



Attic apartment 6.5 rooms

Living in an exclusive location with lots of potential and splendid lake and mountain views

6330 Cham ZG

Property Attic apartment 6.5 rooms	External spaces Terrace 96.50 m ²
Address Parkweg 6, 6330 Cham	Ancillary spaces Outdoor storage 3 m ² Wine cellar 7 m ² Hobby room 20 m ² Garage box 18 m ²
Plot 179/1000 in GS 1904	Parking spaces 1 garage box 2 external parking spaces
Co-ownership unit GS 7353 Hobby room, GS 7355 Garage box, GS 7359	Heating Oil / Radiators
Year of construction 1980	Specials • Lift directly to the apartment • Electric blinds system • Windows with turn & tilt fittings • Spacious terrace
Renovations 2007 Bathrooms	Availability By arrangement
Room height 2.36–2.40 m	
Living area 161 m ²	

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Purchase price
On request

SITUATION

Parkweg 6
6330 Cham

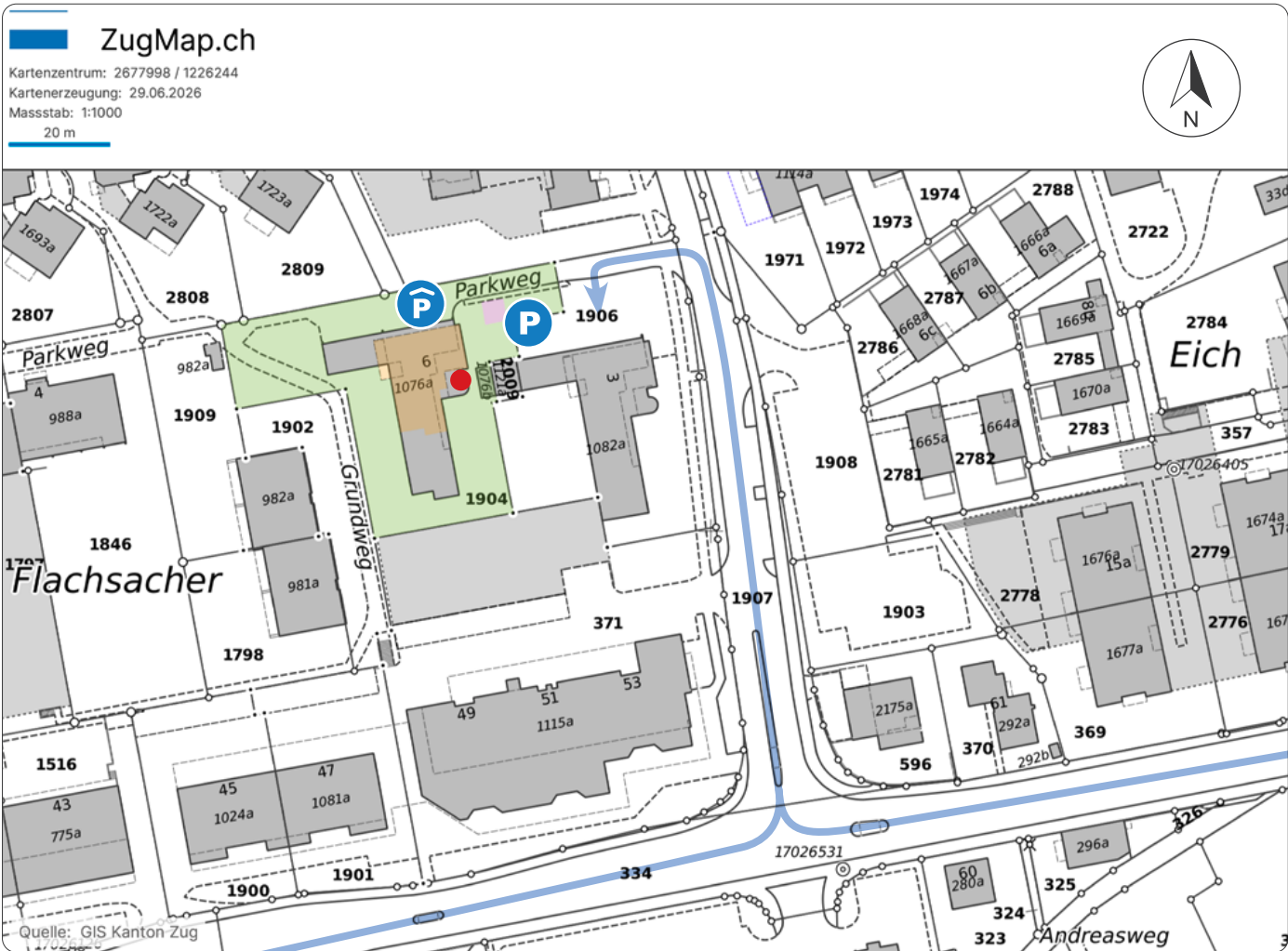


Municipal administration of Cham | www.cham.ch | Tax rate: 54%

- Bus**
240m to the «Städtli» bus stop
- SBB**
480m to the Alpenblick s-train station
1.2 km to the Cham train station
- Shops**
750m to the Neudorf Center
1.8km to the Zugerland shopping centre

- Shopping**
Zug, Zurich, Lucerne
- Kindergarten**
370 m to the «Städtli» kindergarten
- Schools**
 - 370m to the «Städtli» primary school
 - 1.4 km to the «Röhrliberg» lower secondday school
 - Cantonal school in Zug and Rotkreuz
 - ISZL International School in Baar and Hünenberg

CADASTRAL MAP



- Plot
- Property
- Parking spaces
- Garage box
- Entrance

Parking
2 external parking spaces at Parkweg 6.



PROPERTY

Attic apartment
6.5 rooms

- Maple wood parquet in the rooms
- Ceramic flooring in the bathrooms
- Numerous skylights
- Lift directly into the apartment

Sleeping areas

- Master bedroom with en-suite bathroom and access to the terrace as well as to bathroom 2
- Rooms 1, 2 and 3

