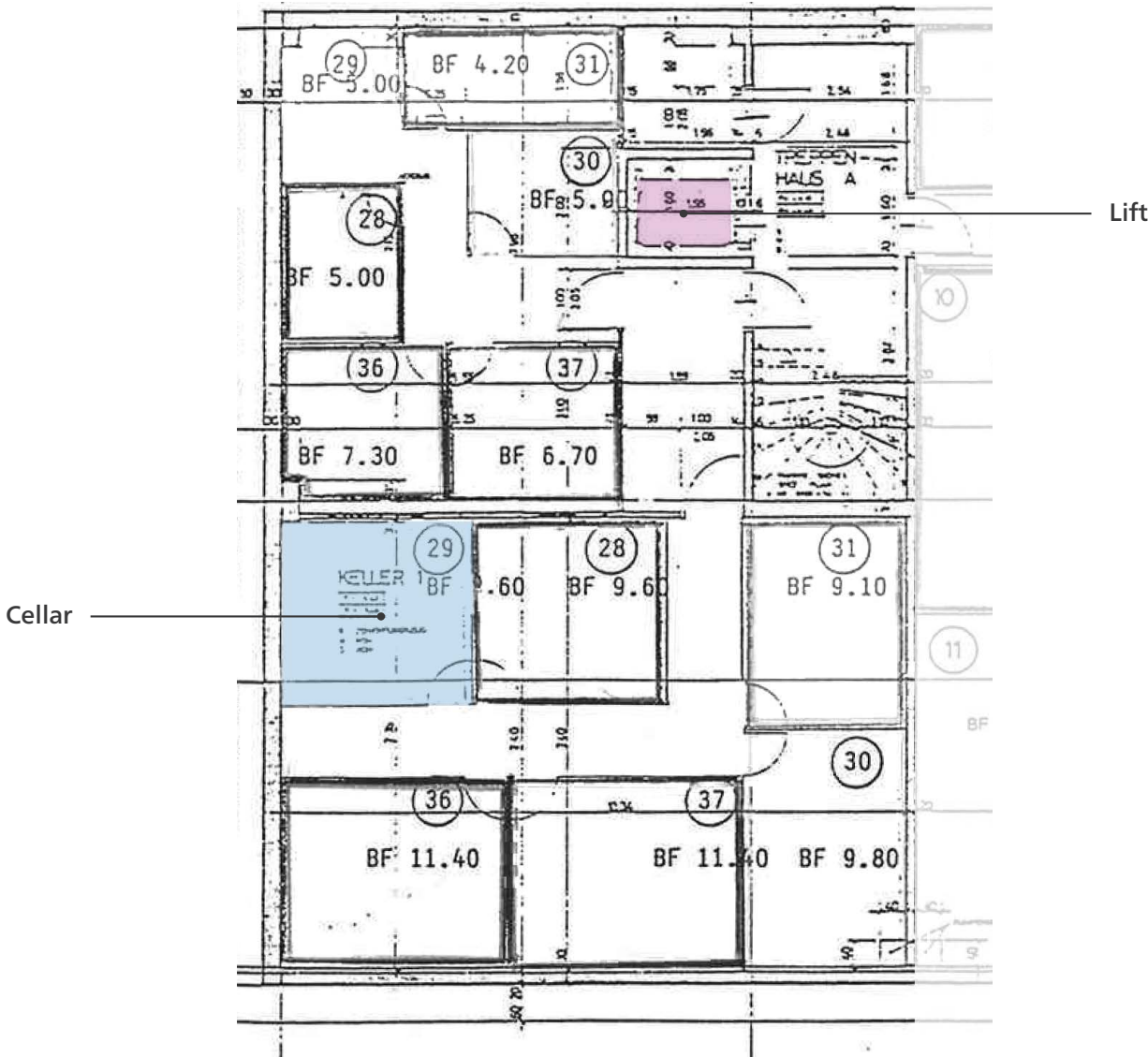


Direct access to the Metalli shopping mall and train station



LAYOUT

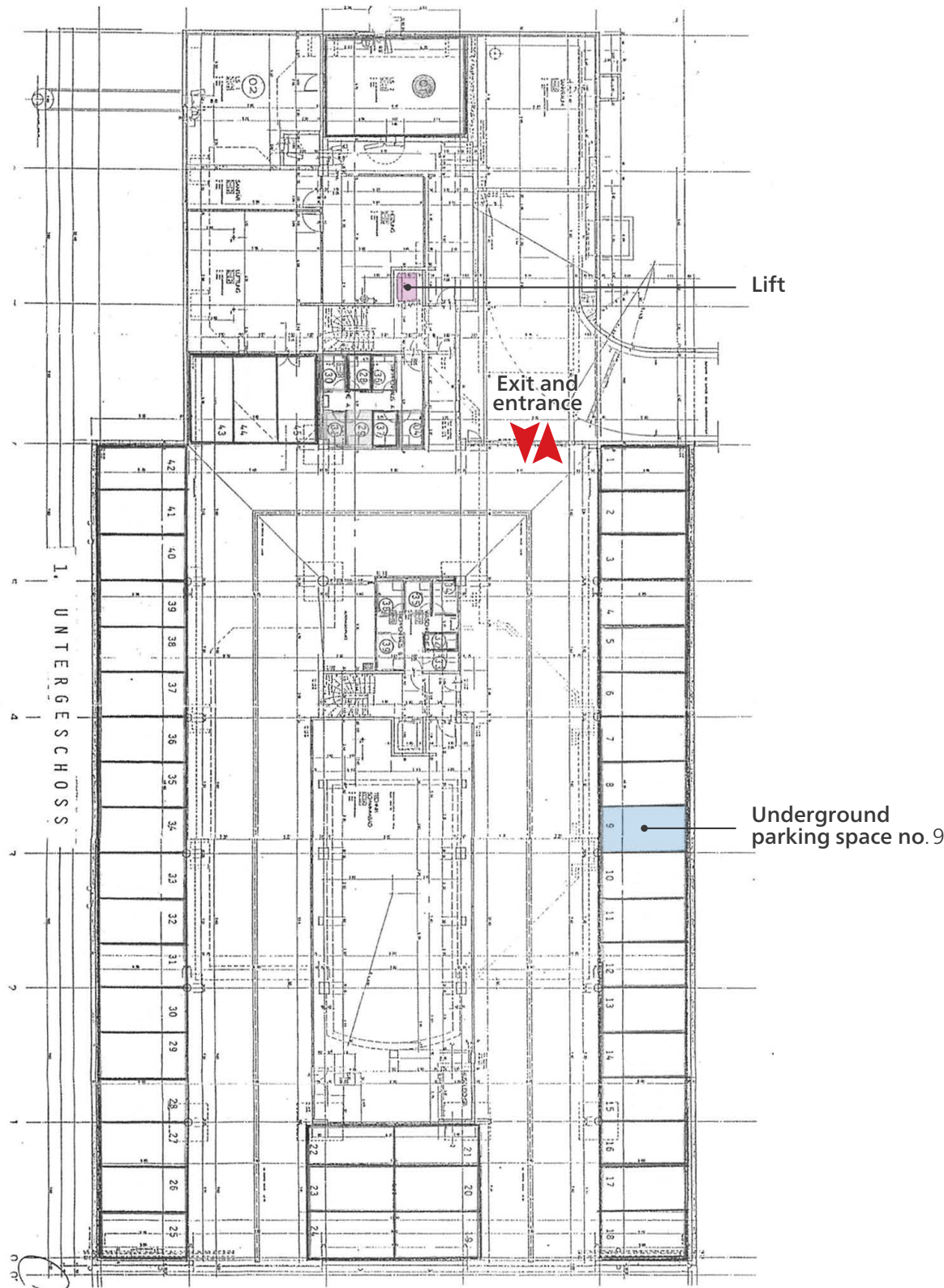
2nd basement level



