



Apartment 2.5 rooms

Sustainable living in the modern CHAMA Areal complex
Close to nature, yet excellently connected

6330 Cham ZG

RESIDENCE IMMOBILIEN

Baarerstrasse 23
CH-6300 Zug

P +41 41 711 67 67

info@residence-immobilien.ch
www.residence-immobilien.ch

DATA SHEET

Property

Apartment 2.5 rooms on the 1st floor

Address

Lorzenparkstrasse 17, 6330 Cham

Plot

122/10,000 in GS 3386

Co-ownership unit

GS 101987
Parking space no. U2-29, GS 102233

Year of construction

2024

Room height

2.53 m

Living area

71 m²

External spaces

Balcony 20 m²

Ancillary spaces

Cellar 9 m²

Parking spaces

1 underground parking space no. U2-29
with e-car charging station

Heating

Geothermal probe / District heat
Underfloor heating

Specials

- Minergie standard
- Comfort ventilation
- Electric blinds system
- Own washing tower in the apartment

Availability

By arrangement
(With existing tenancy)

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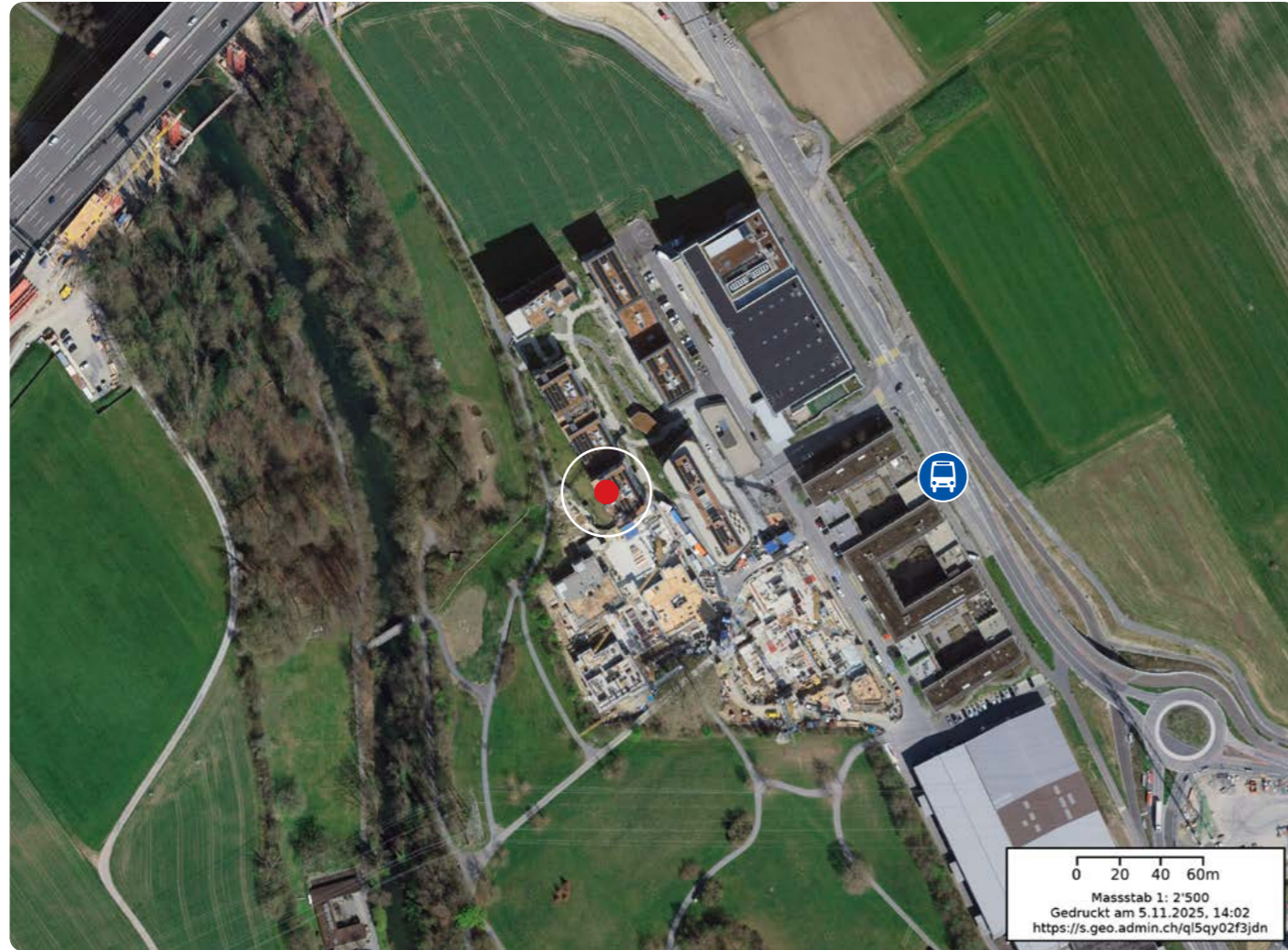
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Purchase price
On request