External spaces

- Spacious, sun-drenched terrace with a pergola and outdoor fireplace
- Convenient external storage space

Entrance area

- Entry
- Cloakroom with built-in closets
- Direct access to the lift
- Guest toilet

Living/Dining area

- Large, floor-to-ceiling window front with beautiful mountain panorama
- Fireplace
- Dining area 1 and 2 with access to the terrace

Further rooms

Basement level

- Hobby room
- Wine cellar
- Laundry room for joint use

Kitchen

- V-Zug induction hob, oven, refrigerator with an integrated freezer compartment and dishwasher
- Second kitchen with an Electrolux freezer, WM/TU and skylight

Bathrooms

- En suite bathroom with bathtub, washbasin and base unit, mirror cabinet, high cabinet and towel heater
- Bathroom 2 with two skylights, shower, washbasin, base unit, mirror cabinet, towel heater, toilet

Parking spaces

- 1 garage box
- 2 external parking spaces

WHAT MAKES THIS ATTIC APARTMENT SPECIAL

Property

- Spacious attic apartment with lots of potential and an optimal layout for a maximum of flexibility
- Sun-drenched atmosphere thanks to numerous skylights and floor-to-ceiling windows
- Elegant master bedroom with en-suite bathroom and own terrace as your private place of retreat
- Lake views and a splendid mountain panorama from the spacious attic terrace with a sunny orientation

Surroundings

- Family-friendly, peaceful residential area in a traffic-calmed 30 km zone and close to the town centre
- Shopping, schools and sports facilities in the surroundings
- Recreational enjoyment on the shores of Lake Zug, Lorze river and in the idyllic Villette Park, all located close by
- City of Zug and the motorway are in close proximity
- Attractive living in one of the most tax-favourable municipalities of Switzerland



Access road in a traffic-calmed 30 km zone



By lift or stairs...



