



## Apartment 4.5 rooms

Attractive and urban living close to the city centre in the popular «Feldpark» district

**6300 Zug**

## RESIDENCE IMMOBILIEN

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## DATA SHEET

### Property

Apartment 4.5 rooms on the 5th floor

### Address

Feldpark 21, 6300 Zug

### Plot

43/1000 in GS 4920

### Co-ownership unit

GS 100272  
Parking space no. 148, GS 100434

### Year of construction

2014

### Renovation

2026 Washing machine  
2025 Hob, drains  
2023 Walls, hinges, windows/doors  
2022 Marble work tops kitchen,  
dishwasher, plinth, corridor

### Room height

2.52 m

### Living area

123 m<sup>2</sup>

### External spaces

Balcony 56 m<sup>2</sup>

### Ancillary spaces

Cellar 12.50 m<sup>2</sup>

### Parking spaces

1 underground parking space no. 148

### Heating

District heat (Circulago)  
The Circulago Energy Network uses water  
from Lake Zug as its energy source  
Underfloor heating

### Specials

- Minergie standard
- Comfort ventilation
- Numerous ceiling spot lights
- Electric awning system in  
the living and kitchen area

### Availability

By arrangement

#### Notice:

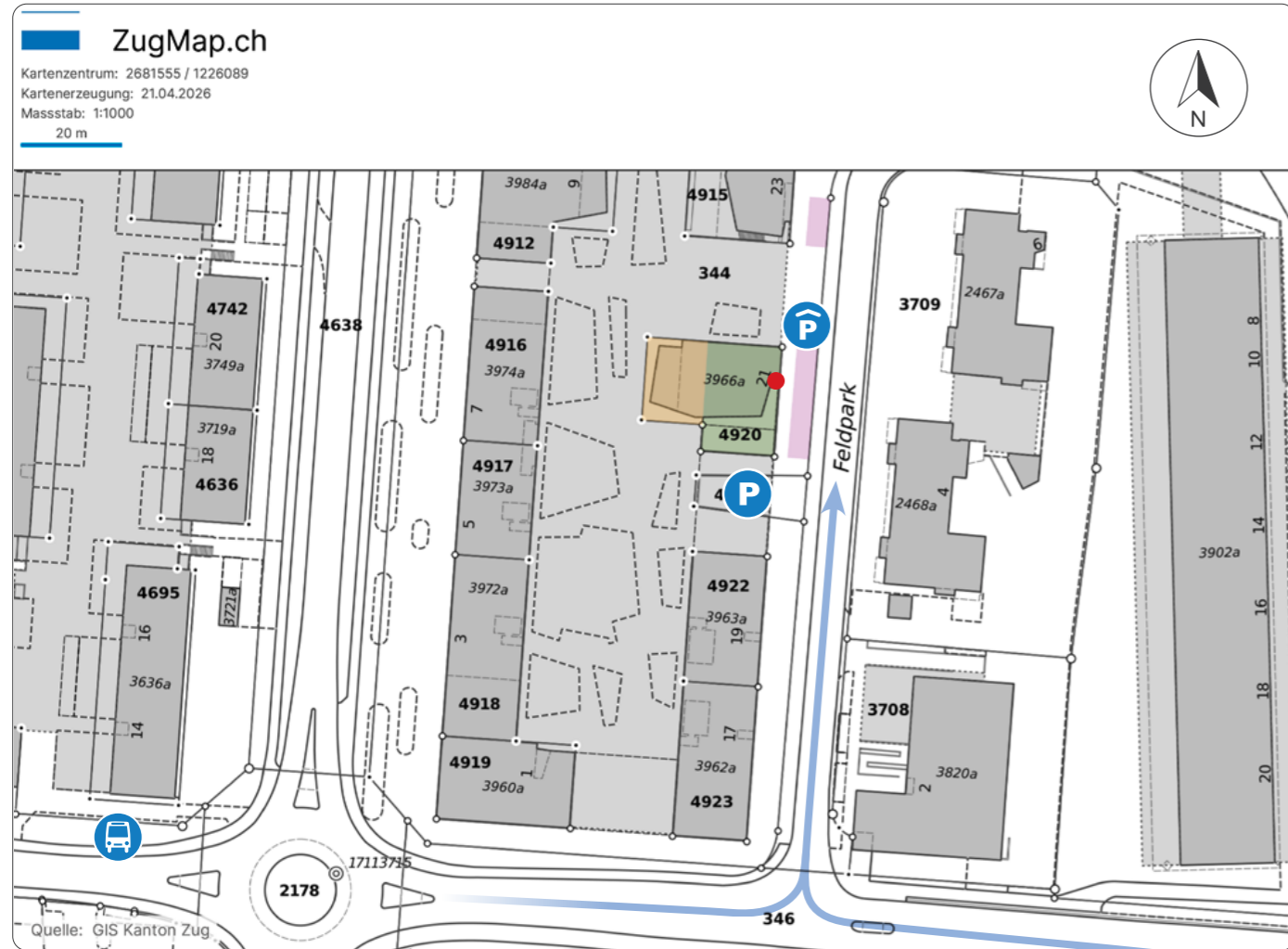
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**Purchase price**  
On request

# CADASTRAL MAP



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

## Public transport

Bus stop Feldhof (Bus 611)



## Parking

Numerous visitor parking spaces at Feldpark



# PROPERTY

## Apartment 4.5 rooms

- Natural stone slabbing
- Oak parquet in the rooms
- Comfort ventilation
- Ceiling spot lights
- Minergie standard

## Sleeping areas

- Room 1 with magnetic wall panel
- Room 2 with magnetic wall panel and access to the balcony (west-facing side)
- Room 3 with access to the balcony (north-facing side)