- Ancillary spaces
- Joint use

LAYOUT

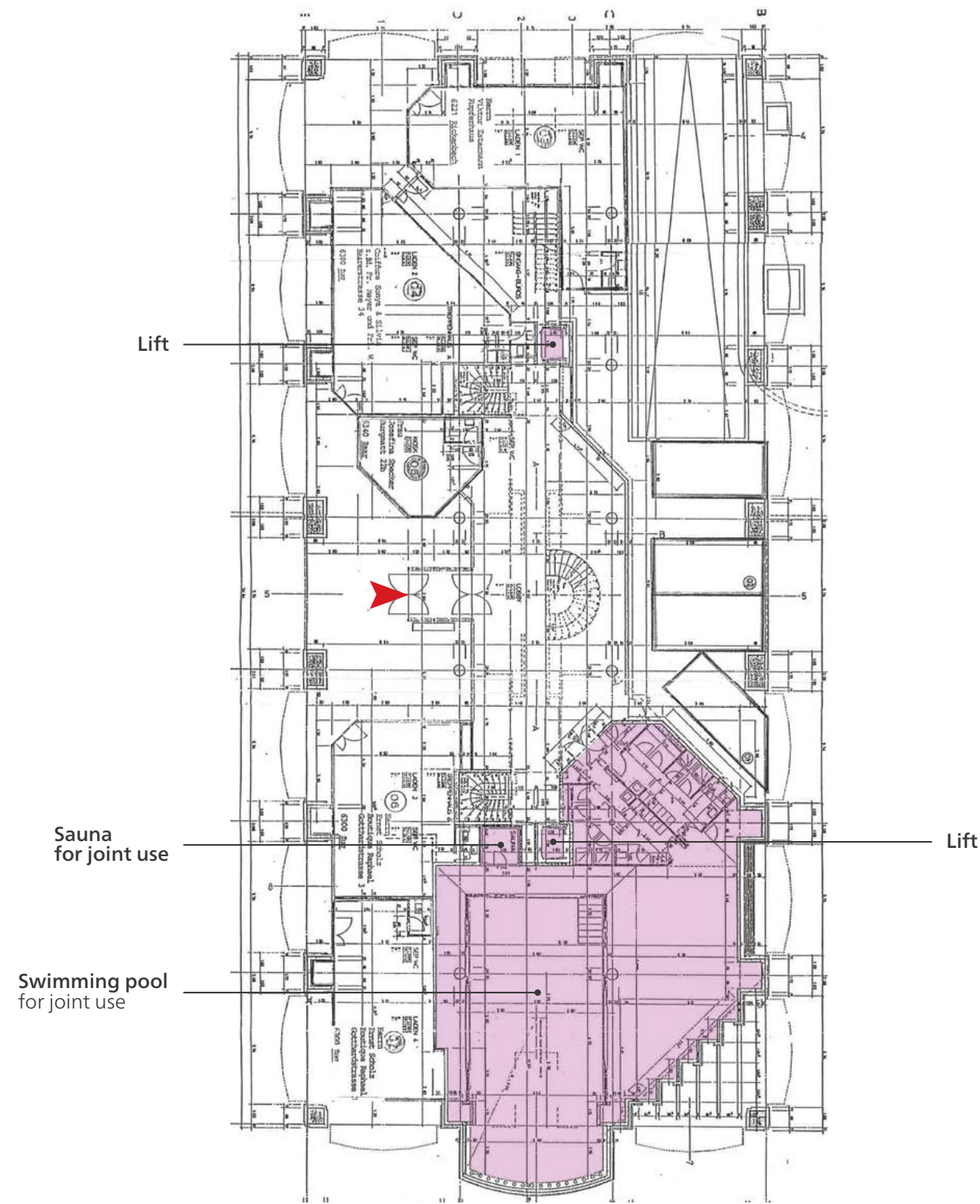
1st basement level / underground garage



- Ancillary spaces
- Joint use

LAYOUT

