Exceptional Architecture Meets Timeless Elegance and Ultimate Living Comfort.

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

Located on the **3rd floor**, this exclusive 3.5-room apartment offers 112.5 m^2 of living space, a thoughtfully designed layout and high-quality interior finishes. The impressive open-plan living, dining and kitchen area, spanning over 60 m^2, forms the centrepiece of the apartment. Expansive floor-to-ceiling windows create a bright, airy sense of space and seamlessly connect the interior with the generous corner balcony.

The **34.3 m^2 balcony** enjoys a sunny south-facing orientation, offering plenty of space to relax and magnificent panoramic views of Mount Pilatus, Mount Rigi and Zugerberg. Whether enjoying peaceful moments outdoors or entertaining guests, this exceptional outdoor space becomes a natural extension of the living area.

The elegant designer kitchen features a central island and sophisticated smoked oak cabinetry, complemented by premium V-ZUG appliances. An integrated wine cooler, carefully selected materials and thoughtful spatial design further emphasise the apartment's luxurious standard. Two spacious bedrooms and two elegant bathrooms – one with a bathtub and the other with a walk-in shower – provide additional comfort and privacy.

A **ceiling height of 2.60 m** and state-of-the-art building technology, including **underfloor heating, integrated cooling and a mechanical ventilation system**, complete this exceptional living concept.

Highlights

- **Architecture:** Striking five-sided new development with an open, light-filled atrium
- **Living Space:** 112.5 m^2 apartment on the 3rd floor with a spacious, thoughtfully designed layout
- **Open-Plan Concept:** Generous 61.4 m^2 living, dining and kitchen area
- **Outdoor Space:** Expansive 34.3 m^2 corner balcony with sunny southern exposure and stunning views of Mount Pilatus, Mount Rigi and Zugerberg
- **Bedrooms:** Two spacious bedrooms measuring 15.1 m^2 and 14.7 m^2
- **Designer Kitchen:** Luxurious smoked oak cabinetry and kitchen island. Full-surface induction hob with integrated recirculating extractor, refrigerator, oven,

combi-steam oven and dishwasher. Wine cooler integrated into the kitchen island. All appliances by V-ZUG

- **Bathrooms:** Two stylish bathrooms – one with a bathtub and the other with a walk-in shower. Elegant mocha oak vanity units
- **Flooring:** Premium parquet flooring throughout the living areas and bedrooms, complemented by large-format ceramic tiles in the bathrooms
- **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 11.6 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:** Two parking spaces in the underground garage

Attractive Location between City Life and Nature

This exceptional new development is situated in the desirable Göbli neighbourhood of Zug, offering the perfect balance between urban convenience and natural surroundings. The railway station, restaurants, cafés and shopping facilities are all within easy walking distance. At the same time, the apartment's position away from Göblistrasse ensures a pleasantly quiet and peaceful living environment.

Landscaped green spaces, walking paths and communal areas further enhance the quality of life. Nearby Zugerberg offers a wide range of outdoor and recreational activities, while beautiful Lake Zug and Zug's charming town centre complete the area's outstanding lifestyle offering.

Rental Terms

- **Available from:** 1 December 2026
- **Minimum Lease Term:** 2 years
- **Monthly Rent:** CHF 6,900
- **Additional Charges:** CHF 300 per month
- **Underground Parking:** 2 parking spaces for an additional CHF 500 per month
- **Total Monthly Cost:** CHF 7,700 including additional charges and both parking spaces
- **Viewing Dates:** 23, 27 and 28 November 2026