



Apartment 4.5 rooms

Family-friendly and urban living in the popular «Feldhof»-district in close proximity to the centre

6300 Zug

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DATA SHEET

Property

Apartment 4.5 rooms on the 3rd floor

External spaces

Balcony 12.50 m²

Address

Feldhof 2, 6300 Zug

Ancillary spaces

Cellar 8 m²

Plot

368/10000 in GS 4683

Room height

2.50 m

Co-ownership unit

GS 90883
Parking space no. 21, GS 93850
Parking space no. 143, GS 93972

Parking spaces

2 underground parking spaces
no. 21 + 143

Year of construction

2004

Heating

District heat (Circulago)
The Circulago energy network uses water
from Lake Zug as its energy source
Underfloor heating

Renovations

Regular maintenance

Specials

- Own washing machine / tumble dryer in the apartment
- Windows with turn & tilt fittings

Living area

132 m²

Availability

By arrangement

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Purchase price
On request

SITUATION

Feldhof 2
6300 Zug



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



Bus
130 m to the Feldhof bus stop



SBB
1 km to the main train station in Zug



Shops
900 m to the Herti shopping centre
1.6 km to the Metalli shopping centre



Shopping
Zug, Lucerne, Zurich



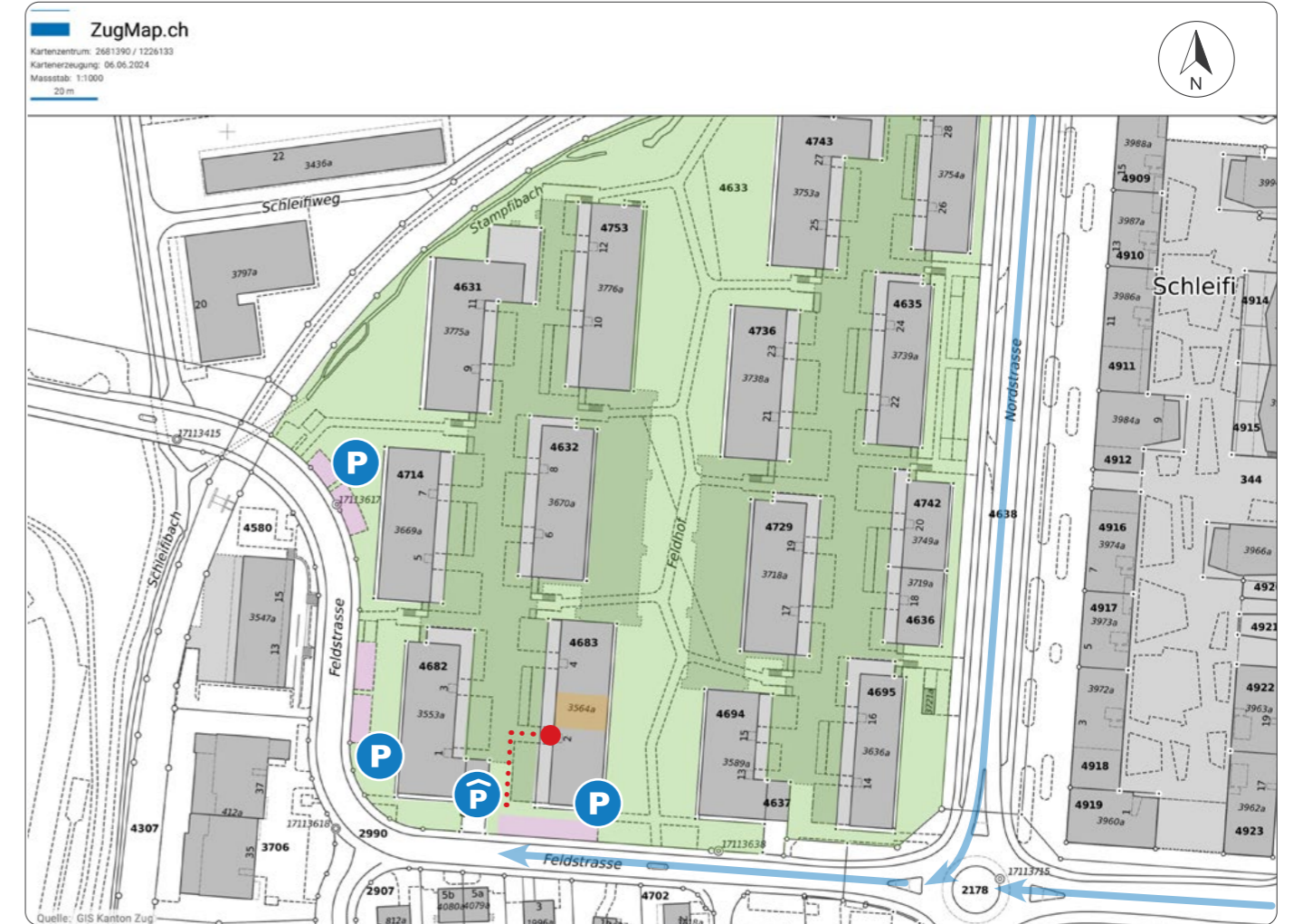
Kindergarten
900 m to the Herti and Guthirt kindergartens