Covered entrance area



... directly into the apartment



Entry with built-in closets



Dining area 1



Sun-drenched with access to the terrace





SPACIOUS AND COSY
LIVING ROOM

Moments of relaxation in front of the fireplace



Living with views into the distance



Mountain panorama included







ENJOYING A
PRIME LOCATION



Multifaceted possibilities for al fresco use



Terrace on the northwest-facing side



Master bedroom with access to the terrace



Relaxing place of retreat



En-suite bathroom



Harmonious material mix



Bathroom 2 with skylights



Corridor



Room 1



Room 2



Room 3



Functional kitchen



Laundry room



Dining area 2



Views into the distance toward the southwest



Hobby room on the basement level



Wine cellar



Garage box

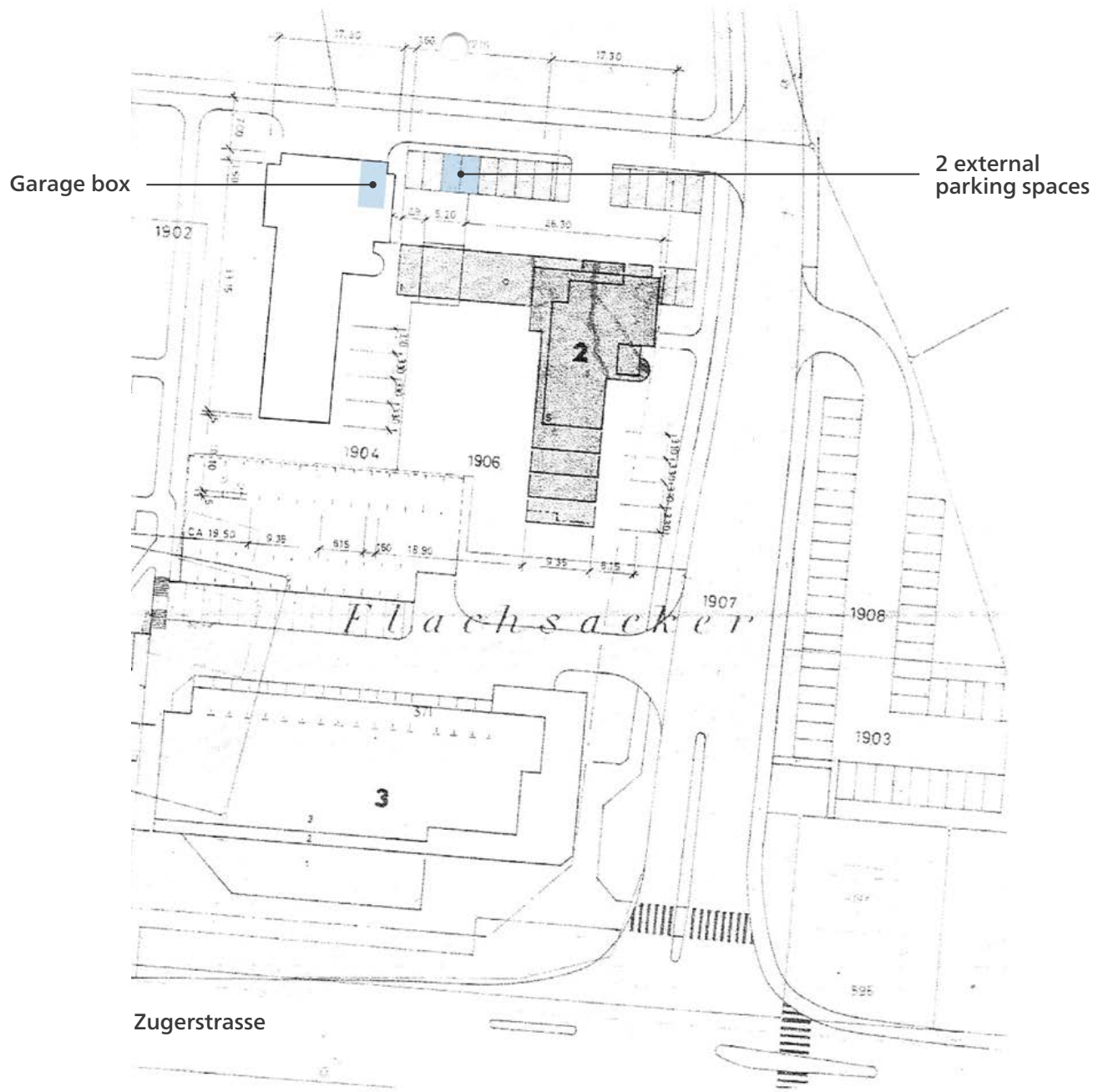


2 outdoor parking spaces



LAYOUT

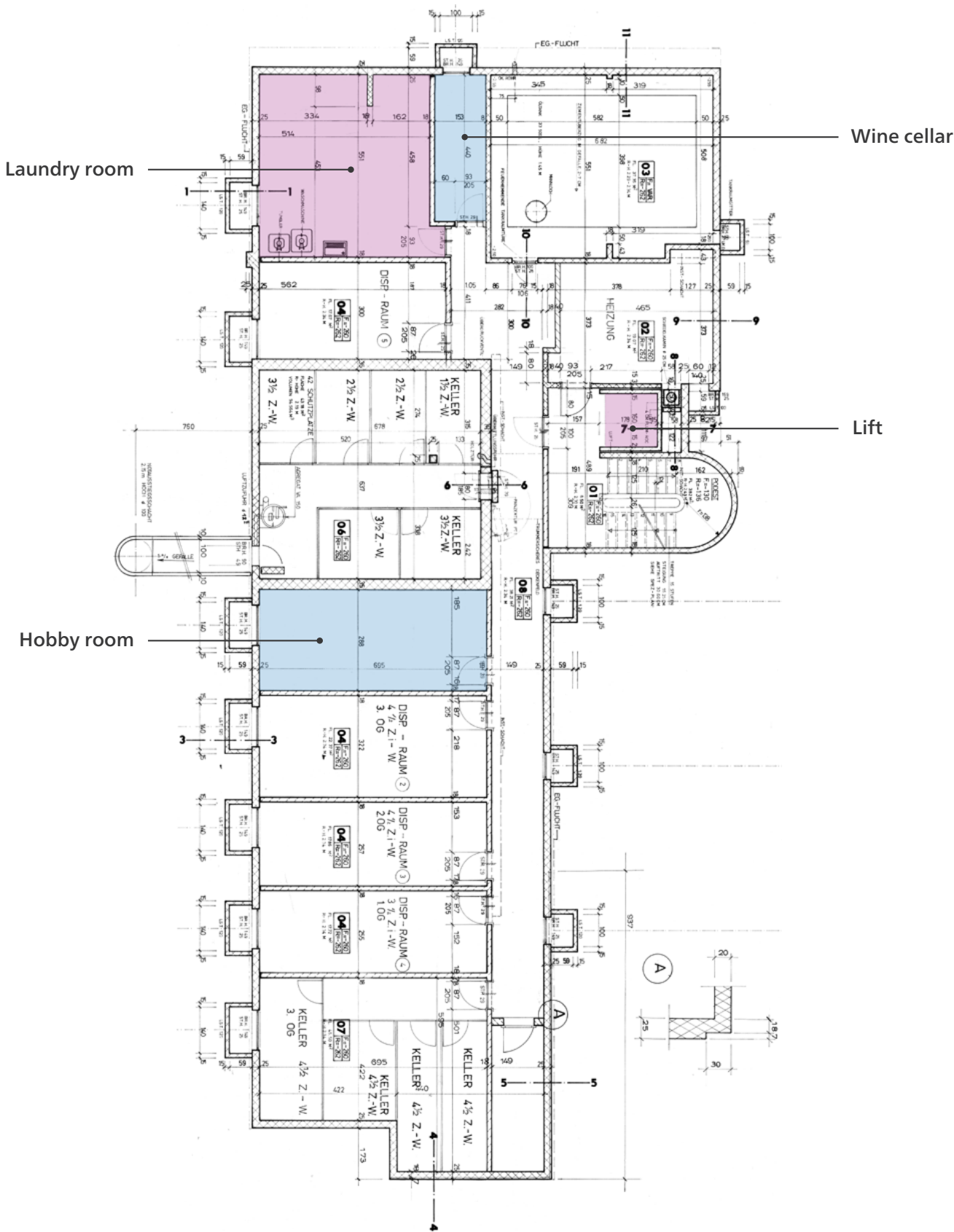
Map of the surrounding area



Ancillary spaces

LAYOUT

Basement level

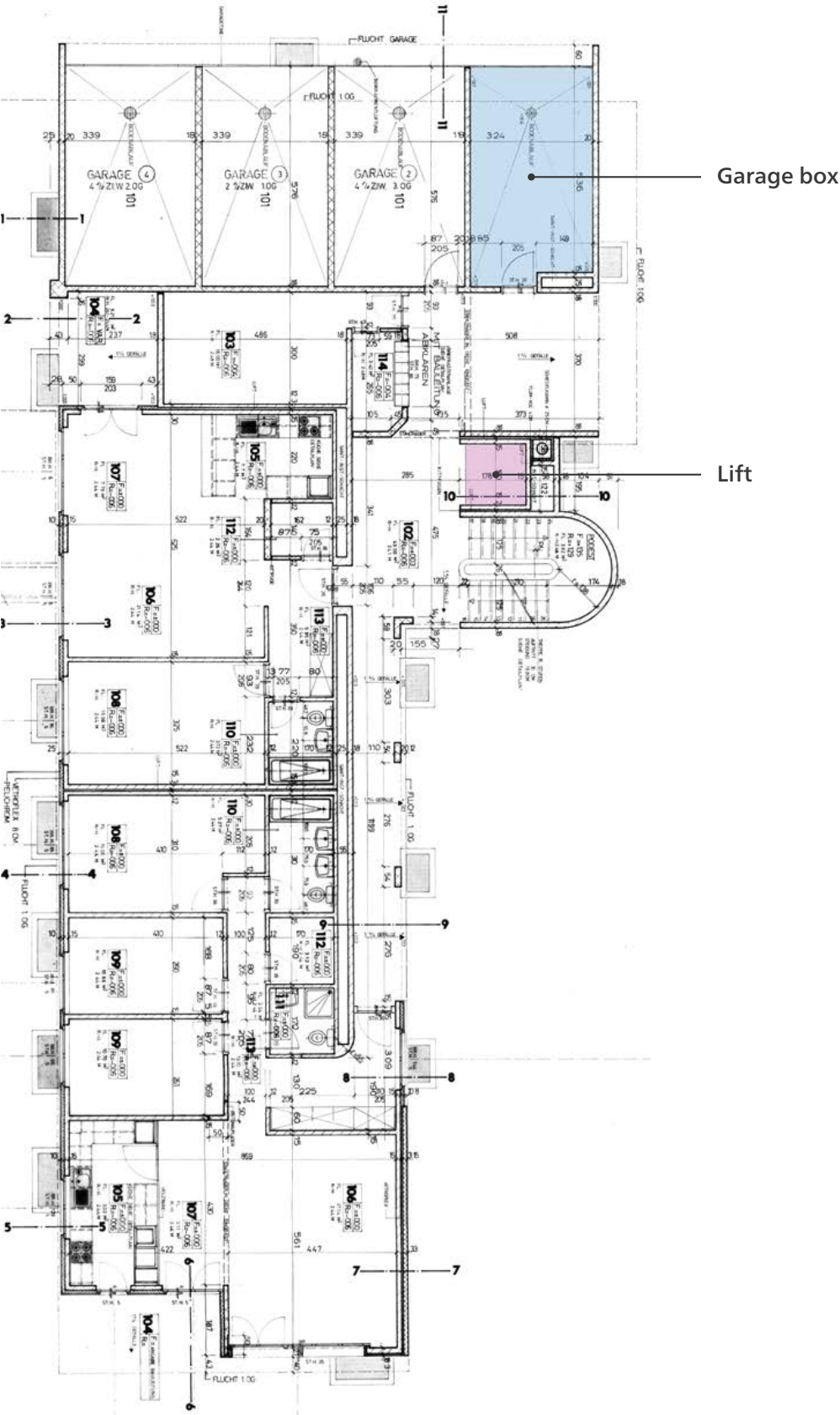


Ancillary spaces

Joint use

LAYOUT

