

## Furnished appartement with services included

Fully furnished 4.5 room apartment in the heart of Zug.  
2 Bedrooms, 1 dedicated office, 2 bathrooms, closet, big living room with kitchen and terrace  
with 1 wine cellar and internal garage parking (with an EV charging device available)

### **\*\* Utilities / furniture / Art / cleaning**

The above utilities fee includes the following costs:

- Heating/energy consumption (incl. electricity/service heat pump systems, service costs burner, official firing control)
- Warm water costs (incl. electricity consumption, boiler descaling, etc)
- Water consumption and waste water charges
- Service/maintenance costs elevator system
- Waste disposal fees as charged to the building by the city
- General building electricity consumption
- Caretaking and cleaning of communal rooms incl. consumables / environmental maintenance or settlement costs / snow removal
- Management fee on heating/utility costs
- Obligatory radio & TV reception fees "Serafe"
- Swisscom internet and TV subscription with fiber optic high-speed internet
- Electricity consumption (for a normal family uses – addition cost in case excessive above normal uses such as cryptominig, etc...)
- 2 hours weekly cleaning by the owner's cleaning lady "Lucia"
- Rent of Furniture's, Art, all kitchen appliances and crockery, bed sheets, towels all already in the apartment