



For rent

Single-family house 3.5 (4.5) rooms

Charming single-family house with a garden and close to Lake Zug

6317 Oberwil b. Zug ZG

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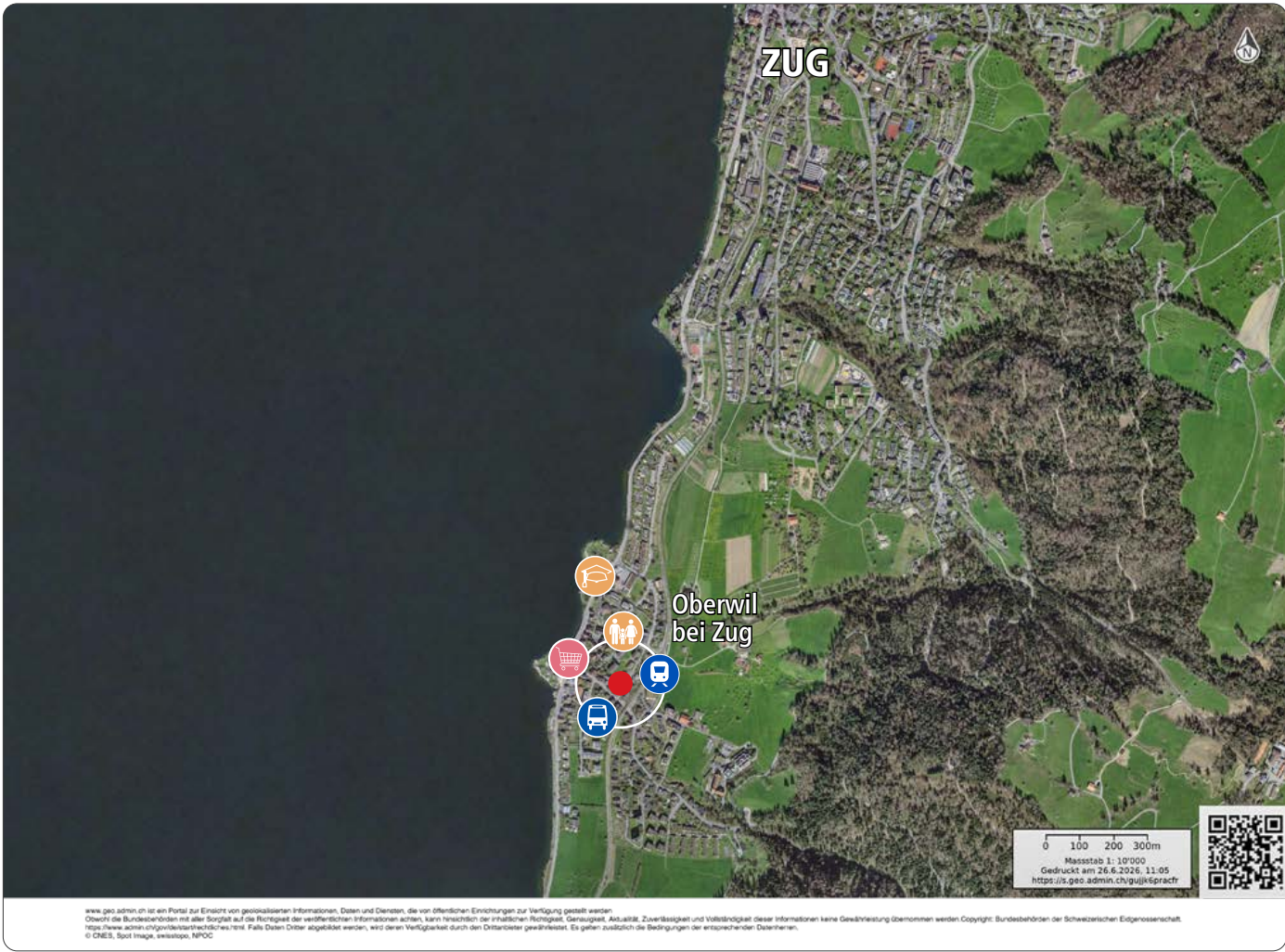
DATA SHEET

Property Single-family house 3.5 (4.5) rooms	External spaces Garden	190 m ²
Address Tellenmattstrasse 51 6317 Oberwil b. Zug	Ancillary spaces Cellar 1 Cellar 2 Attic 1 Attic 2	5.5 m ² 8.5 m ² 10 m ² 20 m ²
Year of construction 1902	Parking spaces 1 carport parking space Optional: Public parking spaces directly in front of the building (parking permit required)	
Renovation 2023 New facade 2021 New kitchen; paint job and sealed joints; garden fence/ gate, polished floors, new boiler 2006 New windows	Heating Oil/Radiators	
Room height 2.30 m – 2.54 m (see page 28+29)	Parking spaces • Non-smoking • Pets are not allowed • Annual winter pruning of the garden by the lessor Lawnmower available)	
Living area 141 m ²		