SITAUATION

Lorzenparkstrasse 17
6330 Cham



Municipal administration of Cham | www.cham.ch | Tax rate: 54%



Bus
200 m to the «Lorzenpark» bus stop



SBB
1.9 km to Cham train station



Shops
1.4 km to the Neudorf Center
2 km to Aldi
3.5 km to the Zugerland shopping centre



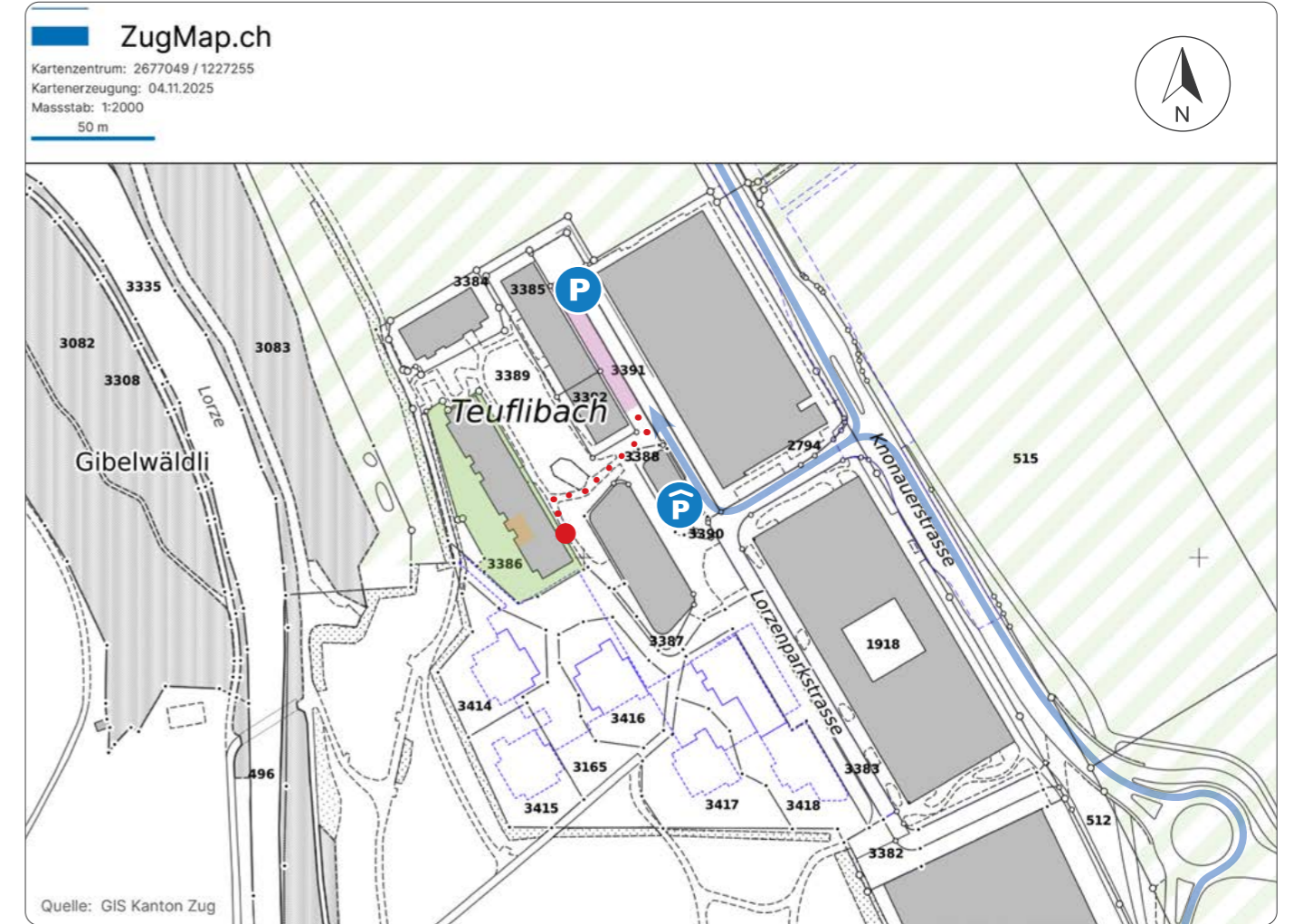
Shopping
Zug, Zurich, Lucerne



Leisure time / culture

- Walking & biking paths, barbecue pits along the Lorze River
- Restaurants, take-aways and cafeterias in Cham
- Lorzensaal Cham
- Villettepark
- Seeweg public lake baths and Hirsgarten located nearby on Lake Zug

CADASTRAL MAP



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

Parking
Numerous visitor parking spaces at Lorzenparkstrasse 25.



PROPERTY

Apartment 2.5 rooms

- Oak parquet
- Ceramic tiling in the bathroom
- Wood flooring on the balcony
- Ceiling spotlights
- Electric blind system

Kitchen

- V-Zug oven, steamer, dishwasher and refrigerator with a separate freezer compartment
- Bora induction hob with a table ventilator

Balcony

- Spacious and covered balcony
- Southwest orientation
