**Exceptional Architecture Meets Timeless Elegance and Ultimate Living Comfort.**

This striking pentagonal new-build development makes a distinctive architectural statement in Zug. At its heart is a light-filled atrium that draws natural daylight deep into the building, creating a welcoming and unique atmosphere from the moment you arrive.

Located on the **3rd floor**, this stylish 2.5-room apartment offers 70 $m^2$ of living space, a thoughtfully designed layout and high-end finishes throughout. The centrepiece is the spacious, open-plan living, dining and kitchen area of almost 40 $m^2$. Expansive windows create a bright and airy atmosphere, seamlessly connecting the interior with the west-facing balcony.

Here, you can enjoy the **afternoon and evening sunshine with magnificent views of Mount Pilatus** – the perfect setting to unwind and watch the day draw to a close.

The elegant designer kitchen features handleless cabinetry in a refined beige finish, sophisticated marble-effect worktops and premium V-ZUG appliances. Together with the warm oak parquet flooring, these elements create a beautifully harmonious interior. The stylish bathroom impresses with a spacious walk-in rainfall shower, large-format ceramic tiles and an illuminated mirrored cabinet. High-quality, floor-to-ceiling built-in wardrobes and a separate utility room with a private V-ZUG washing machine and tumble dryer complete the exclusive interior.

A **ceiling height of 2.60 m** and modern building technology, including **underfloor heating, integrated floor cooling and a controlled mechanical ventilation system**, ensure an exceptional level of living comfort throughout the year.

**Highlights at a Glance**

- **Architecture:** Distinctive pentagonal new-build development with an open atrium
- **Living Space:** 69.8 $m^2$ on the 3rd floor with a thoughtfully designed layout
- **Open-Plan Design:** Spacious living, dining and kitchen area of 39.2 $m^2$
- **Outdoor Space:** 9.8 $m^2$ west-facing balcony with evening sunshine and magnificent views of Mount Pilatus
- **Bedroom:** 15.1 $m^2$ with expansive windows
- **Designer Kitchen:** Handleless cabinet fronts in elegant beige, countertop and backsplash in a marble finish, and integrated lighting. Full-surface induction hob with integrated recirculating extractor, refrigerator, oven, combi-steam oven, and dishwasher. All appliances by V-ZUG
- **Flooring:** Elegant oak parquet flooring with wide-plank design

- **Bathroom:** Walk-in rainfall shower with glass partition, large-format ceramic tiles, Gessi fittings and illuminated mirrored cabinet
- **Built-in Wardrobes:** High-quality, floor-to-ceiling fitted wardrobes with elegant finishes
- **Climate Control:** Underfloor heating with integrated cooling, supplied by district heating and cooling systems, with individual room temperature control
- **Ventilation:** Controlled mechanical ventilation system ensuring a continuous supply of fresh air
- **Sun Protection:** Electrically operated fabric blinds on all windows and motorised vertical awnings on the balcony, equipped with wind and rain sensors
- **Security & Convenience:** Security-enhanced apartment entrance door, video intercom system, parcel lockers, wheelchair-accessible lift and fibre-optic internet connection
- **Laundry & Storage:** Separate utility room with V-ZUG washing machine and tumble dryer, plus an 10.3 $m^2$ private basement storage room
- **Sustainability:** Energy-efficient heating and cooling systems, photovoltaic installation and basic infrastructure for electric vehicle charging stations in the underground garage
- **Parking:** One parking space in the underground garage

**Prime Location Between City Life and Nature**

The new residential development is situated in Zug's attractive Göbli neighbourhood, offering the perfect balance between urban convenience and access to nature. The train station, restaurants, cafés and shopping facilities are all within easy walking distance. At the same time, the apartment faces away from Göblistrasse, providing a pleasantly peaceful residential setting.

Landscaped green spaces, walking paths and communal areas further enhance the quality of life. The nearby Zugerberg offers a wide range of outdoor and recreational activities, while Lake Zug and the charming historic town centre complete the appeal of this exceptional location.

**Conditions**

- Viewings on 23.11., 27.11., 28.11.
- Apartment purchase price: CHF 2,180,000
- Underground parking space: CHF 60,000 (additional)