Schools

- Herti and Guthirt primary schools
- 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 at Feldstrasse.



PROPERTY

Apartment 4.5 rooms

- Merbau parquet flooring
- Ceramic flooring in the kitchen and bathrooms
- Own washing machine / tumble dryer in the apartment
- Windows with turn & tilt

Bathrooms

- Bath 1: with bathtub, washbasin, mirror cabinet, washing machine / tumble dryer and toilet
- Bath 2: with shower, washbasin, mirror cabinet and toilet

External spaces

- Covered balcony facing west

Entrance area

- Entry with built-in cupboards
- Connection to the rooms

Kitchen

- V-Zug oven, hob, dishwasher and refrigerator with a separate freezer compartment
- Panasonic microwave
- Granite worktops

Further rooms

Basement level

- Cellar
- 2 underground parking spaces no. 21 + 143

Sleeping area

- Room 1 with access to the balcony
- Room 2
- Room 3 with built-in closet

Living/Dining area

- Open-plan and spacious
- Well thought-through layout
- Access to the balcony

For joint use

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

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Attractive city apartment with an optimal layout for a maximum of flexibility in all phases of life
- The property impresses with its central, family-friendly and peaceful location
- Open-plan, bright and sun-drenched rooms provide for a pleasant living ambiance
- Two separate bathrooms and an own washing tower make daily work flexible
- Covered west-facing balcony for sunny moments al fresco in the evening hours

Surroundings

- Living close to the city centre and the Lorzen plane in the popular «Feldhof» district
- Child-friendly complex with traffic-free zones and playgrounds
- Shopping (Herti shopping centre), restaurants («Freiruum»), schools and sports facilities in walking distance
- Very good public transport connections and connections to the motorway
- The city of Zug offers an optimal infrastructure for living, working, transport and recreational time