- Large sun awning
- External closet
- Water connection

Entrance area

- Entry with a built-in closet
- Video intercom system

Sleeping area

- Room 1 with access to the balcony

Further rooms

- Cellar
- Clothes drying room for joint use
- Bike storage room for joint use

Living/Dining area

- Open-plan room concept
- Bright and sun-drenched
- Access to the spacious balcony
- Storage room with your own washing tower

Bathroom

- Floor-flush rain shower
- Double washbasin with a base unit
- Mirror cabinet
- Toilet

Parking space

- 1 underground parking space with e-car charging station and tyre box
- Numerous visitor parking spaces

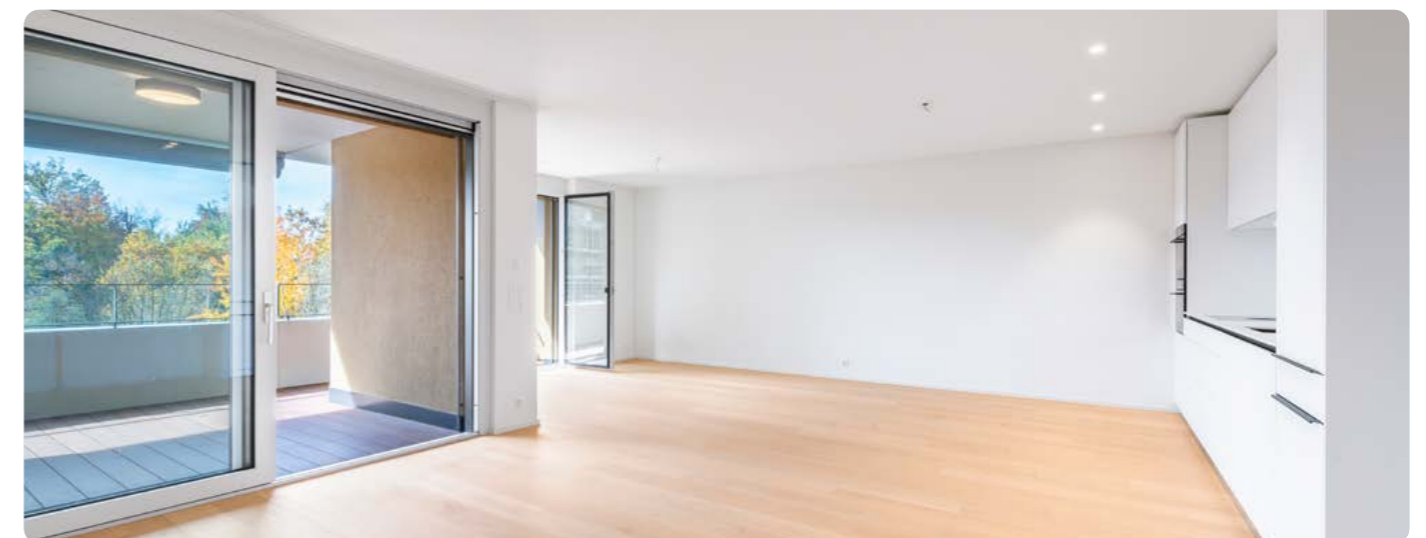
WHAT MAKES THIS APARTMENT SPECIAL

Property

- Attractive new building in a popular location with state-of-the-art fittings and a well thought-through layout
- Open-plan, stylish kitchen with the most modern appliances and a timeless design
- Room with a large, top-quality built-in closet and access to the balcony
- Own washing tower in the apartment
- Spacious, covered balcony facing southwest with numerous use options

