



Semi-detached house 6.5 rooms with a granny flat

Residential comfort for the entire family with
lovely views onto the lake and mountains

6333 Hünenberg See ZG

RESIDENCE IMMOBILIEN

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DATA SHEET

Property

Semi-detached house 6.5 rooms
with a granny flat

Address

Oberer Chämletenweg 35b
6333 Hünenberg See

Plot

GS 1783, 140 m²
GS 83099, 2636/100000
GS 1766, 6691 m²
Residential zone W2b, plot ratio 0.55
Building obligation

Cubic volume 733 m³

Renovations

2024 Entrance area GF and BL (front
door, cloakroom, cupboards,
sideboard)
2017 Renovation of the forecourt
2011 New kitchen, wood flooring and
tiling, sanitary refurbishment

Year of construction 1994

Room height 2.38 m

Living area 168.50 m²

External spaces

Terrace (top floor)	26 m ²
Forecourt (ground floor)	37.19 m ²
Patio (basement level)	15.78 m ²

Ancillary spaces 20.50 m²
Laundry/Storage room, cellar 1+2

Parking spaces

- **2 underground parking spaces** (GS 1769)
Usage rights no. 2+26
- **1 covered external parking space** (GS 1766)
According to regulations no. 86
Marking no. 21

Heating

Gas/Underfloor heating (connection to
the district heat network planned for 2026)

Specials

- Splendid lake and mountain vistas
- 2 main entrances and 2 own mail boxes
- Spacious granny flat on the basement
level (pre-installed connections for a small kitchen)
- Air conditioning on the top floor
- Recreational rooms with playground
for joint use

