



Terraced house 5 rooms

Spacious, urban living with views into the distance
in a popular, central location in the city of Zug

6300 Zug

RESIDENCE IMMOBILIEN

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DATA SHEET

Property Terraced house 5 rooms	External spaces Terrace 1 Terrace 2 Garden	95 m² 42 m ² 21 m ² 32 m ²
Address Terrassenweg 7b+7h, 6300 Zug	Ancillary spaces Terrassenweg 7b Terrassenweg 7h	24.5 m² 19 m ² 5.5 m ²
Plot GS 3076, 67 m ² Residential zone 4	Parking spaces 1 garage (right of use)	
Cubic volume 569 m ³	Heating Oil / warm air	
Year of construction 1960	Specials <ul style="list-style-type: none">• House with 2 main entrances• Optimal layout for individual furnishing options• Very central location• Under preservation order (exterior)• The house requires a complete refurbishment• No lift	
Renovations 2026 House completely newly painted	Availability By arrangement	
Room height 2.40 m		
Living area Terrassenweg 7b Terrassenweg 7h	145 m² 94.5 m ² 50.5 m ²	

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Purchase price
On request


LOCATION


Terrassenweg 7b+7h
6300 Zug




Municipal administration of Zug | www.stadtzug.ch | Tax rate: 52.92%


 **Bus**
483 m to the «Steinhof» bus stop

 **SBB**
416 m to Zug's main train station

 **Shops**
290 m to the Metalli shopping centre
390 m to the Neustadt Passage

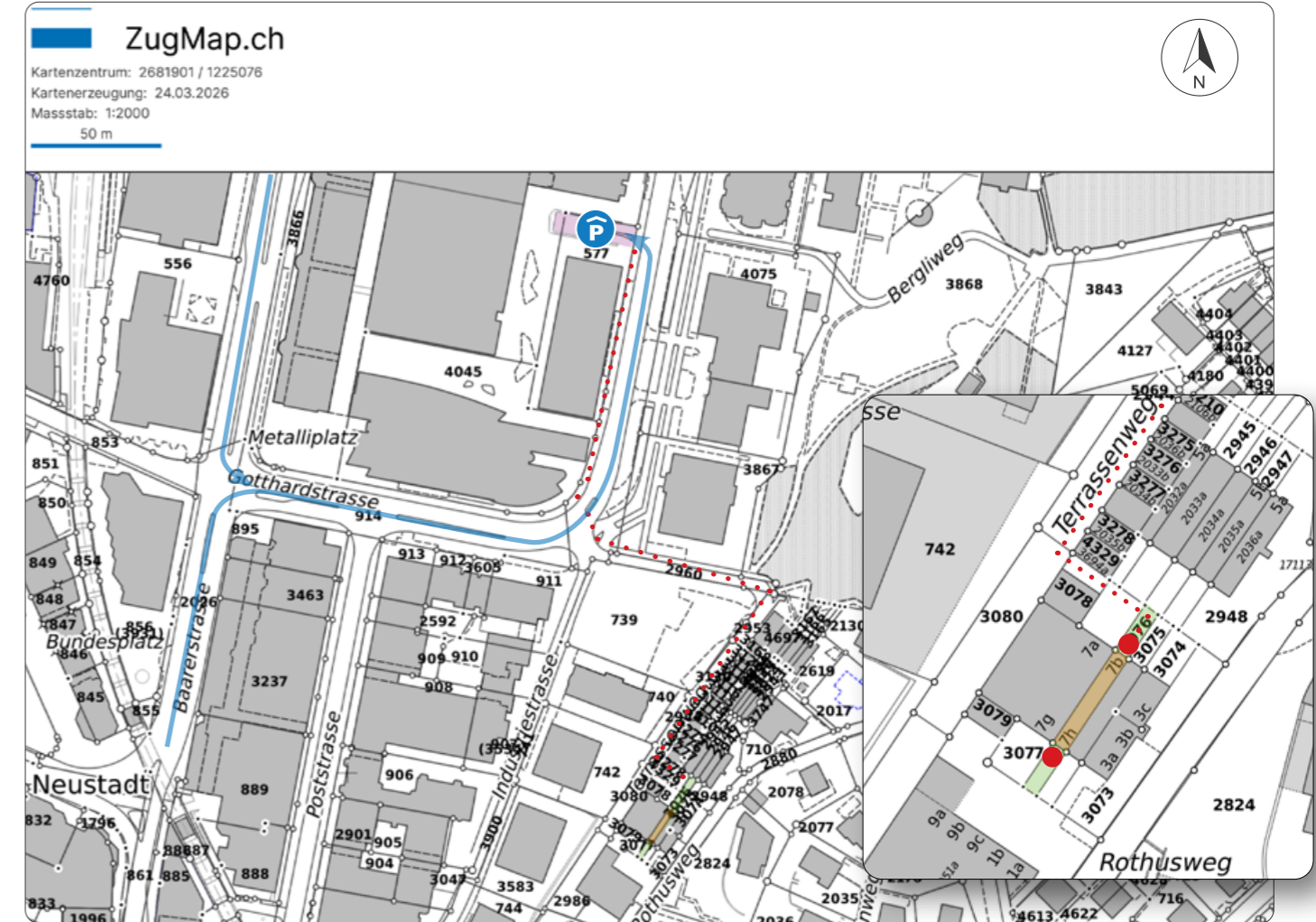
 **Shopping**
Zug, Zurich, Lucerne







 **Kindergarten**
480 m to the «Grünring» kindergarten

 **Schools**

- 1.1 km to the «Guthirt» primary school
- Lower secondary school «Loreto» in the city of Zug
- Cantonal school in Zug, Rotkreuz and Menzingen
- ISZL International School in Baar and Hünenberg

CADASTRAL MAP



-  Plot
-  Property
-  Metalli parking garage 
-  Foot path
-  Entrance

Parking
Please use the Metalli parking garage



PROPERTY

Terraced house 5 rooms

- Parquet, stone tiling and carpet flooring
