



Apartment 3.5 (5.5) rooms

Newly renovated, modern, top quality fittings – lake views included

6333 Hünenberg See ZG

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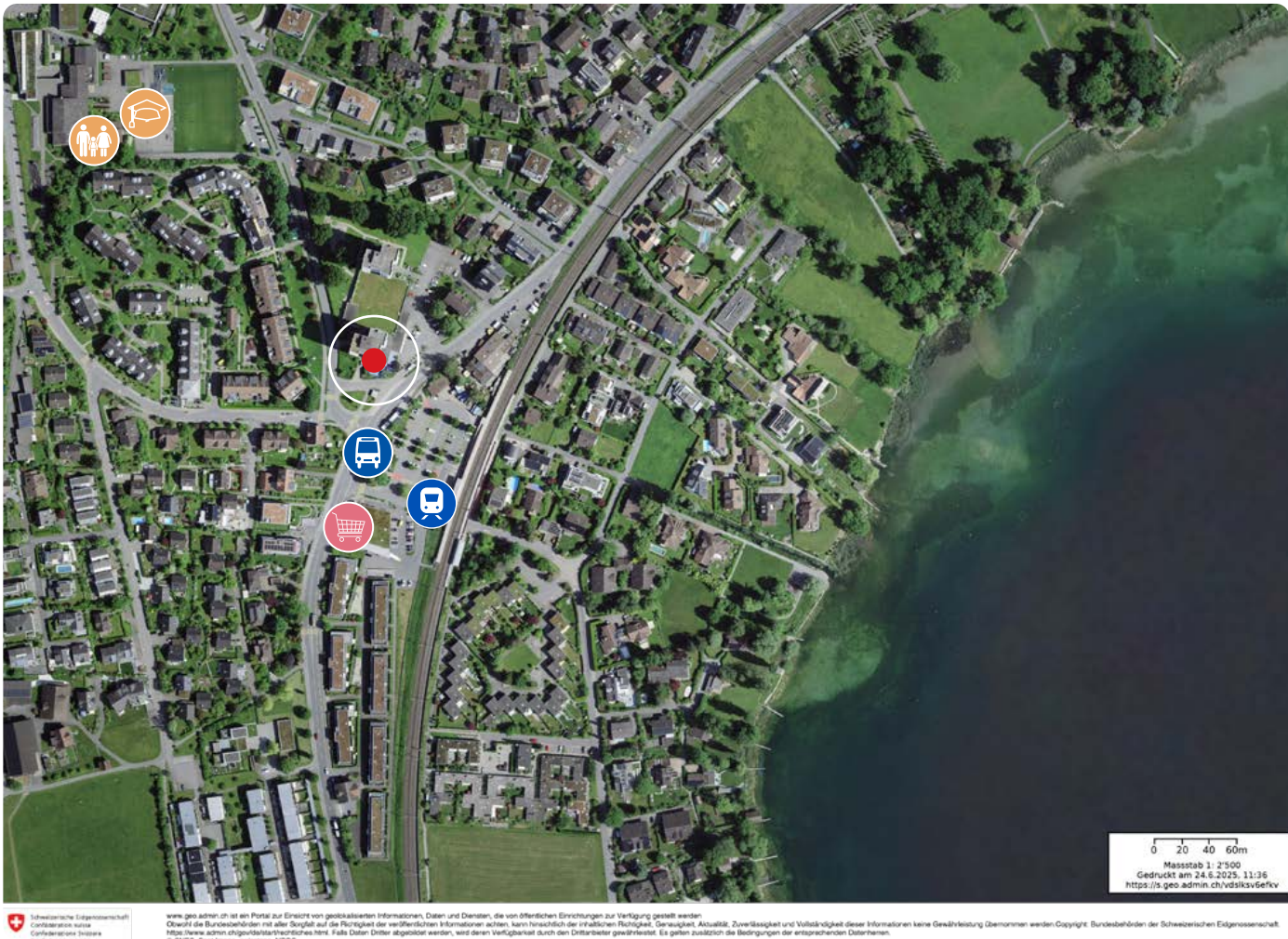
DATA SHEET

Property Apartment 3.5 (5.5) rooms, 10th floor	Living area 104 m ²
Address Luzernerstrasse 92 6333 Hünenberg See	External spaces Balcony 7.5 m ²
Plot 30/1000 in GS 832, 1967 m ²	Ancillary spaces Cellar compartment (no.31) 3.5 m ²
Co-ownership unit GS 6136	Room height 2.45 m
Year of construction 1974	Parking spaces 1 underground parking space no.31
Renovations 2026 Kitchen, bathrooms, built-in closets, windows in the living area, window sills, radiators, parquet flooring, entrance door, electricity, plastering and paint work 2019 Large sun awning 1997 Windows, balcony glazing	Heating Oil heating / radiators
	Specials • 180° views onto Lake Zug and the mountains • Two bathrooms • Roof terrace for joint use • Playground for joint use • Public transport connections right in front of the building
	Availability By arrangement