Availability

By arrangement

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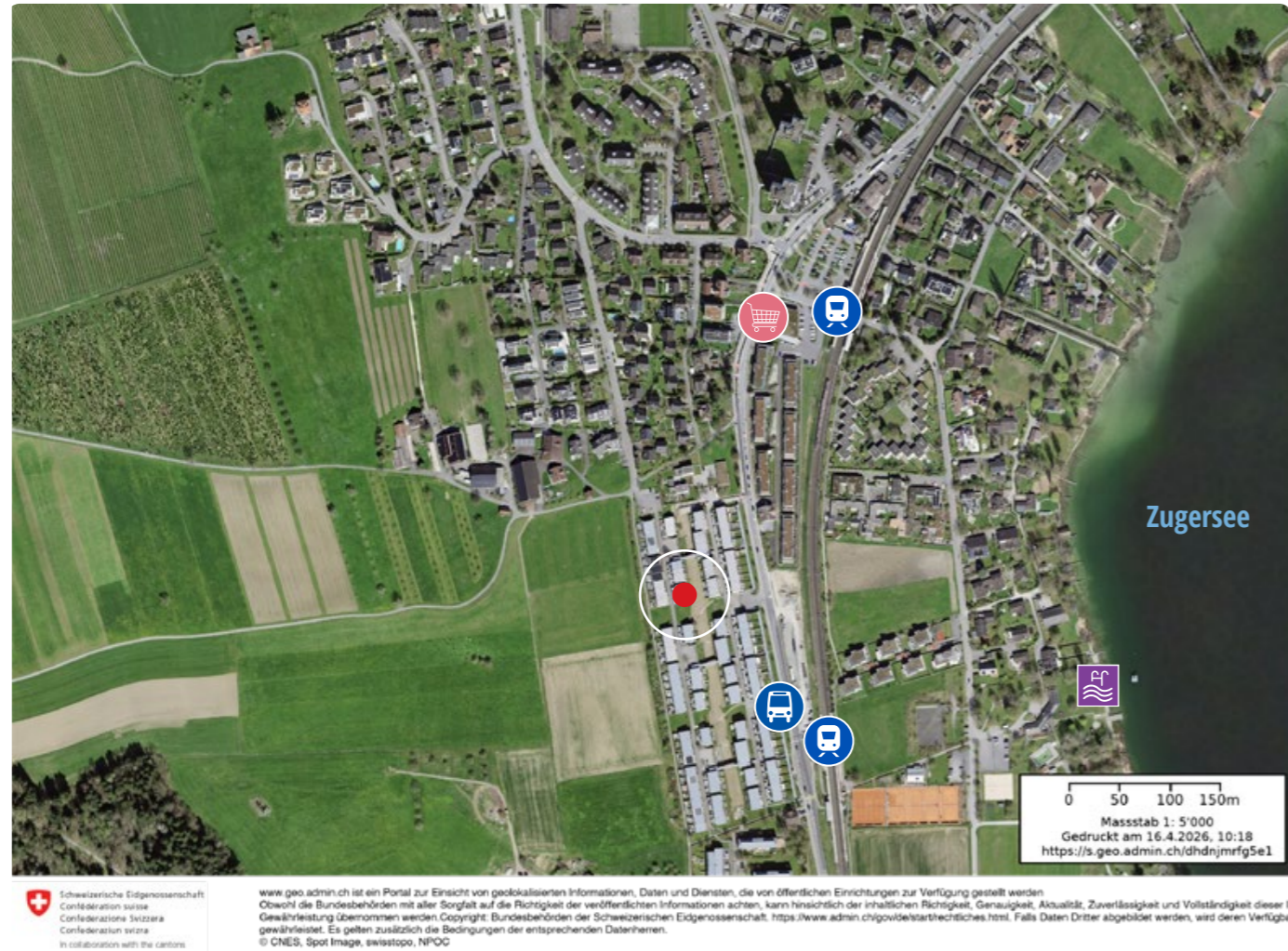
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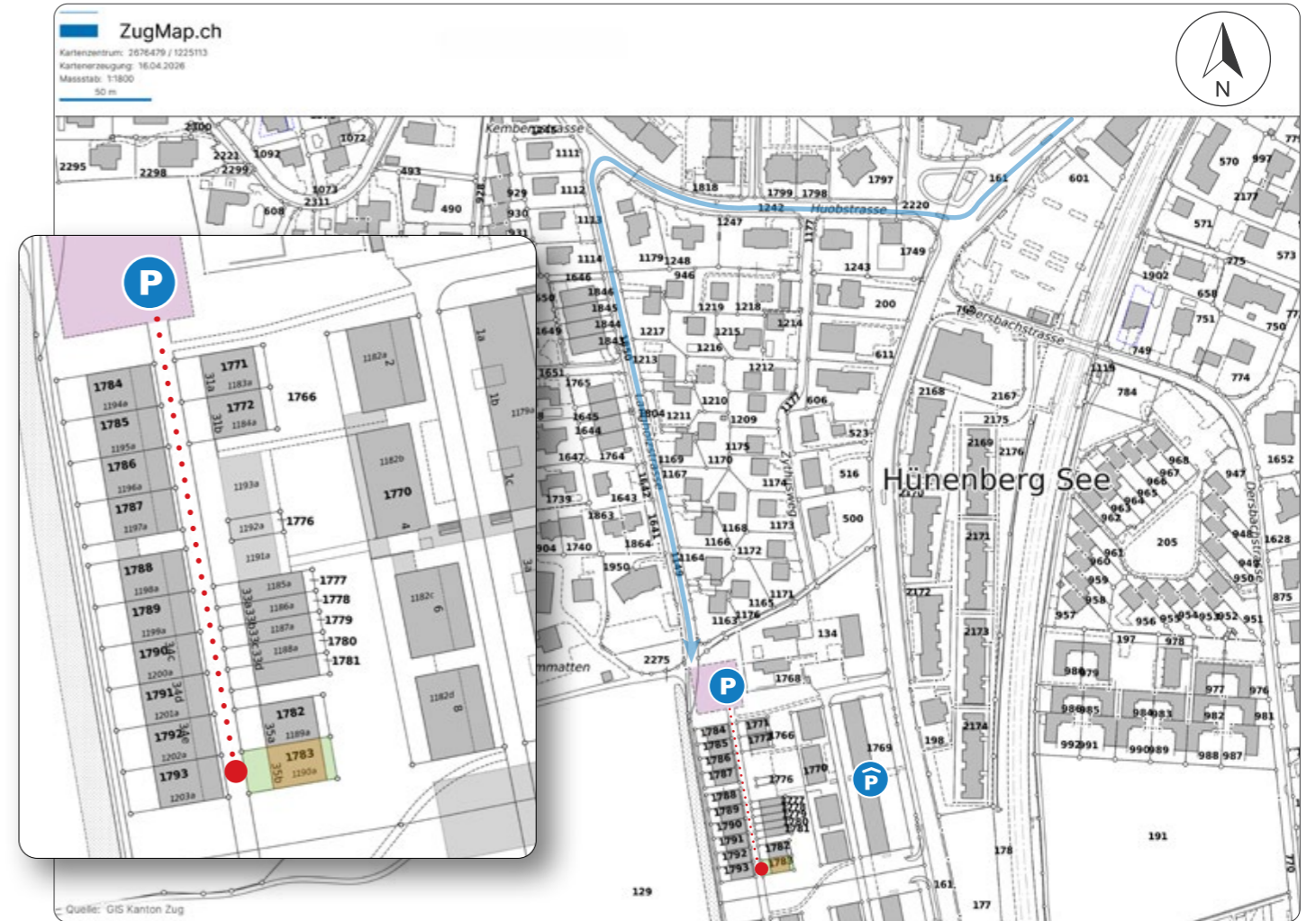
Purchase price
On request

SITUATION








Oberer Chämletenweg 35b
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






CADASTRAL MAP



Municipal administration of Hünenberg See | www.zg.ch | Tax rate: 53%

-  **Bus**
277 m to the bus stop
«Badi Hünenberg»
-  **SBB**
349 m to the s-train station
«Hünenberg Chämleten»
-  **Shops**
411 m to Migros
-  **Shopping**
Cham, Zug, Lucerne, Zurich
-  **Lake baths**
648 m to the Hünenberg public lake baths
-  **Kindergarten**
624 m to the «Eichrüti» kindergarten
-  **Schools**
 - 817 m to the Kemmatten/Eichmatt school with primary school & kindergarten
 - Cantonal school in Zug and Rotkreuz
 - ISZL International School in Hünenberg or in Baar

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

Parking
Visitor parking spaces at
Oberer Chämletenweg



PROPERTY

Semi-detached house 6.5 rooms w/ granny flat

- Oak parquet
- Ceramic tiling in the bathrooms
- Electric blinds system
- Various fly screens
- 2 different main entrances