	Rental costs per month CHF 4'520
Apartment rent	CHF 4'050
+ 1 Carportport	CHF 120
+ Ancillary costs, flat	CHF 350
Deposit	CHF 10'000
Rental commencement	1 october 2026
Minimal rental term	1 year

SITUATION

Tellenmattstrasse 51
6317 Oberwil b. Zug



Municipal administration of Zug | www.stadtzug.ch | Tx rate: 52 %

 **Bus**
100 m to the Mülilmatt bus stop

 **SBB**
145 m to the s-train station «Zug-Oberwil»
3.3 km to Zug's train station

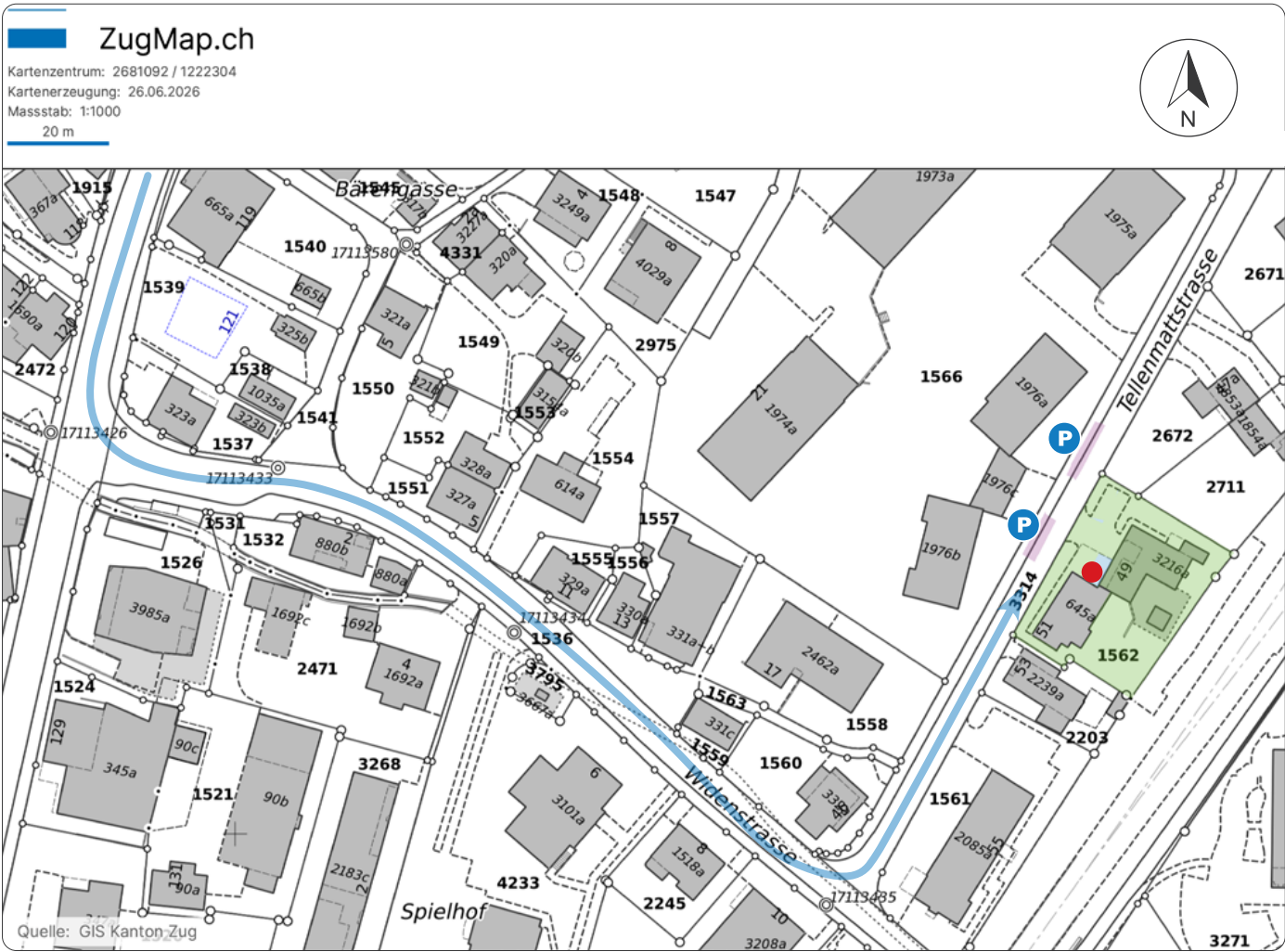
 **Shops**
320 m to the Volg
3.1 km to the Metalli shopping mall