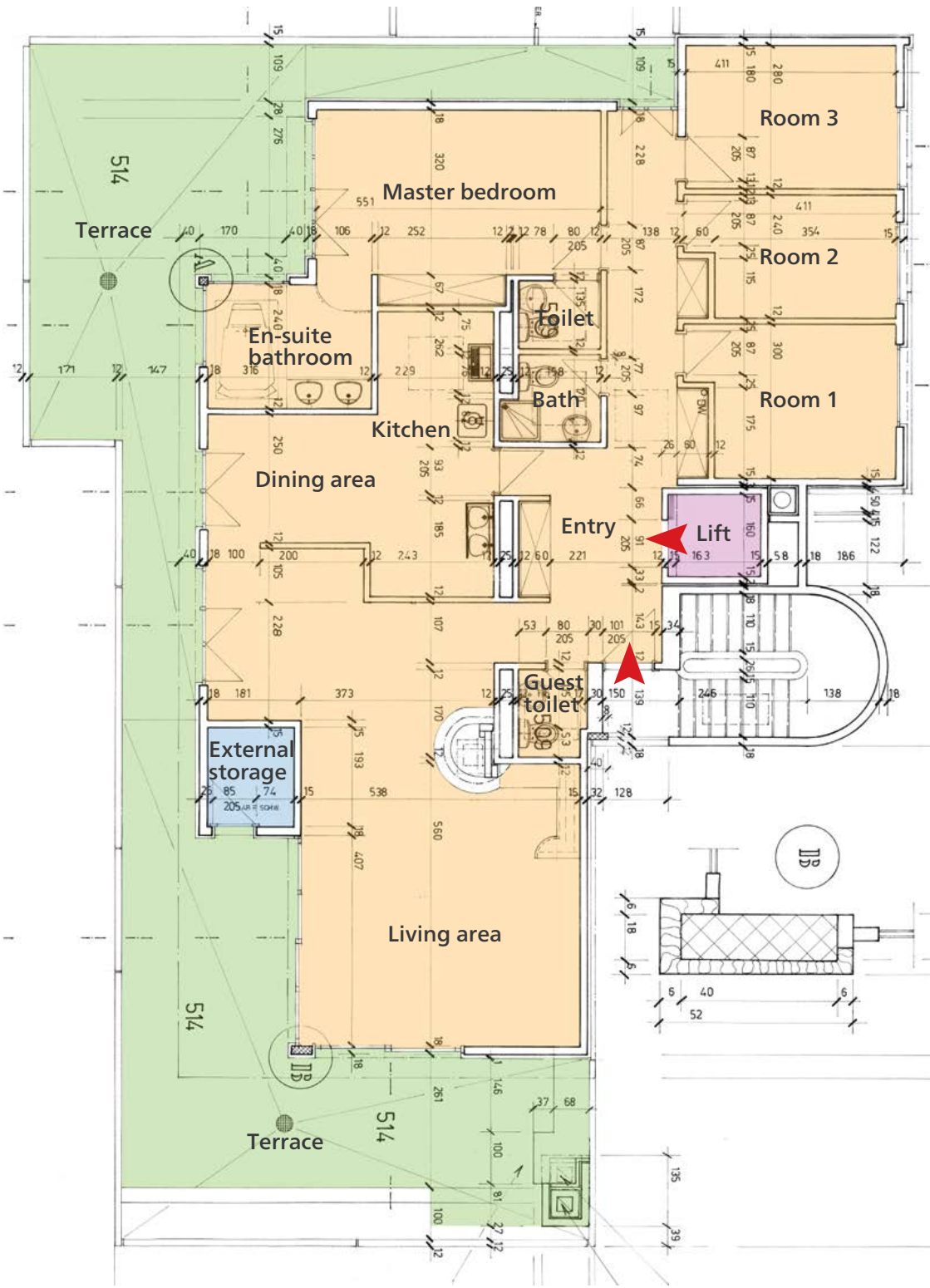
Ground floor



- Ancillary spaces
- Joint use

LAYOUT

Attic storey



- Living area
- External spaces
- Ancillary spaces
- Joint use

Shopping at Neudorf Center Cham



Städtli school in walking distance



Train station Cham



Relaxing in the Vilette Park in close proximity





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