- Sunny terrace with views into the distance
- Well thought-through layout
- Popular location in the centre der Stadt Zug

Dining area

- Bright, friendly area with access to the outdoors
- Ideal for individual redesign and furnishing

Bathrooms

- En-suite bathroom with a bathtub, double washbasin and toilet
- Bath 1 with shower, toilet and washbasin
- Guest toilet with washbasin (in the corridor)

Entrance area

- 2 main entrances
- Entry
- Anteroom with built-in closets
- **Note: no lift**

Kitchen

Terrassenweg 7b

- V-Zug: oven, hob
- FUST: refrigerator w/ a separate freezer compartment

Terrassenweg 7h

- Electrolux: oven, hob, refrigerator with a separate freezer compartment

External spaces

- Terrace 1
- Terrace 2
- Entrance area

Living area

- Open-plan, spacious and sun-drenched
- Access to the spacious terrace with views into the distance
- Charming and cosy

Sleeping areas

- Master bedroom with en-suite bathroom
- Room 2

Further rooms

- Laundry/Storage room
- Cellar/Air-raid shelter
- Storage room
- Boiler room (incl. connecting corridor between the 2 apartments)

WHAT MAKES THIS HOUSE SPECIAL

Property

- Spacious terraced house with an optimal layout for a maximum of flexibility in all phases of life
- Open-plan and sun-drenched rooms thanks to many windows
- This property combines convenient and urban living in a privileged and central location
- Spacious, sunny terrace with vistas into the distance
- Has 2 separate main entrances
- The terraced house requires a total refurbishment

Surroundings

- In the middle of the city centre, yet peacefully located
- Train station, shopping centre, post office, banks and schools reachable in only a few minutes on foot
- Numerous restaurants and cultural offers in the direct vicinity
- Excellent connections to public transport and to the motorway
- The city of Zug offers an optimal infrastructure for living, working, travelling and leisure time