Purchase price
On request

SITUATION

Luzernerstrasse 92
6333 Hünenberg See

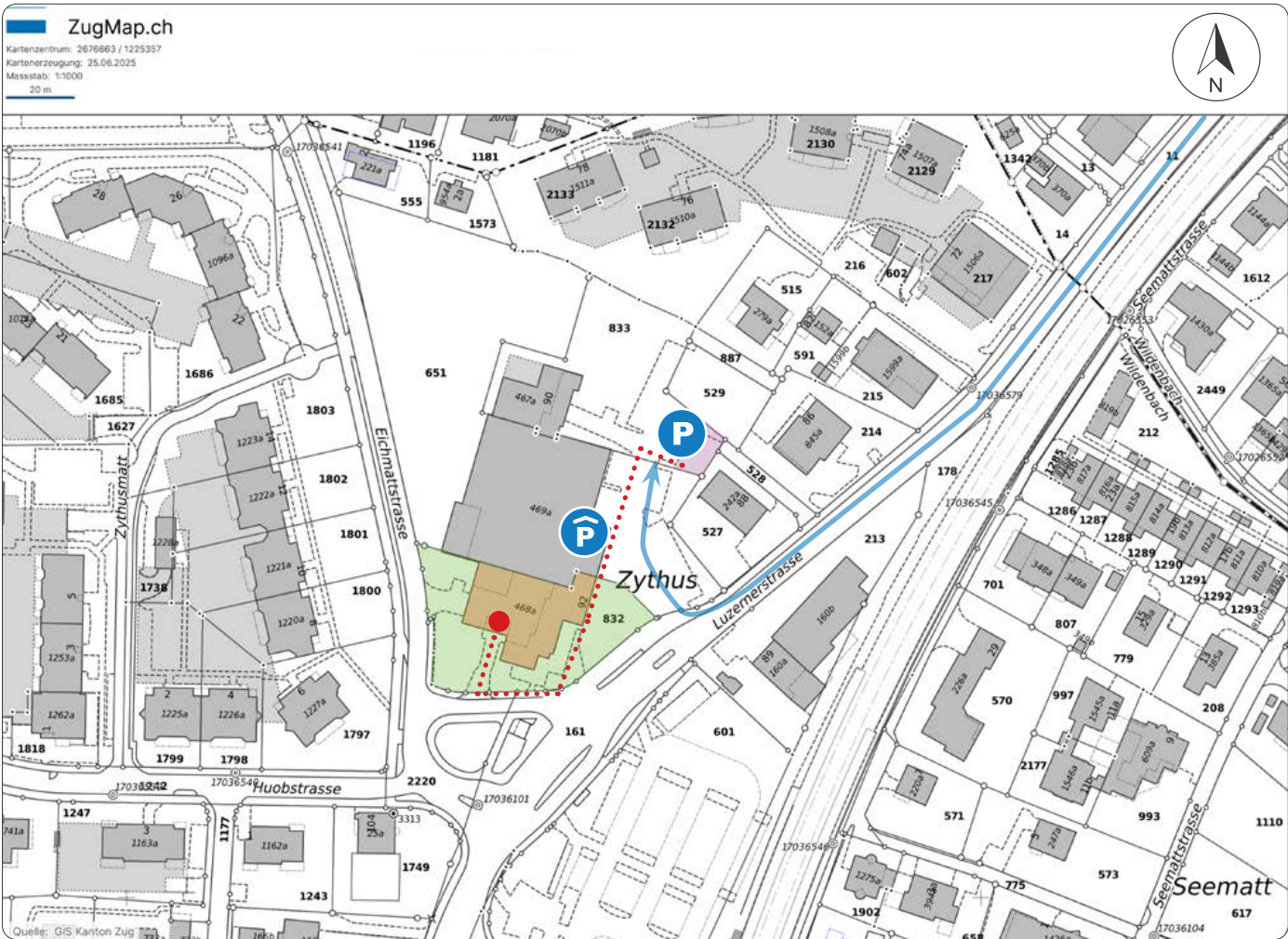


Municipal administration of Hünenberg | www.zg.ch | Tax rate: 54%

- Bus**
100m to the «Zythus» bus stop
- SBB**
180m to the «Zythus» s-train station
- Shops**
180m to the Migros
1.3 km to the Neudorfcenter in Cham
- Shopping**
Zug, Lucerne, Zurich

- Kindergarten**
510m to the «Kemmaten» school building
- Schools**
 - 510m to the «Kemmaten» primary school
 - Lower secondary school in Hünenberg or in Cham
 - Cantonal school in Zug + Rotkreuz
 - ISZL International School in Hünenberg or in Baar

CADASTRAL MAP



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

Parking
There are several visitor parking spaces available.