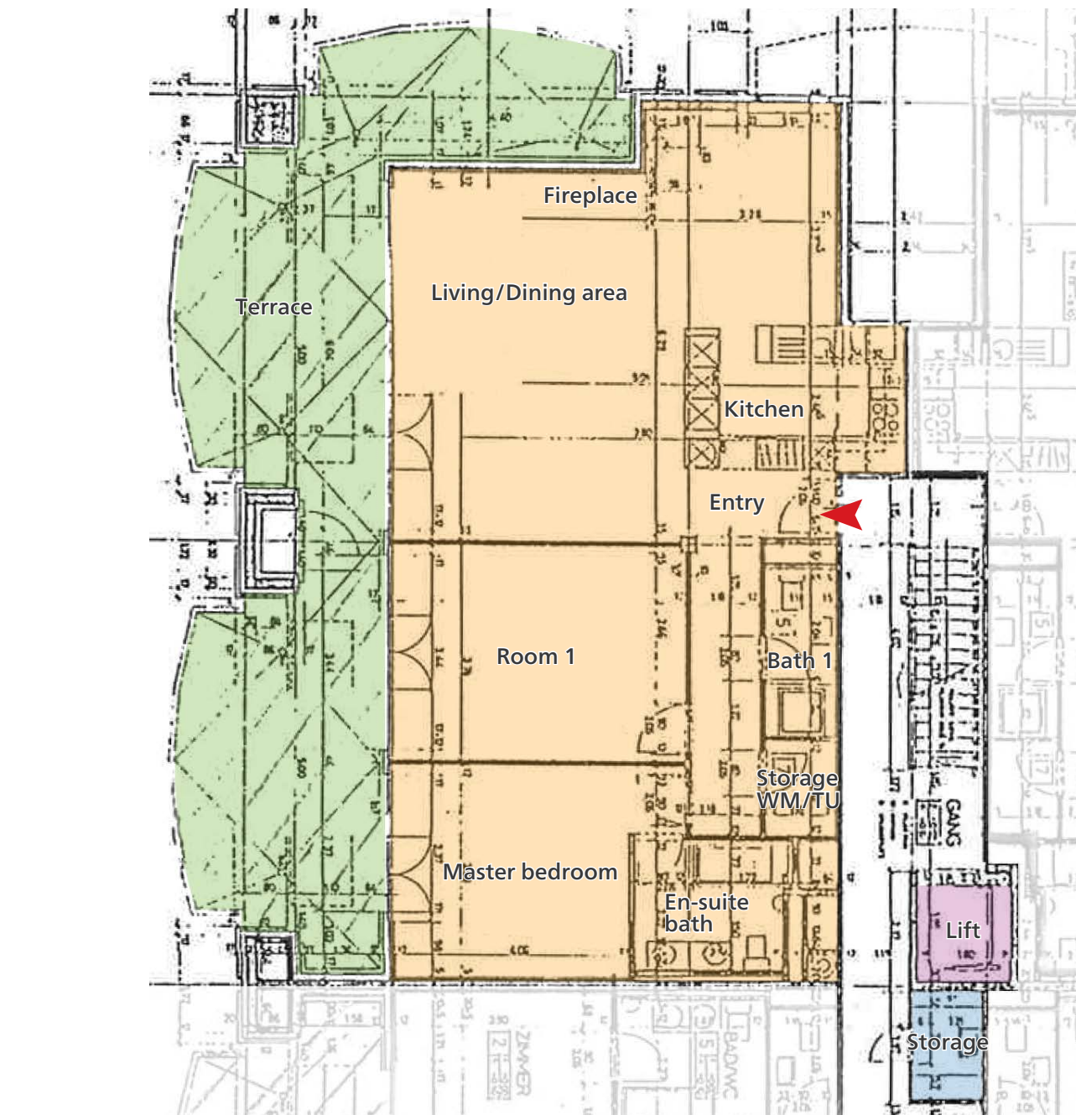
Ground floor



Joint use

LAYOUT

3rd floor



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

Main train station in Zug



Historical old town of Zug



Metalli shopping mall with lots of stores and restaurants



Quality of life on the shores of Lake Zug





RESIDENCE IMMOBILIEN

Outperform. With passion.