Access via Terrassenweg



To building entrance 7b



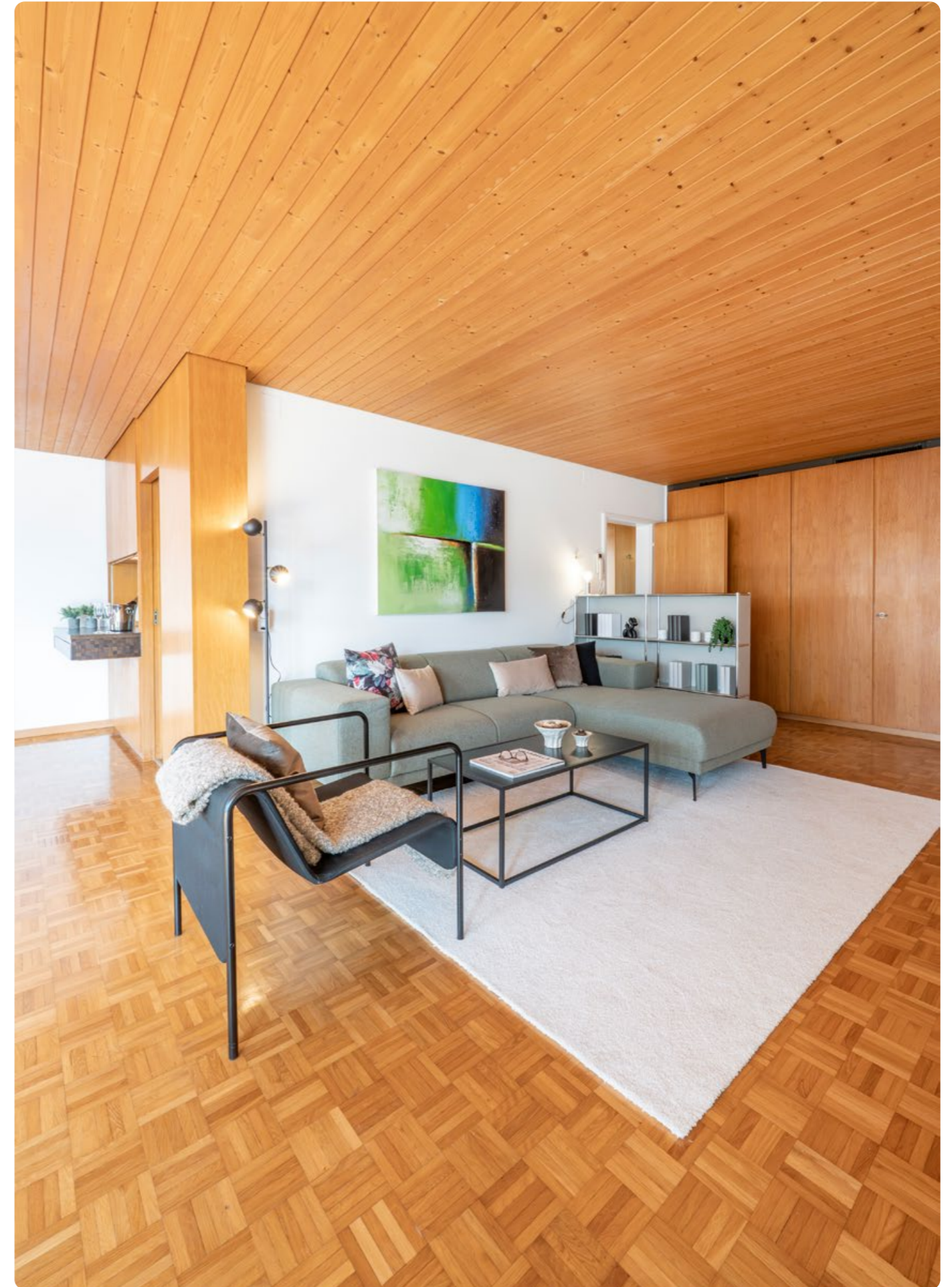
Friendly and inviting entry



Anteroom



Living area for a feeling of wellbeing



Step into the cosy living room







WHERE RESIDENTIAL
ENJOYMENT IS AT HOME

Dining area for delightful moments



Spacious and with lots of storage space



Kitchen – convenient and pleasantly bright



Room...