Access via Feldstrasse



Entrance area and stairwell



Feldhof no. 2 complex



Conveniently by lift to the 3rd floor



Entry



Arrive and feel right at home



Room layout



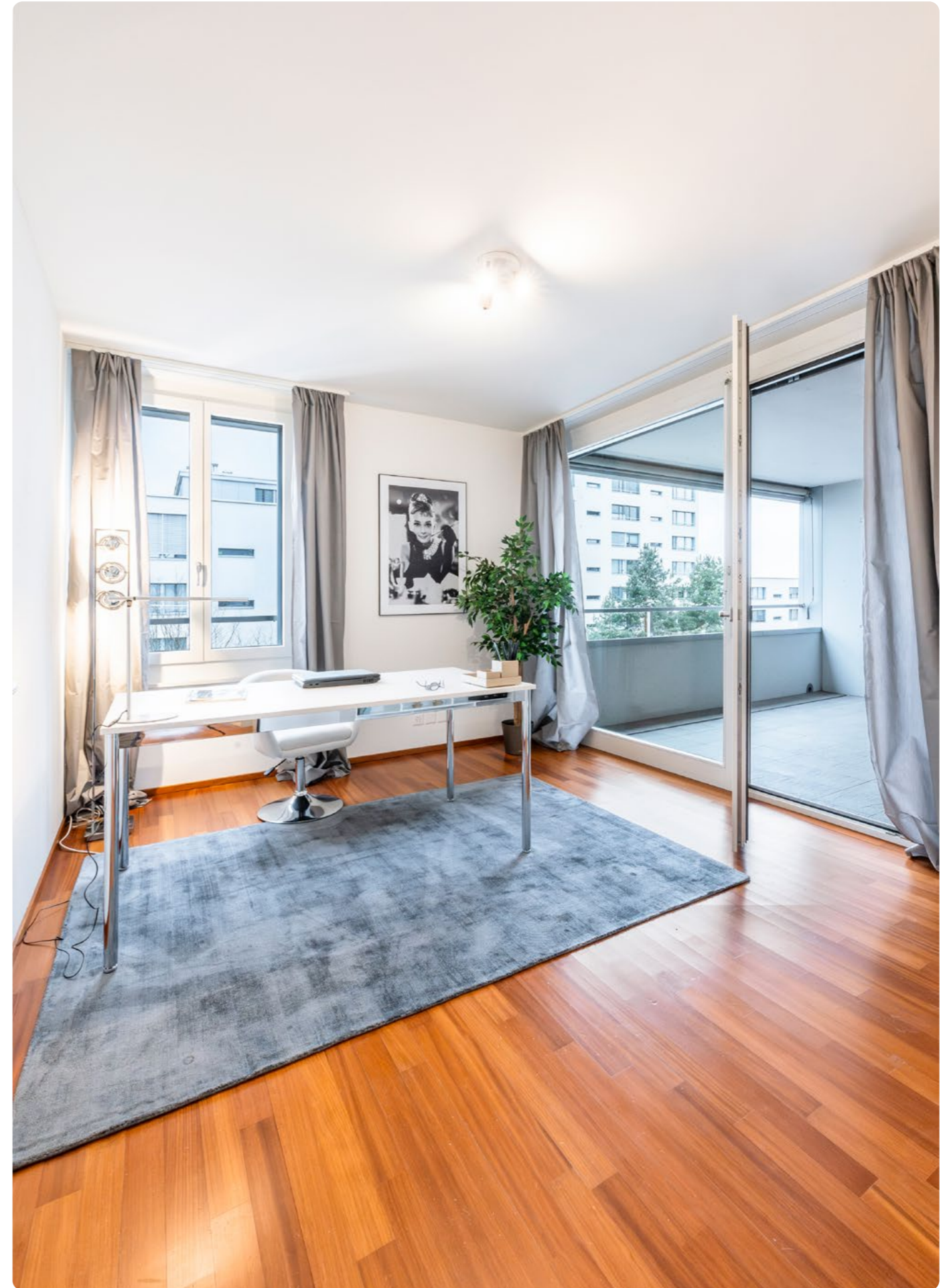
Bathroom 1 with its own washing tower



Relaxation in the bathtub