 **Shopping**
Zug, Zurich, Lucerne

 **Kindergarten**
170 m to the Angelgasse kindergarten

 **Schools**
• 400 m to the primary school in Oberwil
• Lower secondary school Loreto in Zug
• Cantonal school in Zug
• ISZL International School in Baar and in Hünenberg

CADASTRAL MAP



-  Plot
-  Apartment
-  Visitor parking spaces 
-  Carport
-  Entrance

Parking
Visitor parking spaces at Tellenmattstrasse





OBERWIL BEI ZUG



Municipality: Oberwil bei Zug (City of Zug)
Population: 32'122 (City of Zug, 31.12.2024)
Area: 21,63 km²
Altitude: 425 m above sea level
Location: Between Zugersee – Zugerberg
Postcode: 6317

Oberwil bei Zug is a sunny, picturesque district of the city of Zug on the eastern shore of Lake Zug. The village combines rural charm with an exclusive residential area and offers unique views of the lake, the Rigi and the Alps.

Oberwil bei Zug is renowned for its traditional cherry orchards and Zug's 'Chriesi' culture. Attractive walking, hiking and cycling routes, as well as its close proximity to the city, contribute to a high quality of life. The peaceful atmosphere, active village life and natural surroundings make Oberwil bei Zug a popular place to live and relax.



WHAT MAKES THIS APARTMENT SPECIAL

Property

- Spacious detached house with a well-maintained garden and plenty of space for the whole family
- New, modern kitchen (2021) with contemporary fittings and high-quality amenities
- Light-filled living area with a fireplace for a warm and cosy atmosphere
- Spacious attics and cellar offer plenty of storage space and ensure everything is neatly organised
- Large garden with a practical garden arbour – ideal for relaxing, enjoying the outdoors and storing things

Surroundings

- A sought-after, idyllic location in a 30 km/h zone at the foot of the Zugerberg and not far from Lake Zug
- Experience culture and culinary diversity in the town of Zug
- The nearby Tellenörtli public lido is the perfect spot for sunbathing and swimming
- Excellent public transport links
- Shops, schools and sports facilities within walking distance