...with en-suite bathroom





Sunny terrasse – flexibly shaded



...with multiple external use options



Entrance area of building 7h



Access to all the rooms



Entry with a vestibule





COMPACT LIVING AREA
WITH LOTS OF CHARM





Cosy living area



Direct access to the terrace





Terrace 2 with space for a patio and vistas



Surrounding outdoor area



Bath 1 with a connecting door to the second apartment



Cellar/Air-raid shelter



Laundry room with built-in closets



Garage



LAYOUT

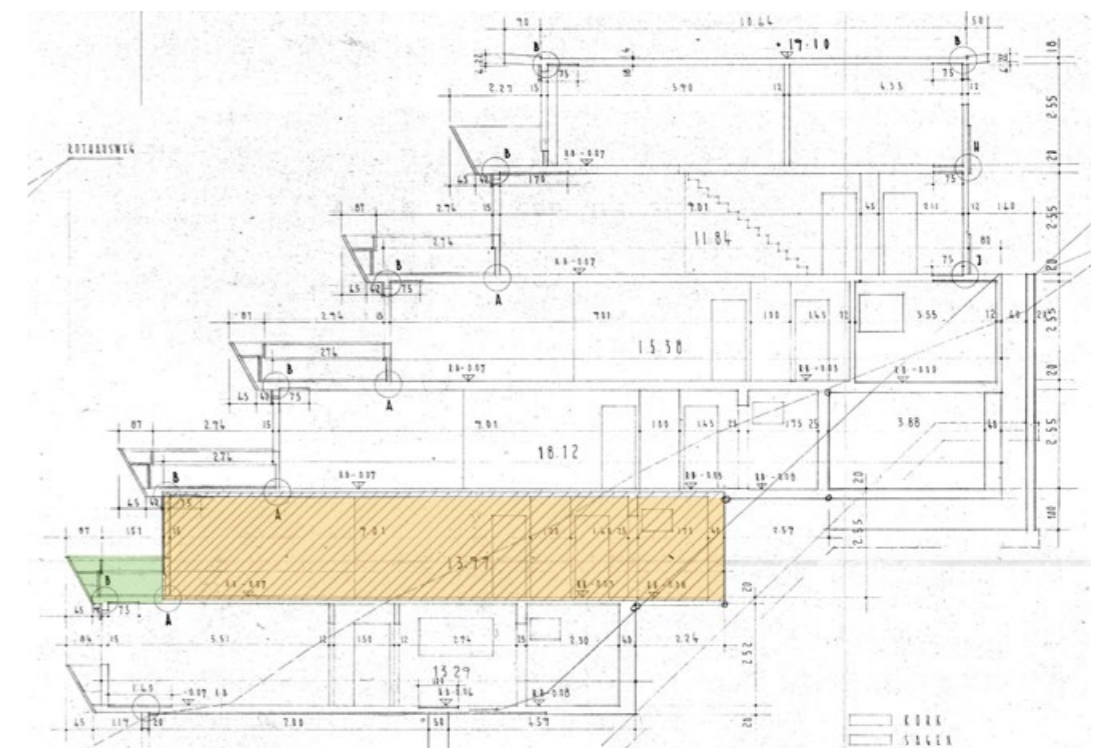
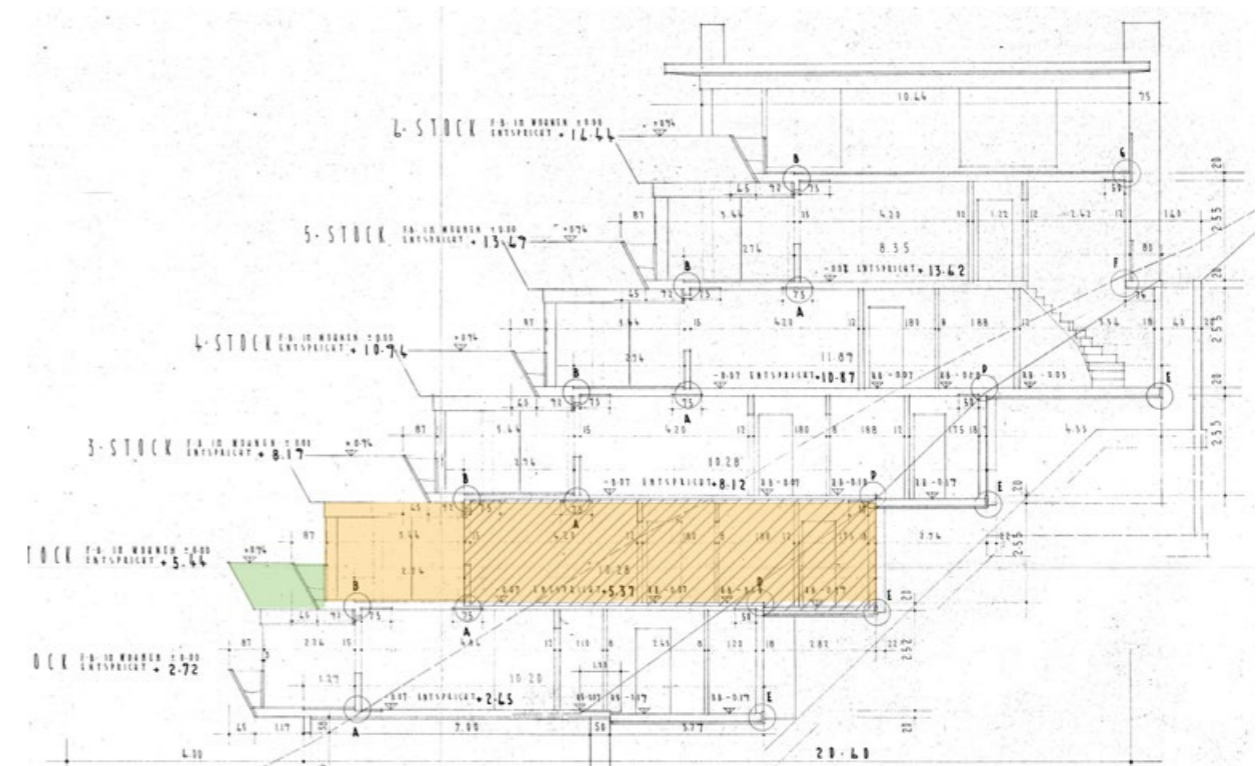
2nd floor



- Living area
- External spaces
- Ancillary spaces

LAYOUT

Profile



- Living area
- External spaces

Zug main train station



Metalli shopping centre Zug



Guthirt primary school



Lake Zug – pure quality of life





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