Kitchen & cooking island

Top floor

- Gaggenau hob
- V-Zug oven (combination Steam SL and Comair HSF)
- Siemens refrigerator with an integrated freezer compartment
- Miele dishwasher

External spaces

Ground & top floor, basement level

- Terrace with vistas onto Lake Zug and the mountains
- Patio on the BL (14.5 m²)
- Forecourt at the main entrance area with a covered patio

Entrance area

Ground floor

- Forecourt with a covered patio and bike storage space
- Large entry with a tailored cloakroom with built-in cupboards

Sleeping areas

Ground floor / Basement level

- (GF) Rooms 1, 2 and 3
- (BL) Rooms 4 and 5 with access to the external patio

Further rooms

Ground floor / Basement level

- 2 cellars (with windows)
- Laundry/Storage room
- 2 underground parking spaces
1 external parking space (covered)
- Bike storage room

Living/Dining area

Top floor

- Living, dining area and kitchen as a modern open-plan layout concept
- Spacious and sun-drenched
- Access to the terrace

Bathrooms

Ground floor / Basement level

- (GF) Bath 1 with bathtub, shower, washbasin with base unit, towel radiator and toilet
- (GF) Guest toilet
- (BL) Bath 2 with shower, washbasin with base unit and toilet

Granny flat

Basement level

- Connections available for a small kitchen

For joint use

- Visitor parking spaces
- Playground
- Community rooms

WHAT MAKES THIS HOUSE SPECIAL

Property

- Spacious house with a flexible layout for every phase of life
- Open-plan and sun-drenched rooms thanks to floor-to-ceiling windows
- The property combines convenient and stylish living in a privileged and family-friendly location
- Spacious, sunny terrace with lake and mountain vistas
- Granny flat on the basement level with a separate house entrance (connections prepared for a small kitchen) / Detachable and can be rented out separately
- Connection to the district heat network is planned for 2026

Surroundings

- Sunny, peaceful location with magnificent vistas into the distance
- Attractive living area in the tax-favourable municipality of Hünenberg See (53%)
- Perfect infrastructure with kindergartens, schools, shops in the village
- A high recreational value with the local recreational area on your doorstep
- Proximity to the international schools and economic centres
- Excellent connections to public transport (bus and train in short walking distance)



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Access to the visitor parking spaces