Road leading to Tellenmattstrasse



Driveway to the house with 1 carport



Public parking spaces directly in front of the house



Single family house



Entry with cloakroom



Bathroom 1 with washing machine and tumble dryer



Room 1 with built-in closets



DINING AREA



The kitchen



New and modern



SPACIOUS LIVING
WITH A FIREPLACE





Room 2



Stairs leading to the attic storey



Bathroom 2 with a bathtub



Office room



View of the attic storey



Attic 1



Attic 2



Well-maintained garden



...with a gazebo



Exit to the garden

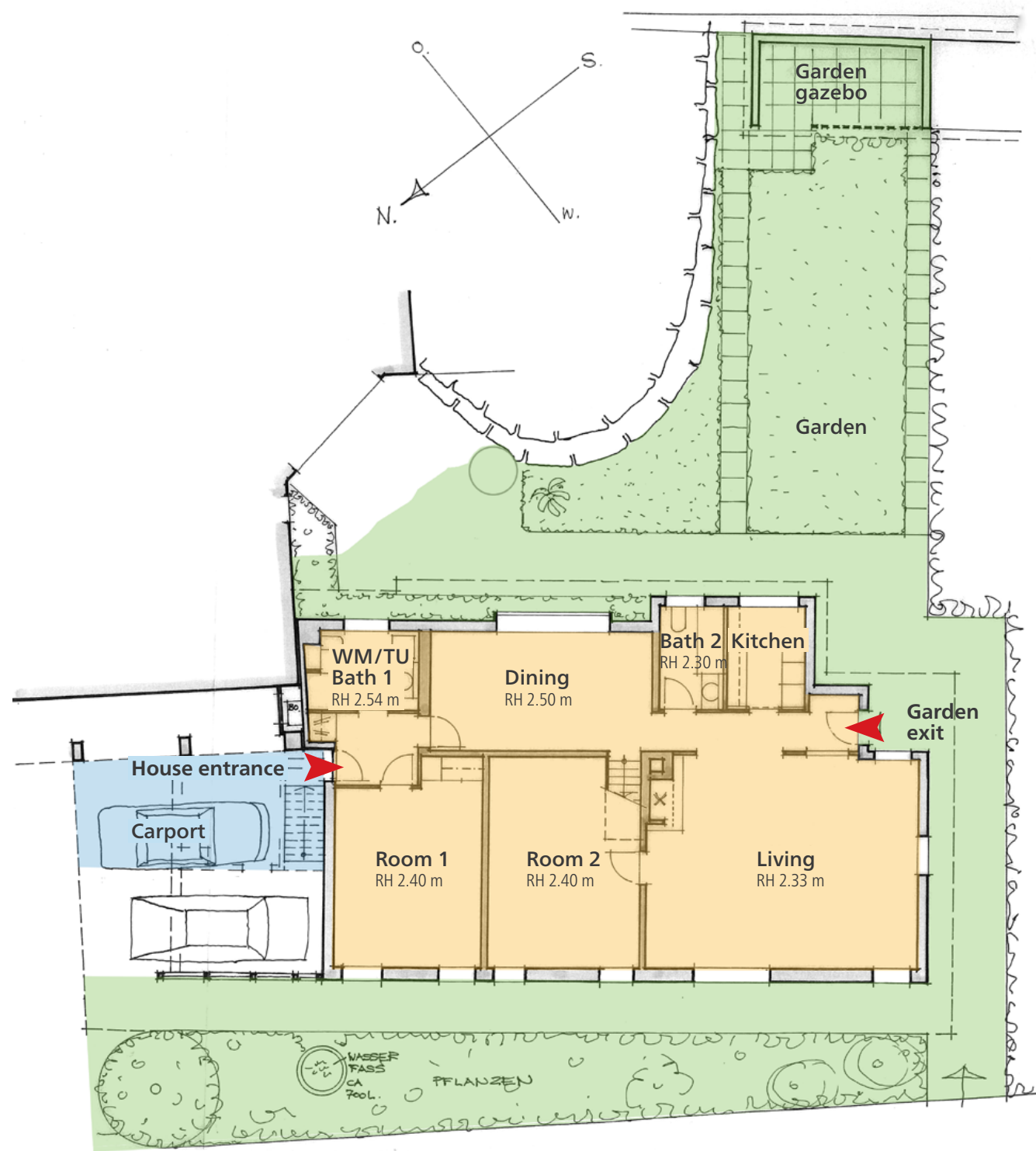


Carport with direct access to the house



LAYOUT

Ground floor



- Living area
- External spaces
- Ancillary spaces

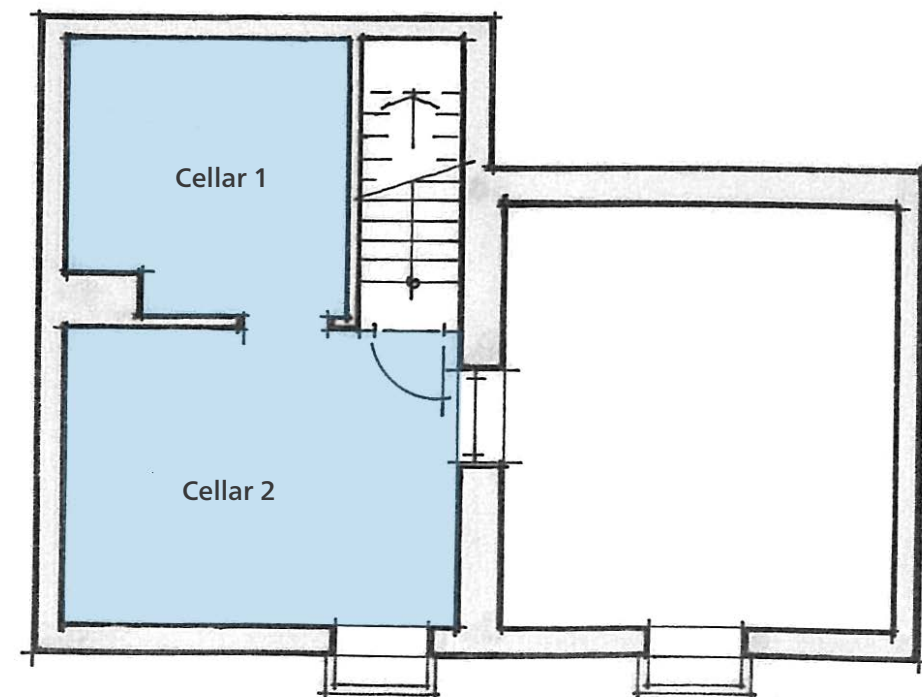
RH = Room height

LAYOUT

Attic storey



Basement level



- Living area
- Ancillary spaces

Bus stop Mül matt



Primary school Oberwil



Village grocery store



Metalli shopping centre in Zug





«SEEBAD
TELLENÖRTLİ»

EVENING MOOD
ON ZUGERSEE



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