PROPERTY

Apartment 3.5 (5.5) rooms 10th floor

- Parquet flooring, oiled, in the entire living room and bedrooms
- Ceramic tiling in the bathrooms and kitchen
- Top vistas (lake, mountains)

Kitchen

- Bora induction hob and table ventilator
- V-Zug oven, steamer and dishwasher
- Miele refrigerator and freezer

Bathrooms

- Bath 1 with rain shower, washbasin with base unit, mirror cabinet, towel heater and toilet
- Bath 2 with shower, washbasin with base unit towel heater, toilet and WM/TU

Entrance area

- Entry
- Large built-in closet in the cloakroom
- Access to all the rooms
- New entrance door

Sleeping area

- Room 1 with lake views
- Room 2 with mountain views

External spaces

- Covered balcony (glazed) with lake/mountain views
- For joint use**
- Large roof terrace
 - Playground
 - Visitor parking spaces

Living/Dining area

- Spacious, open and sun-drenched
- Access to the covered balcony with views into the distance
- Access to the kitchen, room 1 and bath 1

Further rooms

- Living area 2
- Office with various possibilities of use

Ground floor / basement

- 1 underground parking space
 - Cellar compartment
- For joint use**
- Laundry room
 - Bike/Storage room

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Turn-key, newly renovated apartment with spacious, sun-drenched rooms and a well thought-through layout for a maximum of flexibility
- Splendid 180° vistas onto Lake Zug and the surrounding mountain panorama
- Enjoy morning and midday sunshine on the covered, glazed balcony with amazing views into the distance
- Spacious roof terrace (for joint use) with plenty of space to relax
- Sunny, central yet peaceful property with a high quality of life

Surroundings

- Attractive, central location in a conveniently located area
- Excellent infrastructure such as shopping, restaurants, schools, train station all optimally reachable by foot
- In the immediate vicinity to beautiful Lake Zug and the local recreational area
- City of Zug as well as the motorway connection in close proximity
- Quality of life – in a tax-favourable municipality of the canton of Zug



Access from Luzernerstrasse



Visitor parking spaces



Multi-family dwelling with vistas



Entrance area with two lifts



Conveniently by lift to the 10th floor



Entry with cloakroom and built-in closets



Living area with a spacious layout



Living area 2



Room for relaxation and cosiness





WELL THOUGHT-THROUGH
ROOM CONCEPT

Modern kitchen and a timeless design



With top quality appliances



Bright and sun-drenched



Lots of storage space



For moments of enjoyment



Pure atmosphere of wellbeing



ENJOYING LAKE VIEWS



Southeast orientation with morning and midday sunshine



Glazed balcony



Magnificent views into the distance onto the lake and mountains





Room layout



Bath 1 – Modern elegance



ROOM 1 – RELAXATION WITH
VISTAS INTO THE DISTANCE



Peaceful place of retreat



Corridor and room layout



Room 2



Office



Various possibilities for use



Bath 2 with washing tower



Lift to ...



... the roof terrace (for joint use)