Traffic-free access area



Semi-detached house no. 35b



Forecourt with a covered patio and bicycle parking



Entry with a modern cloakroom and built-in cupboards



Friendly and inviting



Stairs leading to the top floor



Elegant, top-quality kitchen









Peace, sun and magical vistas into the distance



Sun terrace for the perfect enjoyment al fresco



Living in the popular «Chämleten» complex



Stairs ground floor



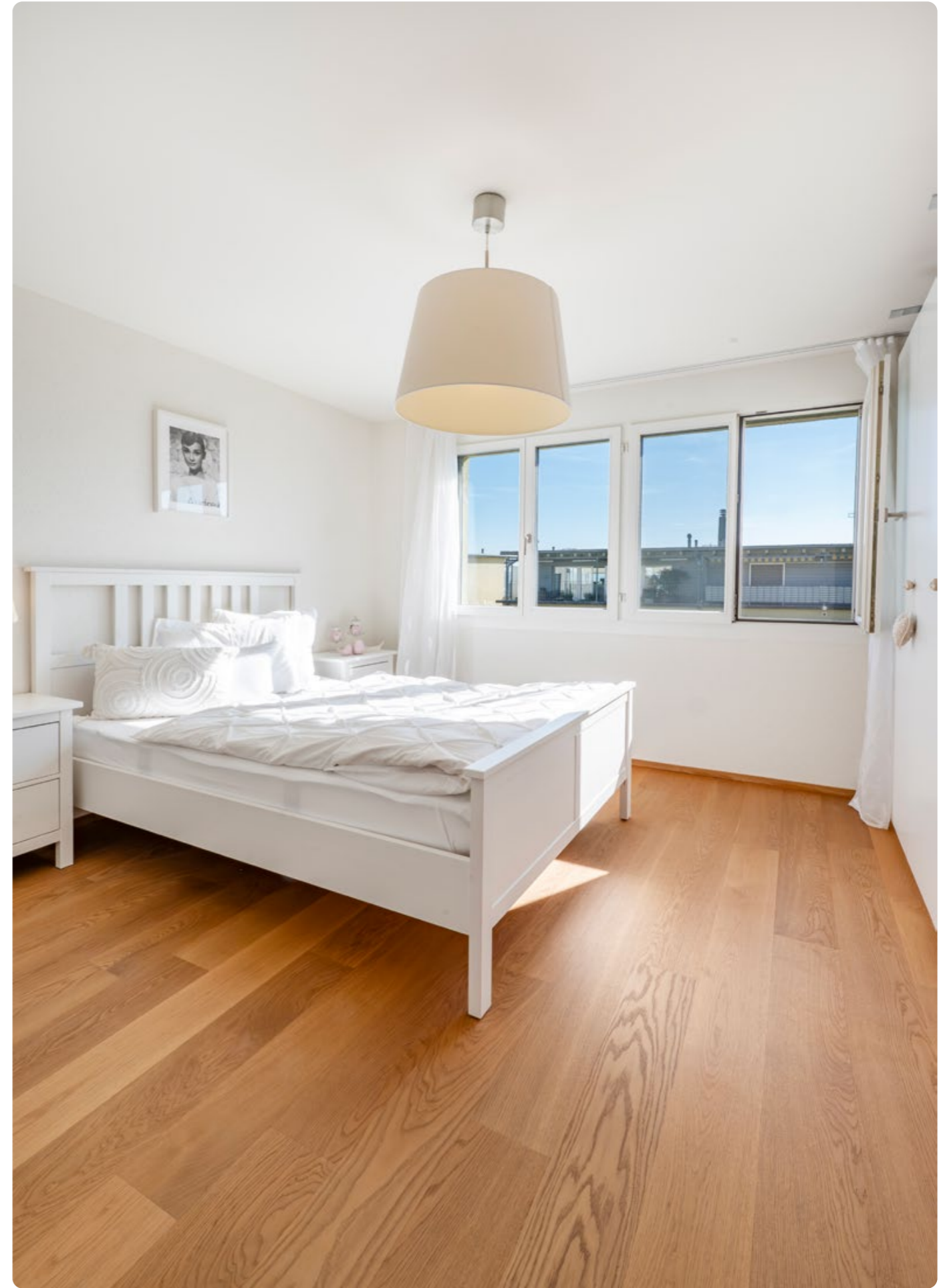
Room 1



Space for peace



Charming and with lots of daylight



Bathroom 1 – simple elegance



Room 2



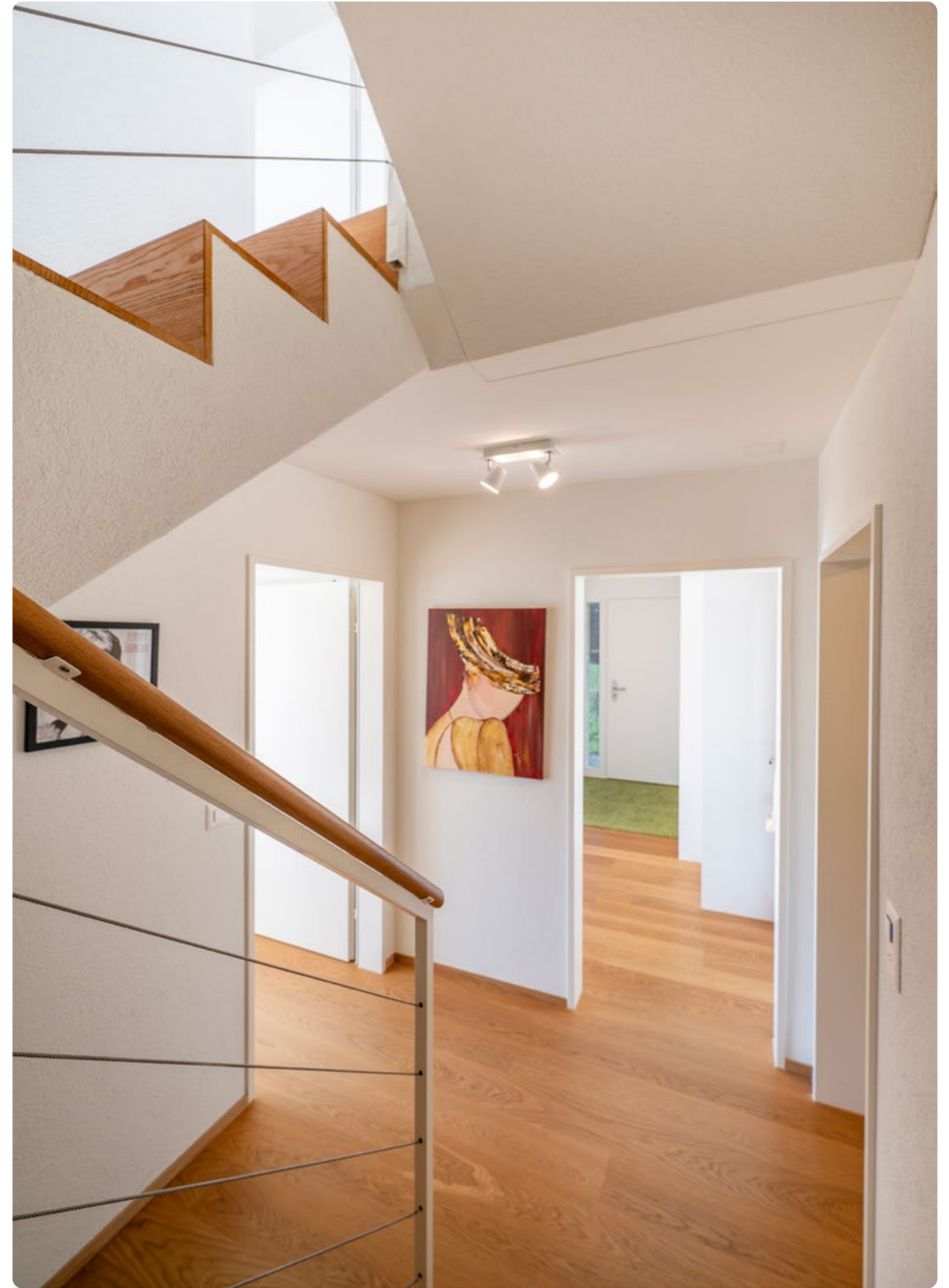
Spacious and bright



Room 3



Stairs leading to the basement level



Granny flat with a separate main entrance



Sun-drenched room 4 with access to the outdoors



Bath 2 in a timeless design