Surroundings

- The CHAMA Areal complex is a modern, sustainably designed residential and working district – embedded in nature, close to the Lorze River and Lake Zug
- Shopping, schools and sports facilities in the proximity
- Living close to nature in the municipality of Cham – one of the most tax-favourable and attractive municipalities in Switzerland
- Excellent connections to public transport and the motorway



Access via Knonauerstrasse



Path leading to Lorzenparkstrasse 17



Entrance area



Conveniently by lift to the 1st floor



Entry with built-in closets and storage space with a washing tower



Apartment entrance



Open-plan room layout







KITCHEN - TIMELESS
ELEGANCE



LIVING AND
DINING AREA

Balcony with a large sun awning



Multiple use options



Sun-drenched southwest orientation



ENJOYING AL FRESCO





ROOM - COMFORT ON
THE HIGHEST LEVEL

BATH - MODERN
AND STYLISH



Cellar on the 2 basement level



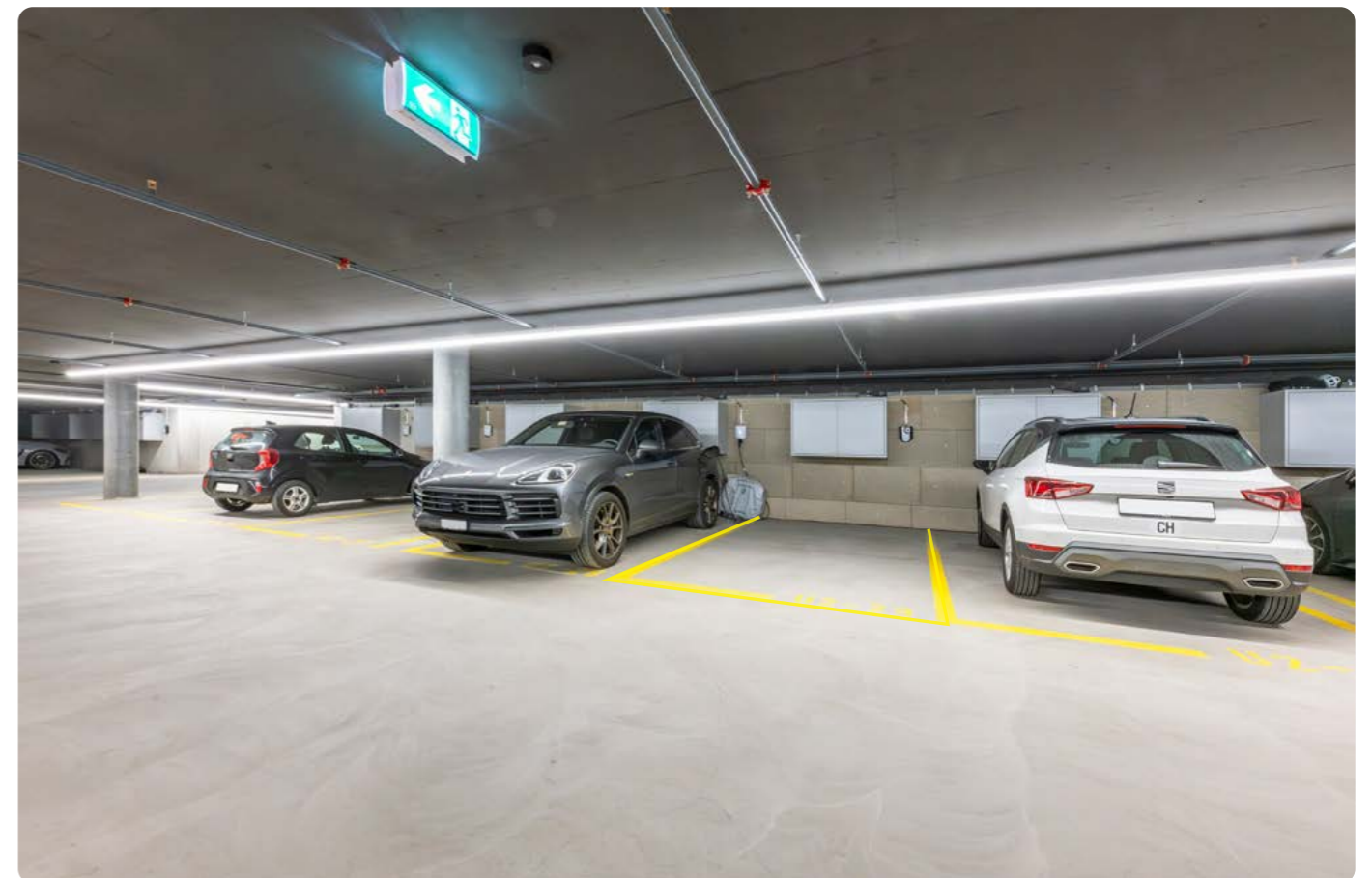
Bicycle storage room for joint use



Clothes drying room for joint use



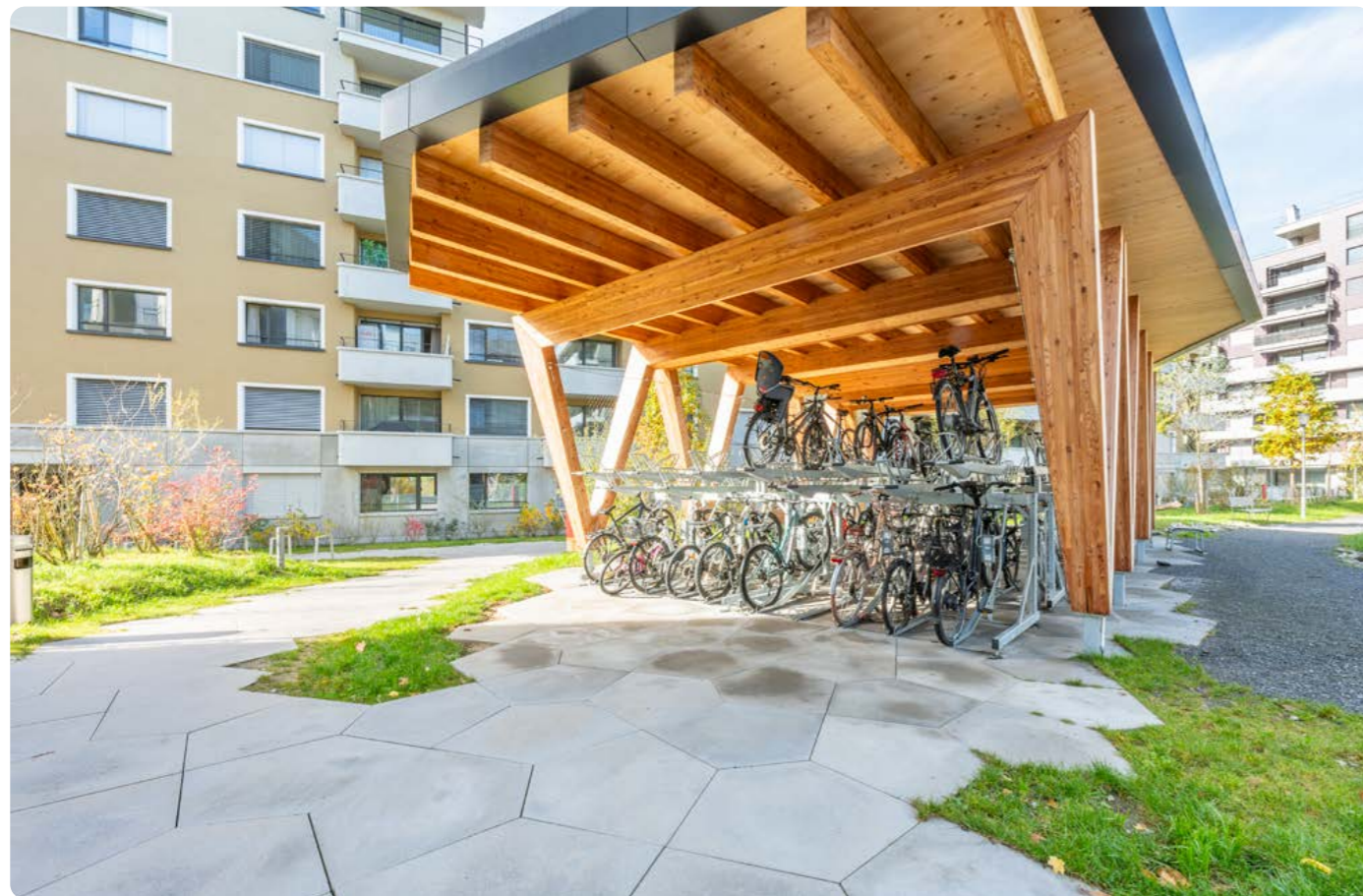
Underground parking space no. U2-29 with e-car charging station and tyre box