With an incredible panorama



Underground parking space no.31



Cellar compartment no.31



Bike storage room for joint use

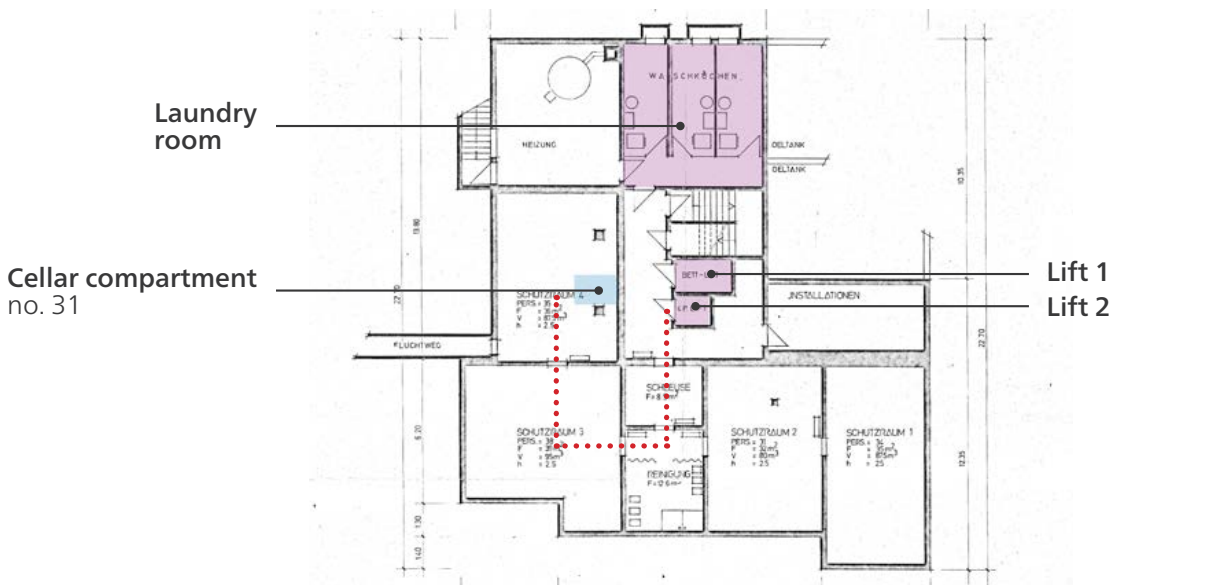


Playground for joint use

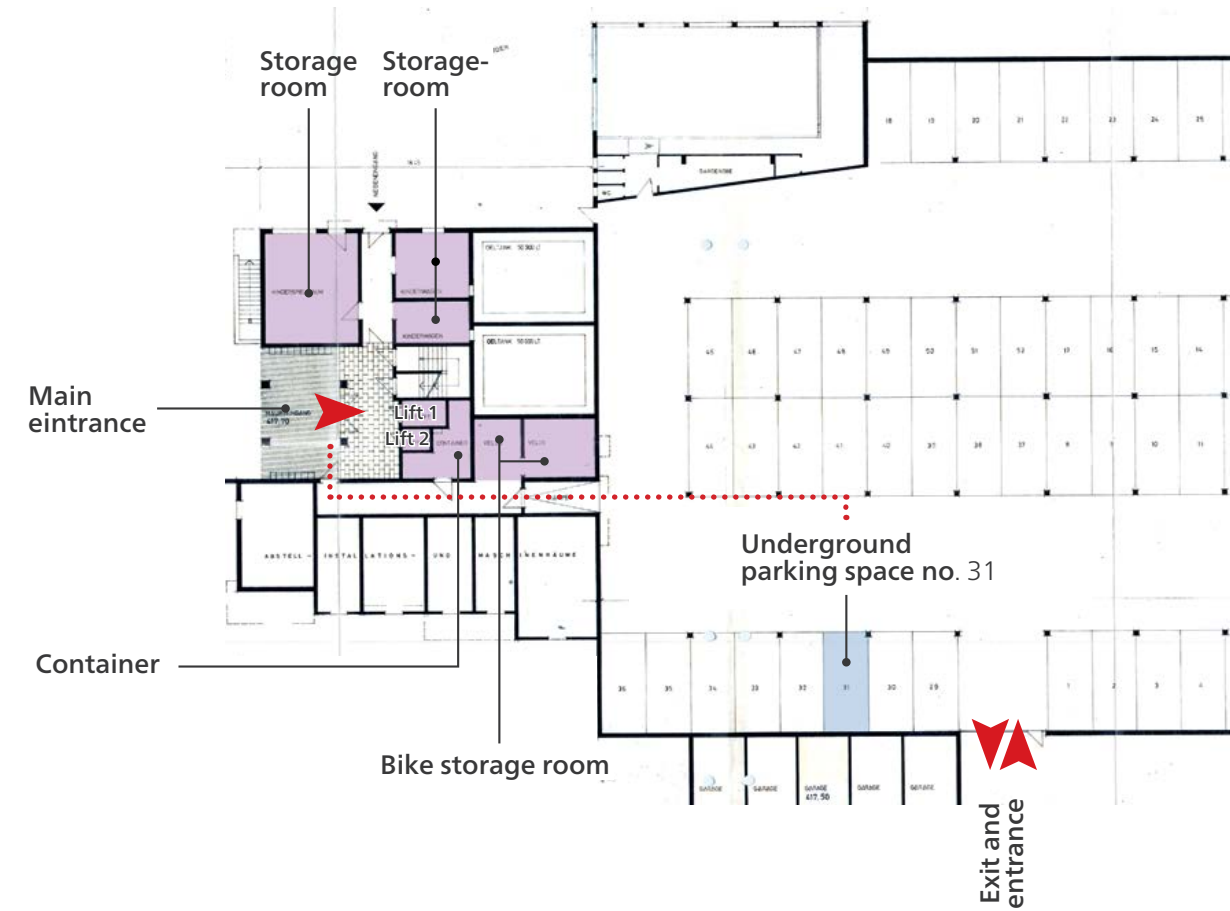


LAYOUT

Basement level



Ground floor



- Ancillary spaces
- Joint use

LAYOUT

10th floor



- Living area
- External spaces

S-train station Hünenberg Zythus



Kemmatten school building with primary school and kindergarten



Shopping right around the corner



International School in Hünenberg and in Baar



ZUGERLAND REGION



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