Room 5 for individual design options





Cellar 1



Path leading to the underground garage



Laundry/Storage room with access to cellar 2



By lift or stairs



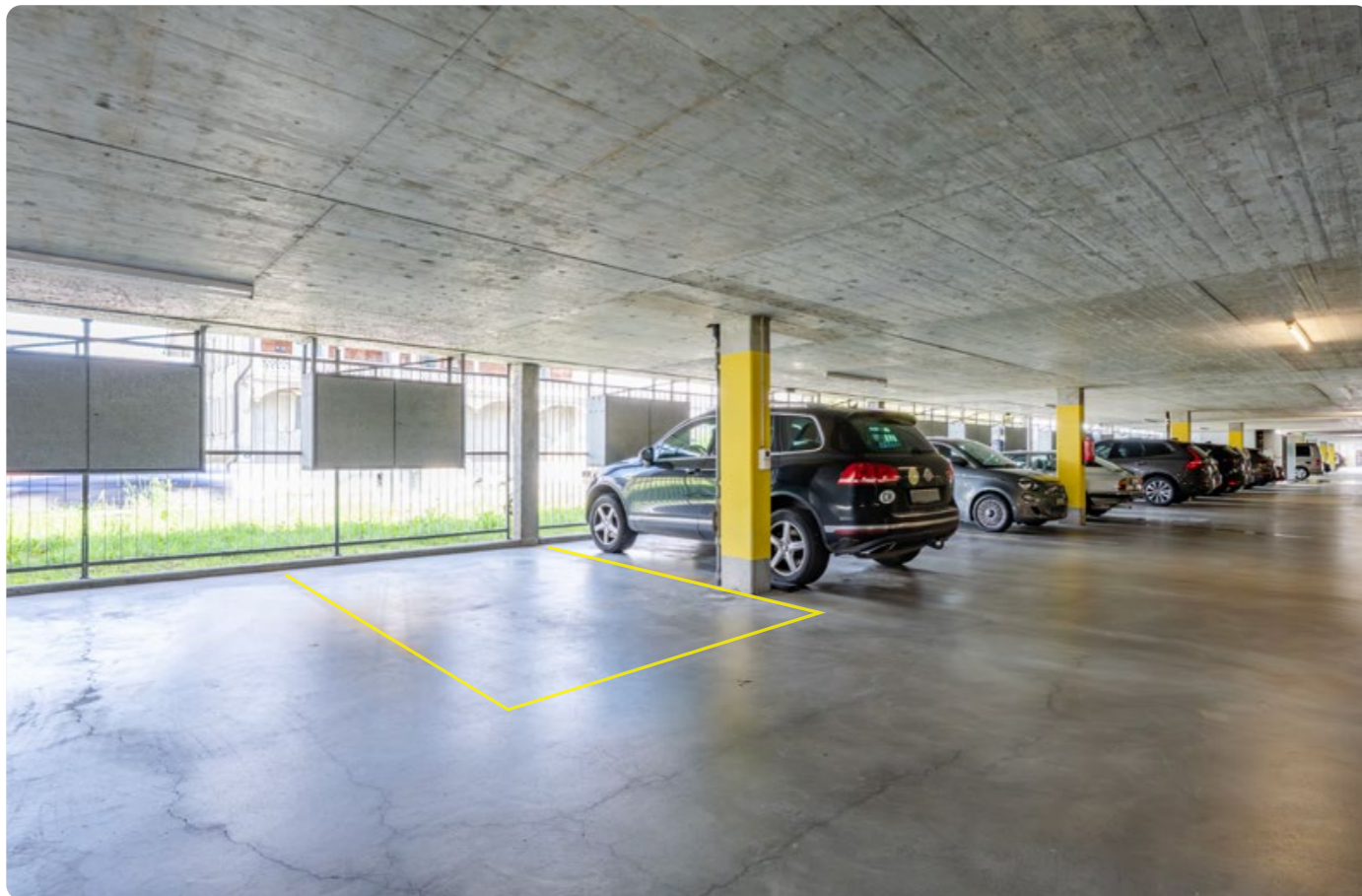
Underground garage parking space no. 2



Covered external parking space (according to regulations no. 86) Marking no. 21



Underground parking space no. 26



Playground and community rooms for joint use