Room 1 with access to the balcony



ROOM 2



Room layout



Room 2 with built-in closets



Bathroom 2



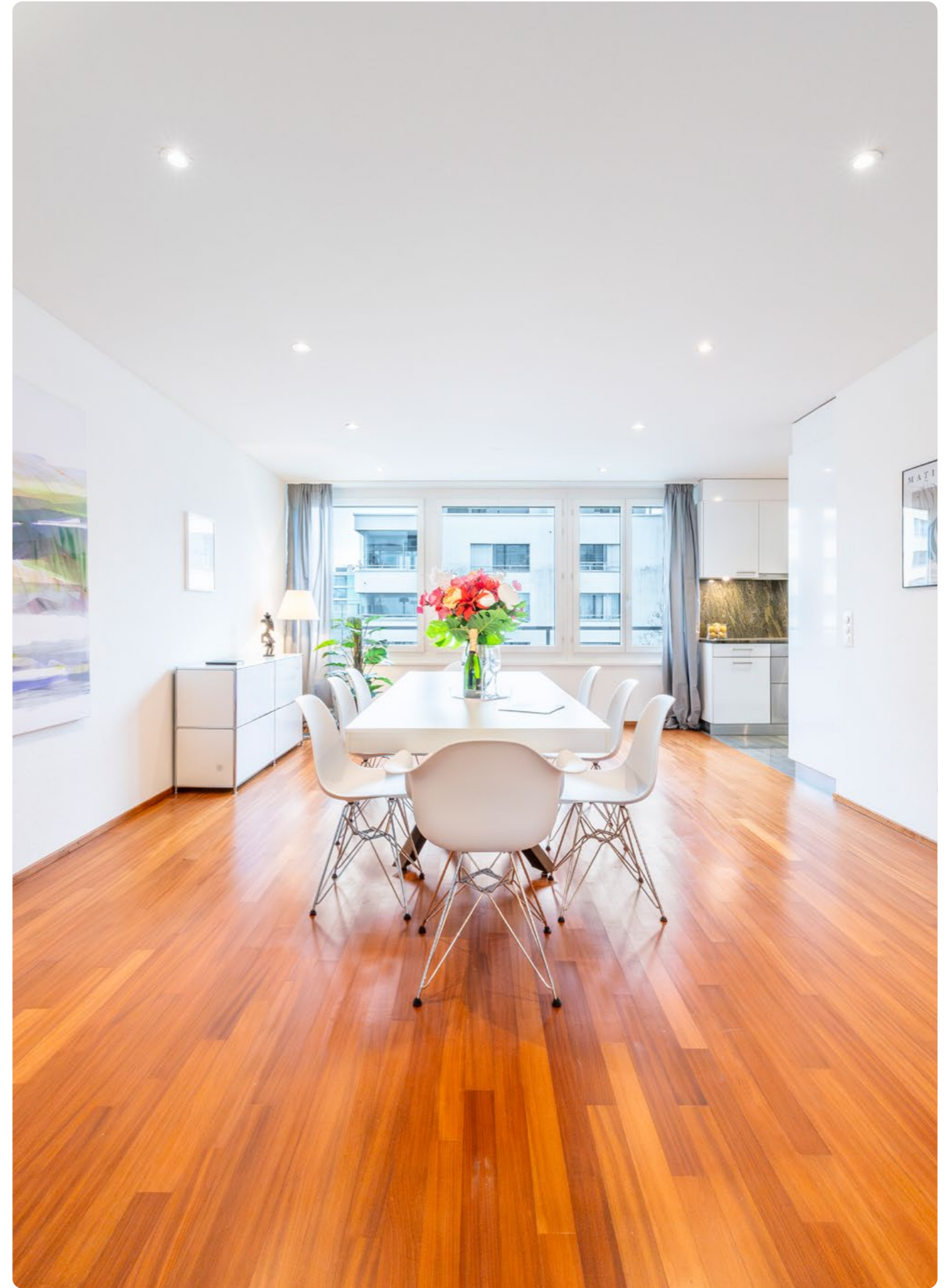
Open-plan kitchen



Space for culinary creations



Spacious dining area





An ambiance of wellbeing



Open-plan room concept



Access to the balcony



STYLISH LIVING