Underground garage entrance



Bicycle parking for joint use

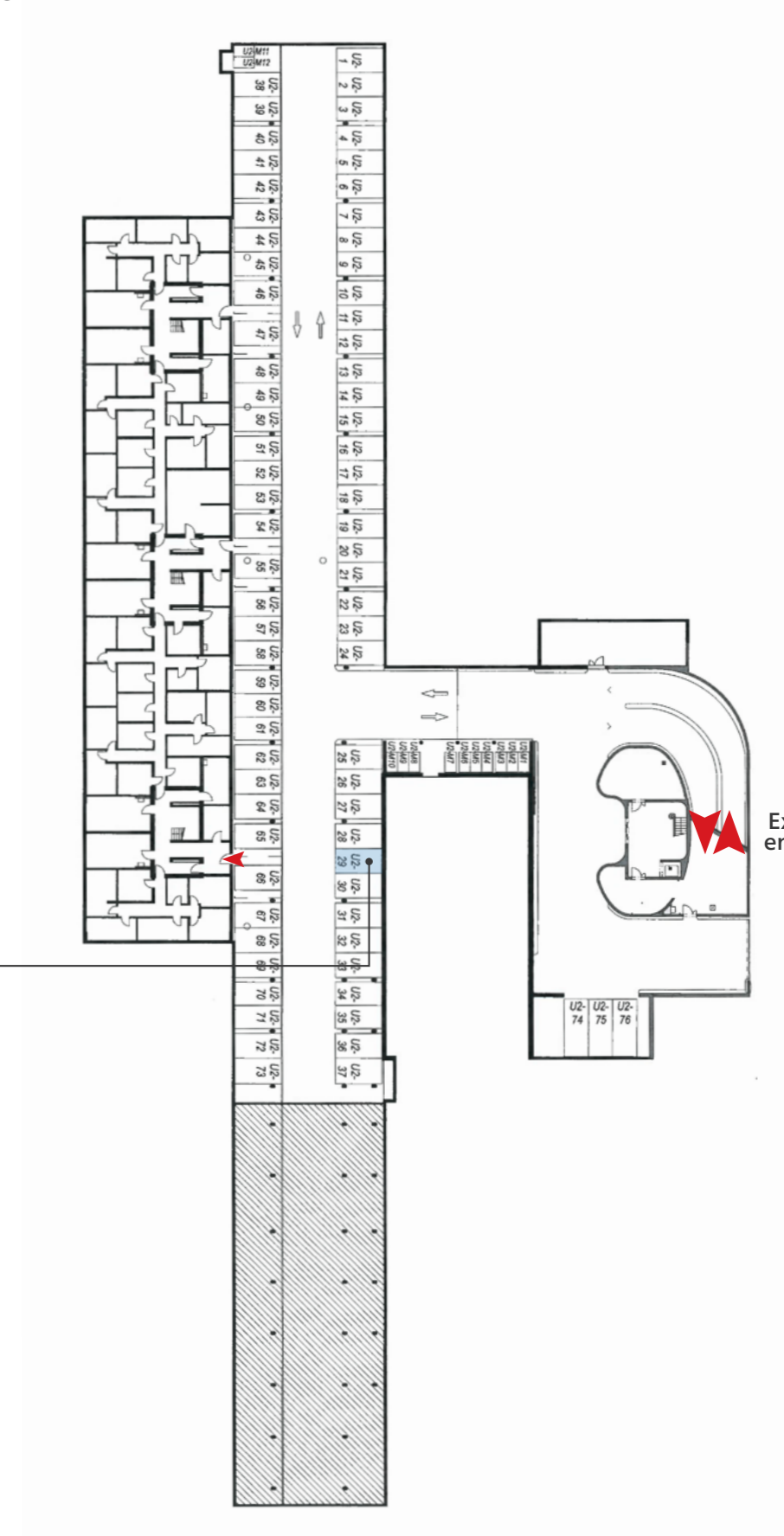


LAYOUT

Underground garage



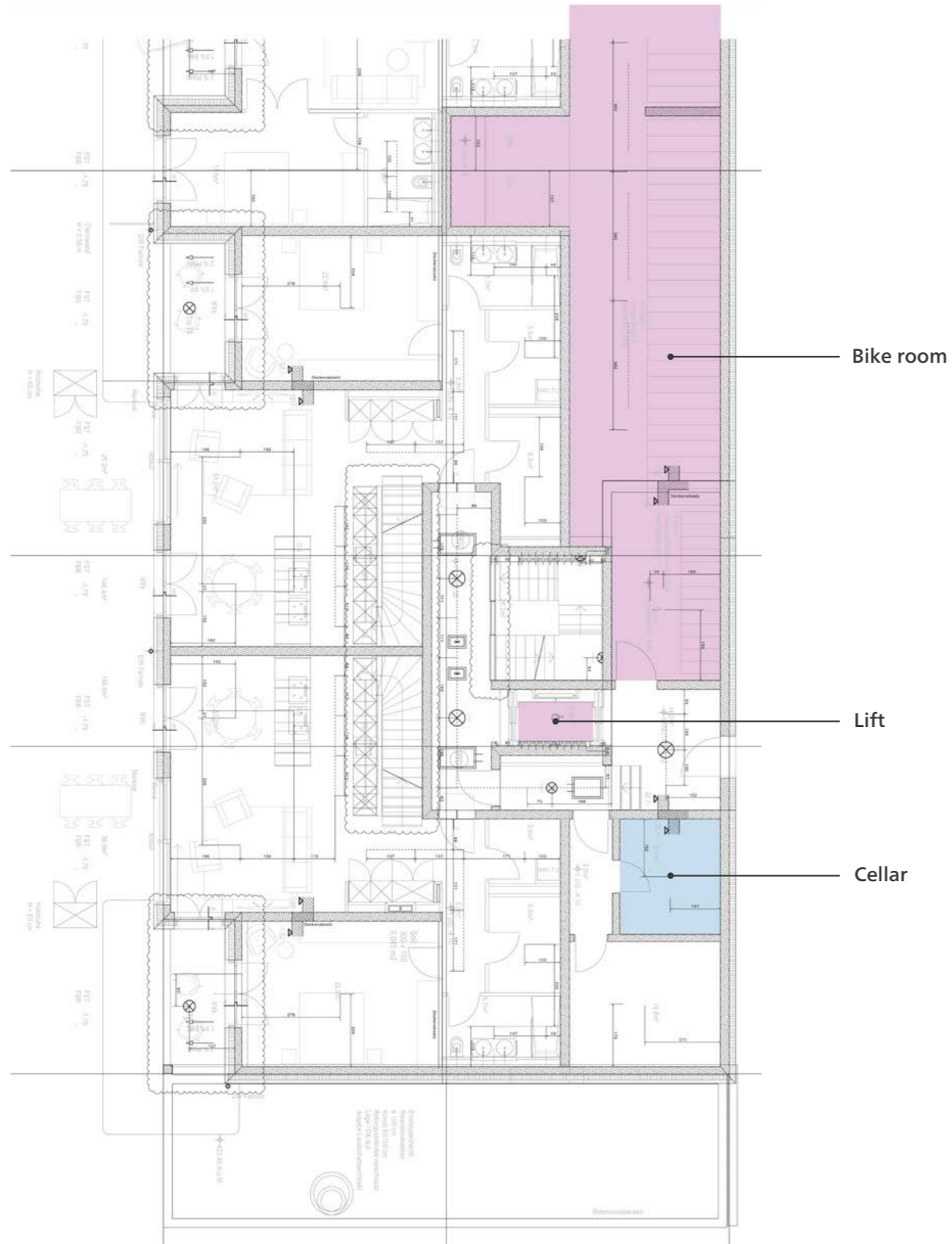
Underground parking space no. U2-29