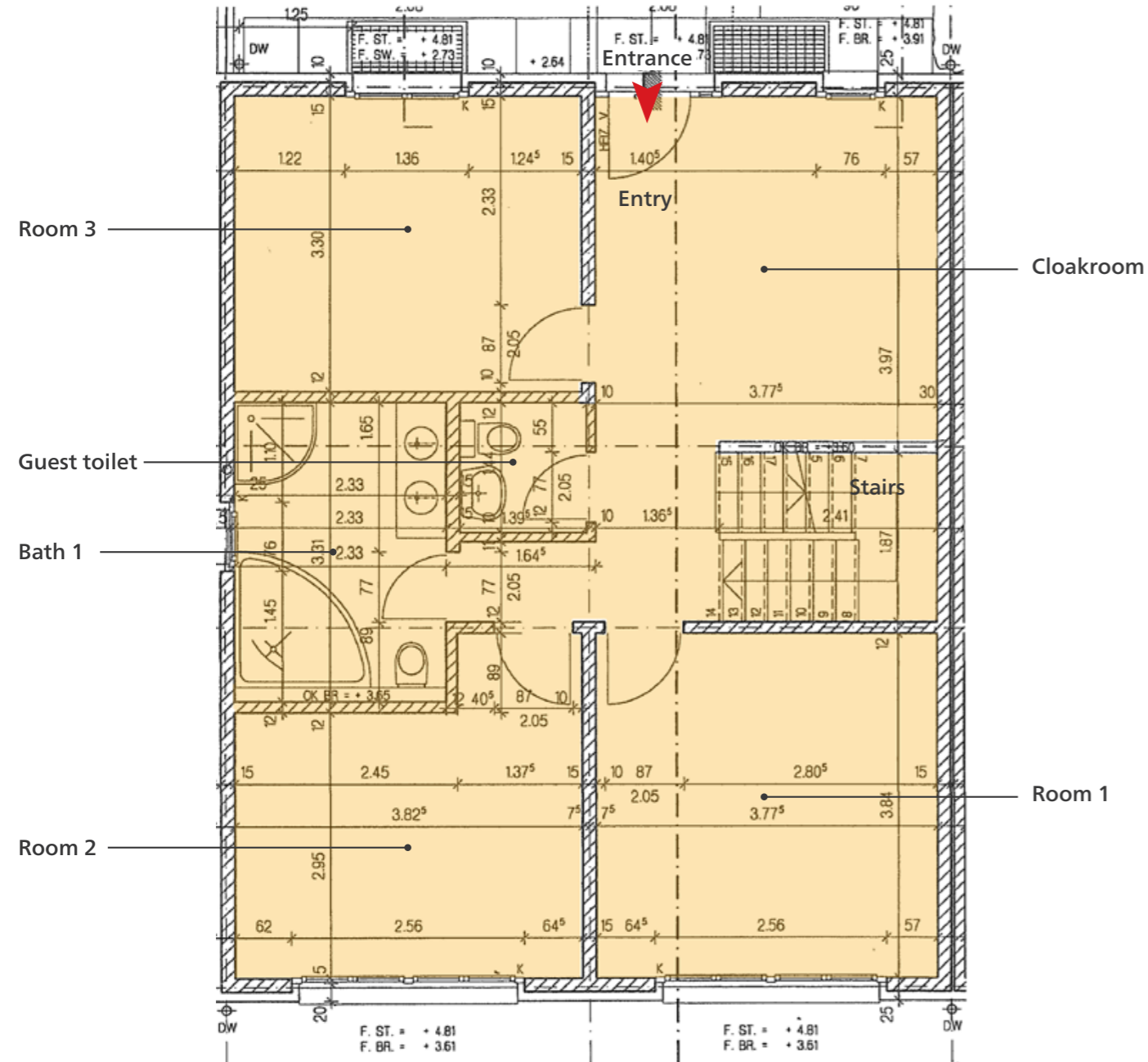


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LAYOUT

Ground floor



Room 3

Room 2

Room 1

Guest toilet

Bath 1

Entry

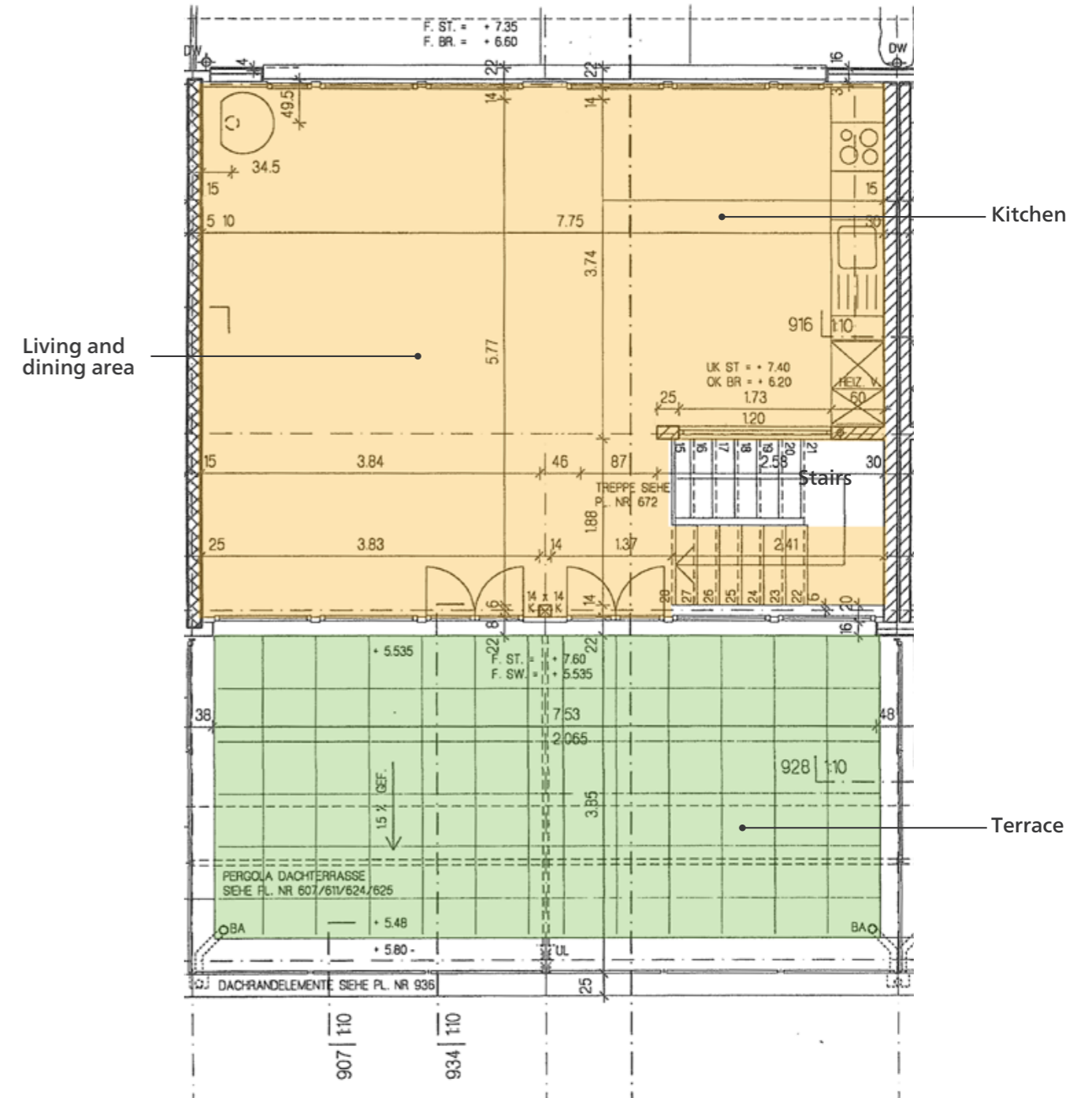
Stairs

Cloakroom

Living area

LAYOUT

Top floor



Living and dining area

Kitchen

Stairs

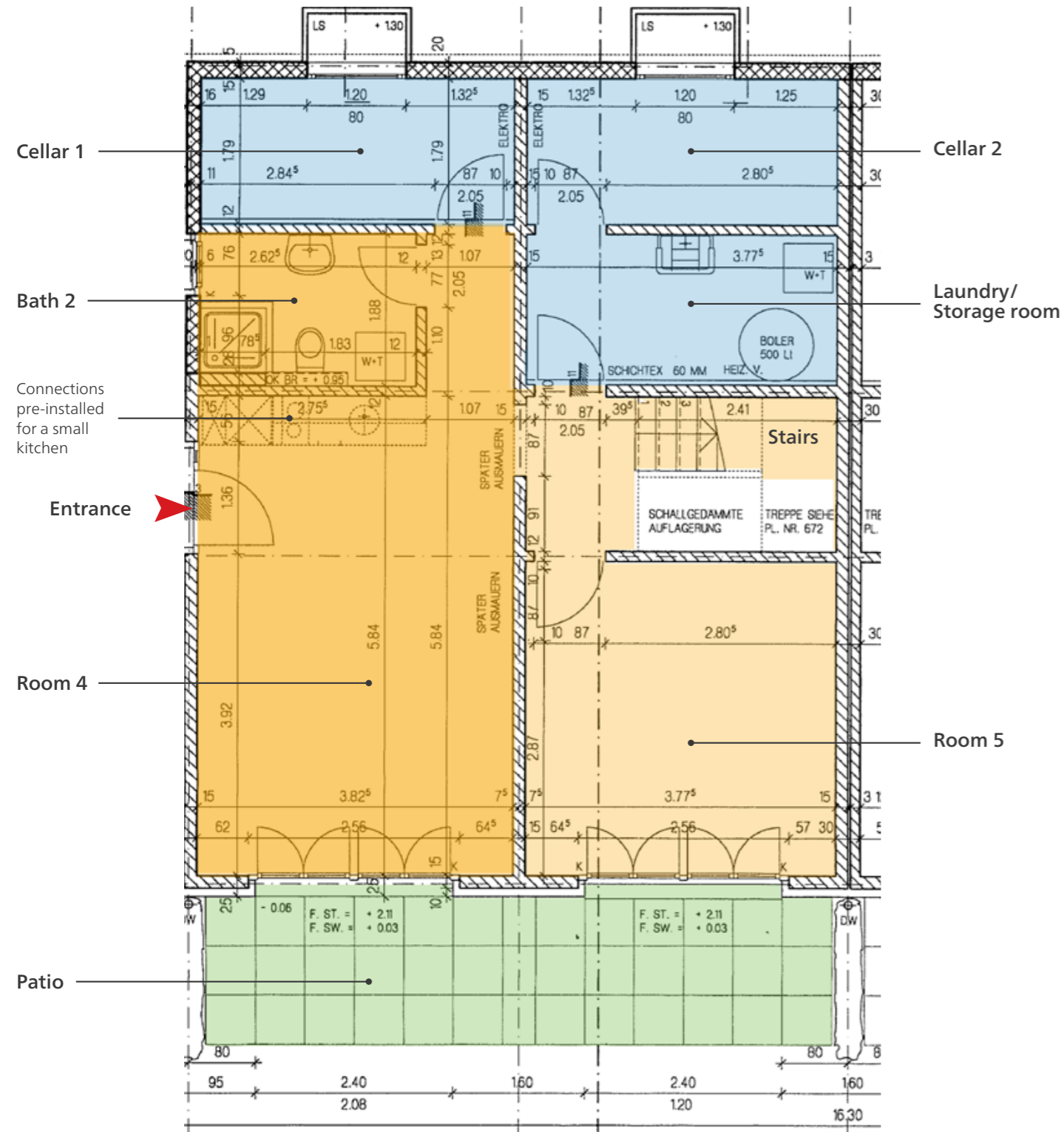
Terrace

Living area

External spaces

LAYOUT