Covered balcony



Enjoying the evening sun



Views onto the well-maintained Feldhof district



URBANITY MEETS
MOUNTAIN VISTAS



Visitor parking spaces at Feldhofstrasse



Underground parking space no.21



Underground garage entrance at Feldstrasse 1



Underground parking space no. 143



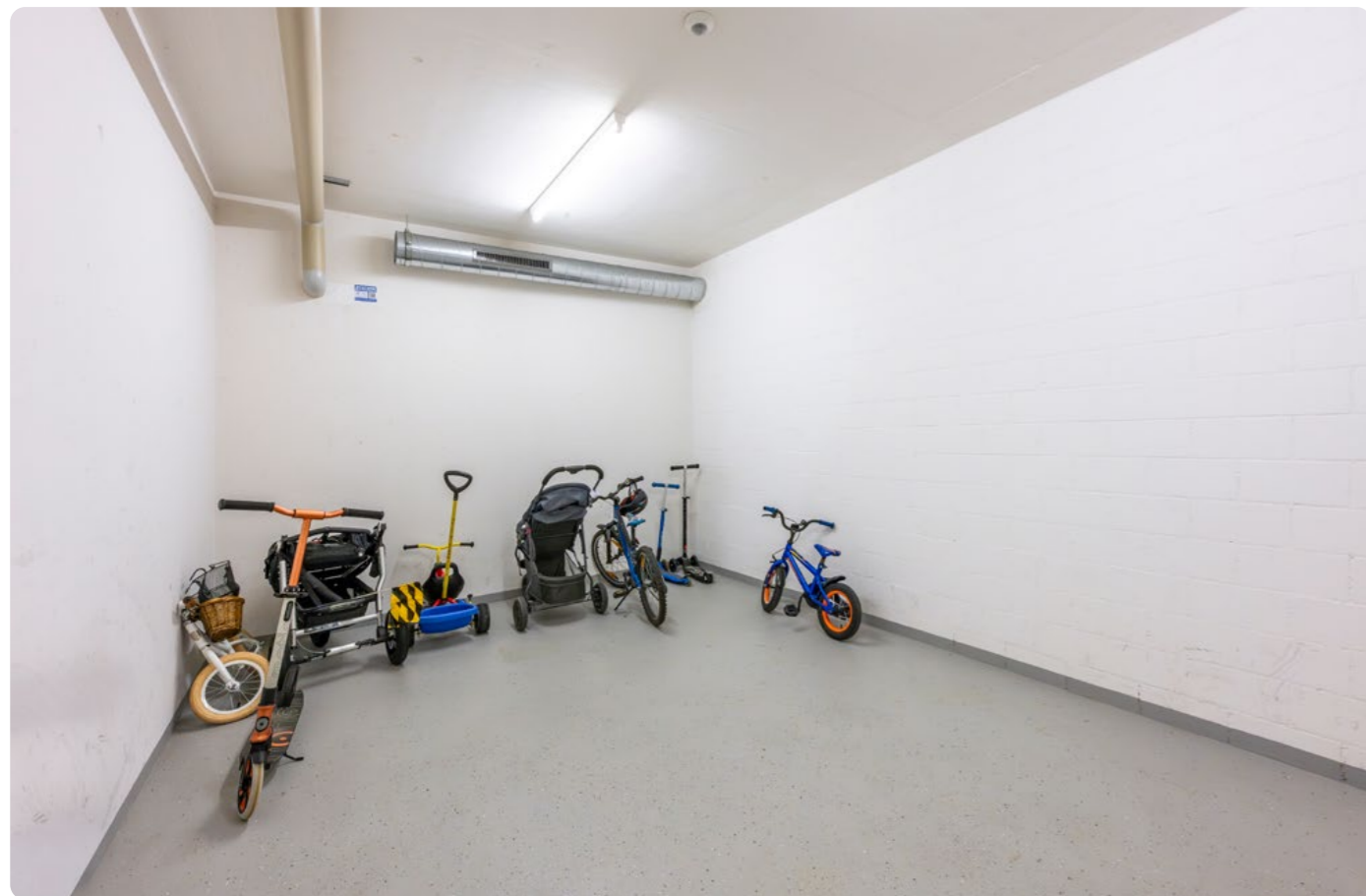
Cellar



Clothes drying room with secomat for joint use



Storage room for joint use

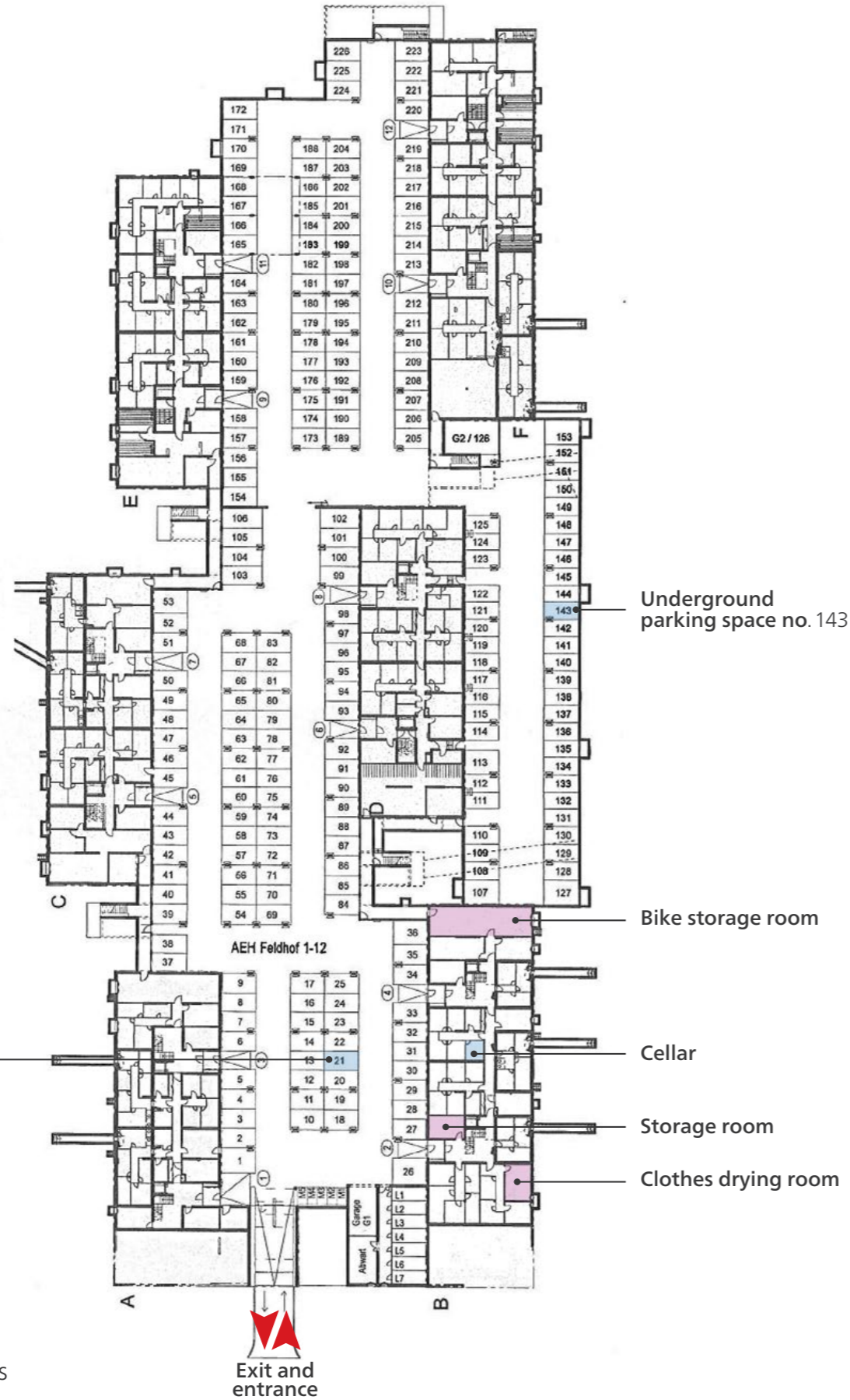


Bicycle storage room for joint use



LAYOUT

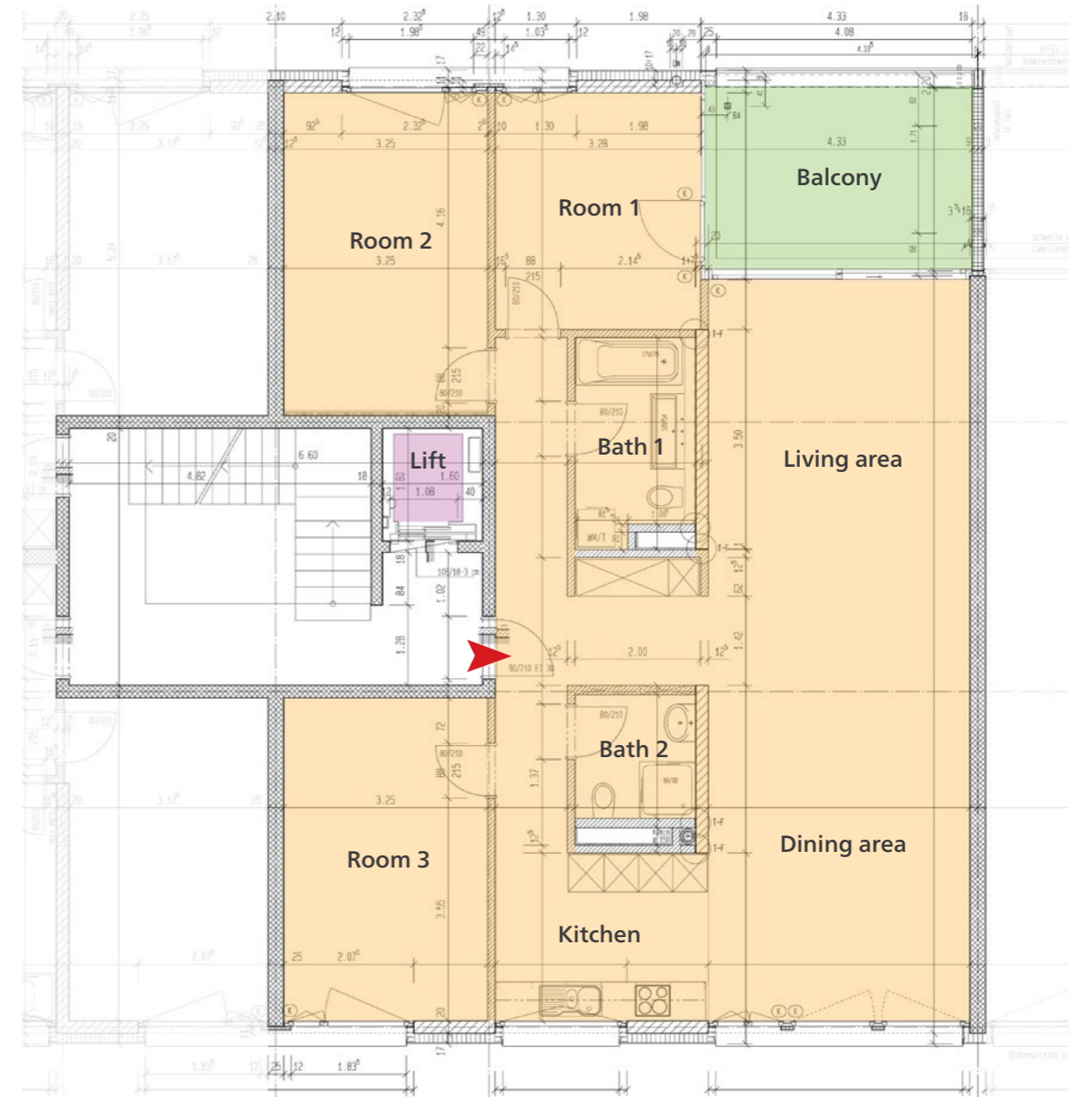
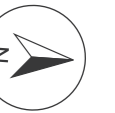
Basement level / underground garage



- Ancillary spaces
- Joint use

LAYOUT

3rd floor



- Living area
- External spaces
- Joint use

Bus stop Feldstrasse



Shopping centre Herti



Primary school Herti



Shopping centre Metalli, Zug



FELDHOF DISTRICT - ZUG



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