Ancillary spaces

LAYOUT

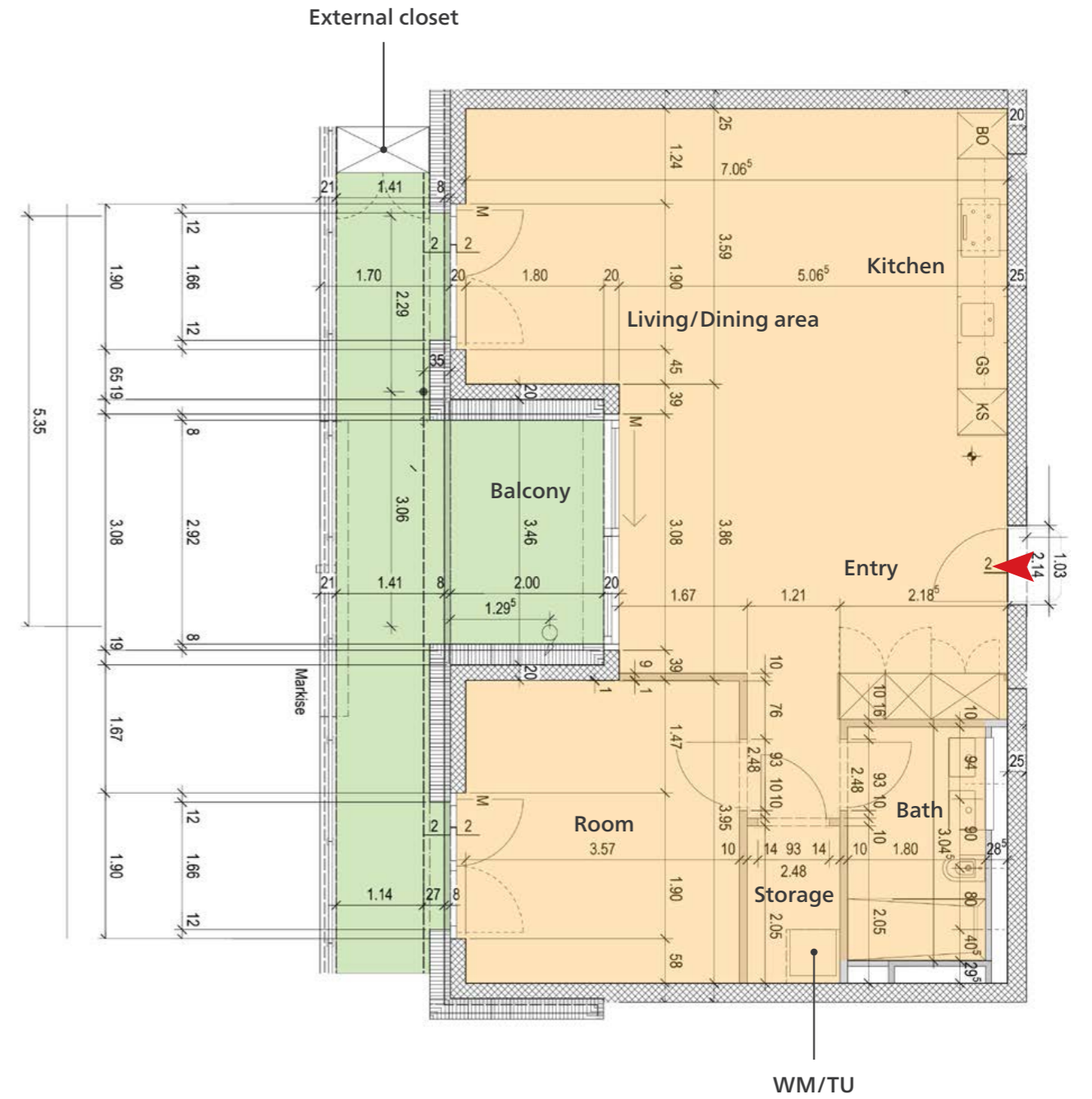
2nd basement level



- Ancillary spaces
- Joint use

LAYOUT

1st floor



- Living area
- External spaces

Lorzenpark bus stop in short walking distance



Relaxing on the shores of the Lorze River close by



Shopping at the Neudorf Center Cham



The most beautiful sunsets in the canton of Zug





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