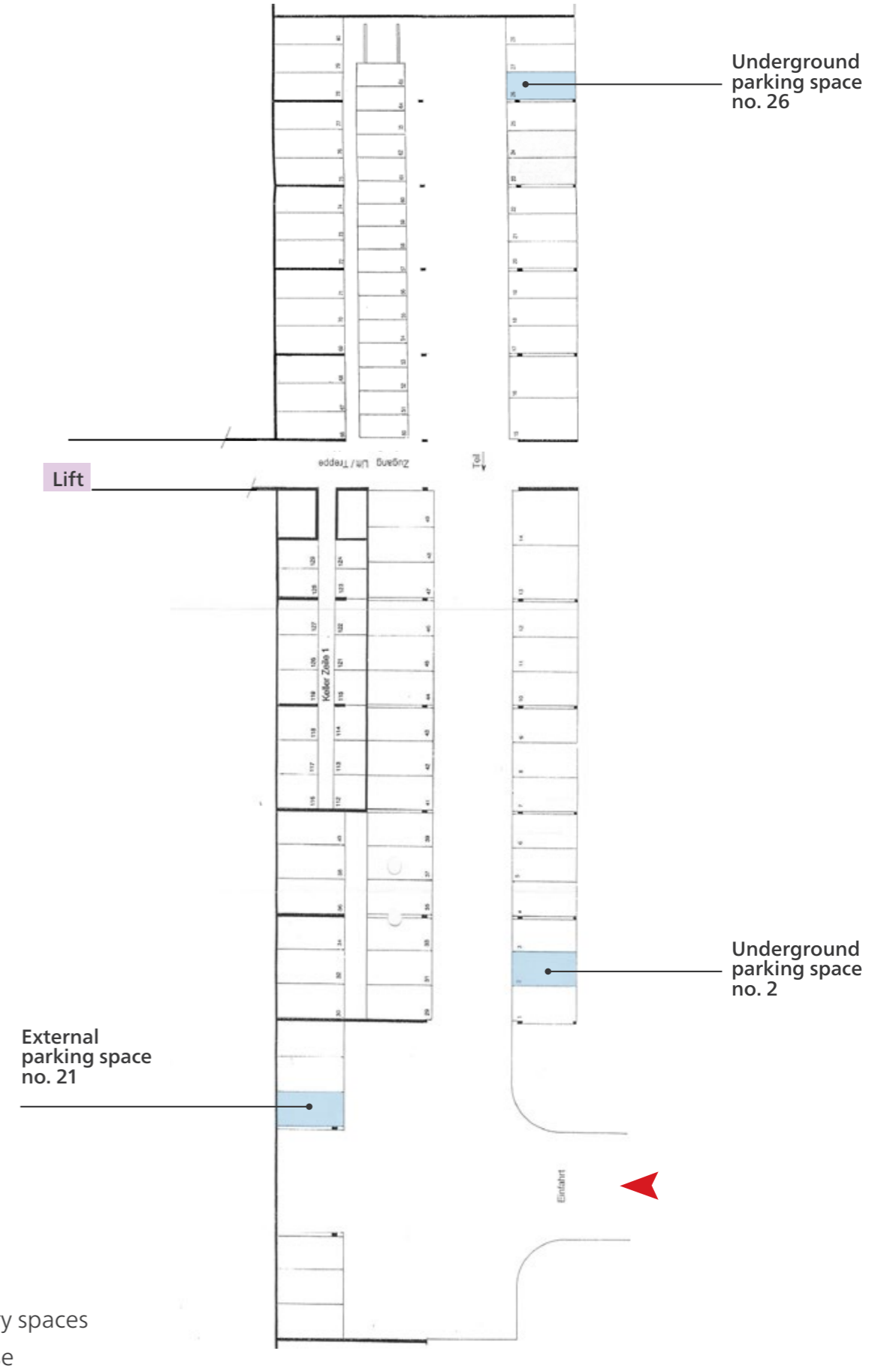
Basement level / Granny flat



- Granny flat
- Living area
- External spaces
- Ancillary spaces

LAYOUT

Parking spaces



- Ancillary spaces
- Joint use

Public transport connections from Hünenberg See



Kemmatten school building with primary school and kindergarten



Shops in Hünenberg See



International School in Hünenberg







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