## Balcony

- Covered and surrounding with south, west and north facing orientation
- Sun awnings
- Power connection
- Water connection

## Entrance area

- Entry
- Built-in mirror closet with cloakroom
- Corridor with a large built-in closet and picture rails

## Open-plan kitchen

- V-Zug oven, steamer, hob, refrigerator with an integrated freezer compartment and dishwasher
- Kitchen bar with storage space on both sides
- Granite work tops
- Magnetic wall panel

## Further rooms

Basement level

- Cellar
- 1 underground parking space

## Bathrooms

- Bath 1: floor-flush shower, washbasin, mirror cabinet, toilet, WM/TU and with a real silver bordure
- Bath 2: XL-bathtub, XL-washbasin with base unit, two high cabinets, bidet, toilet, stucco veneziano and with a real silver bordure

## Living/Dining area

- Open-plan & sun-drenched
- Floor-to-ceiling windows throughout
- Access to the large balcony on the south-facing side
- Electric awning system in the living & kitchen area
- Picture rails

## For joint use

- 2 bike rooms for adults
- 1 bike room for children
- 2 clothes drying rooms
- Children's playgrounds
- Visitor parking spaces

**Parking and entrance area** Feldpark 21



**Entry** – arrive and feel at home



**Bath 1**



**Bad 2** – elegant and with top quality materials



**Room 2** with access to the balcony



**Functional kitchen** with lots of storage space



FOR JOINT MOMENTS  
OF DELIGHT



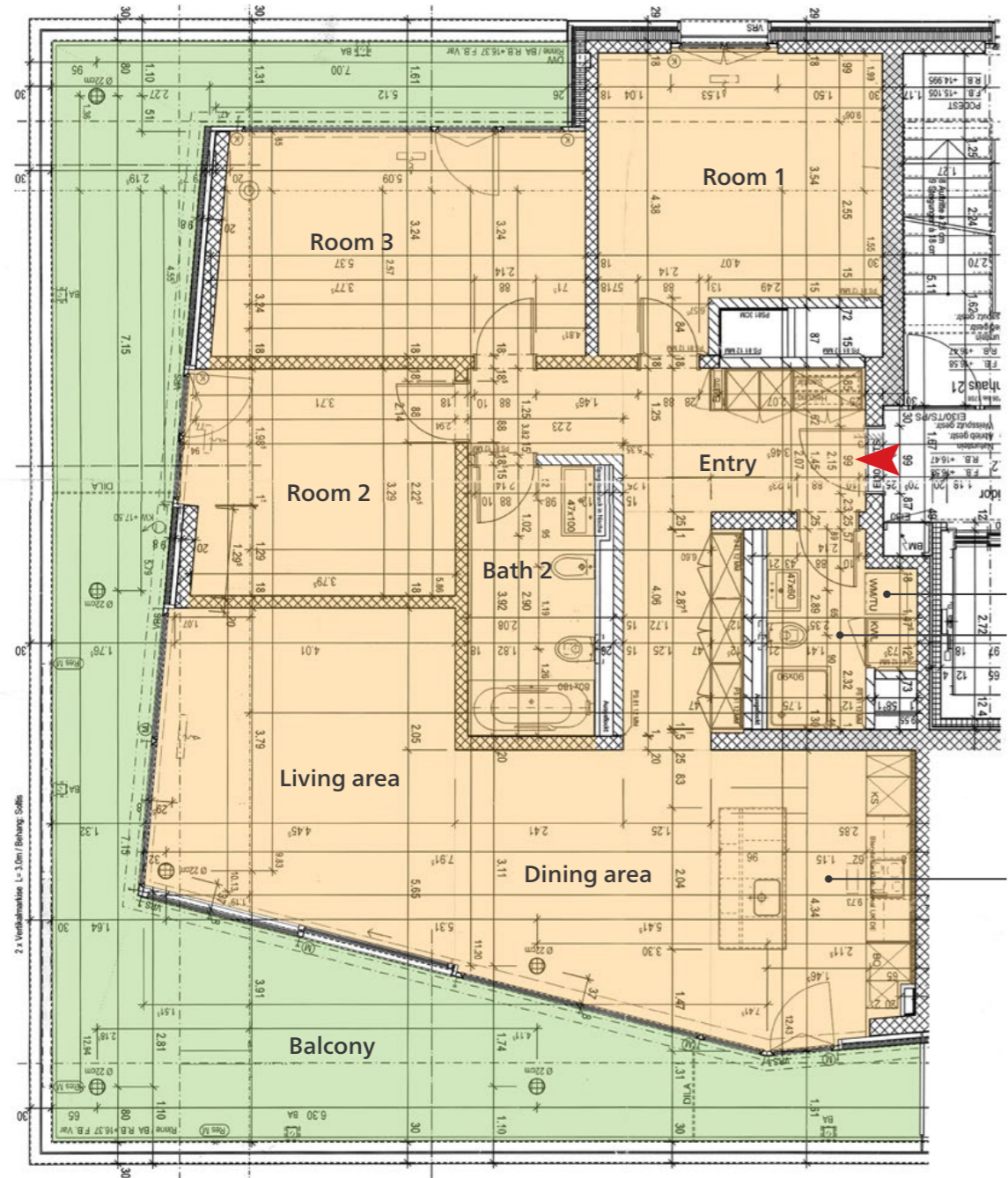


MODERN, TOP QUALITY  
RESIDENTIAL SPACE



# LAYOUT

5th floor



WM/TU  
Bath 1

Kitchen

- Living area
- External spaces



Children's playground for joint use



Underground garage entrance at Feldpark 21



Zug train station



Metalli shopping mall in Zug



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