



DISCOVER YOUR  
NEW WORLD

# WELCOME TO YOUR NEW HOME PORT

---

Your search for a new home is over. Your new home port awaits you in picturesque natural surroundings located between the economic hubs of Zug and Zurich. The Columbus apartment building is taking shape on the CHAMA site right beside the Lorze river, comprising 52 high-quality condominiums with views of the surrounding green spaces.



COLUMBUS



DISCOVER THE SITE  
AND LOCATION

6

YOUR APARTMENT – AS UNIQUE  
AS YOU ARE

14

MOBILITY AND SUSTAINABILITY

24

FLOOR PLANS

28

BRIEF DESCRIPTION OF THE PROPERTY

48





On the leafy inner courtyard between the buildings on the CHAMA site, a vibrant hub for residents and visitors is taking shape.

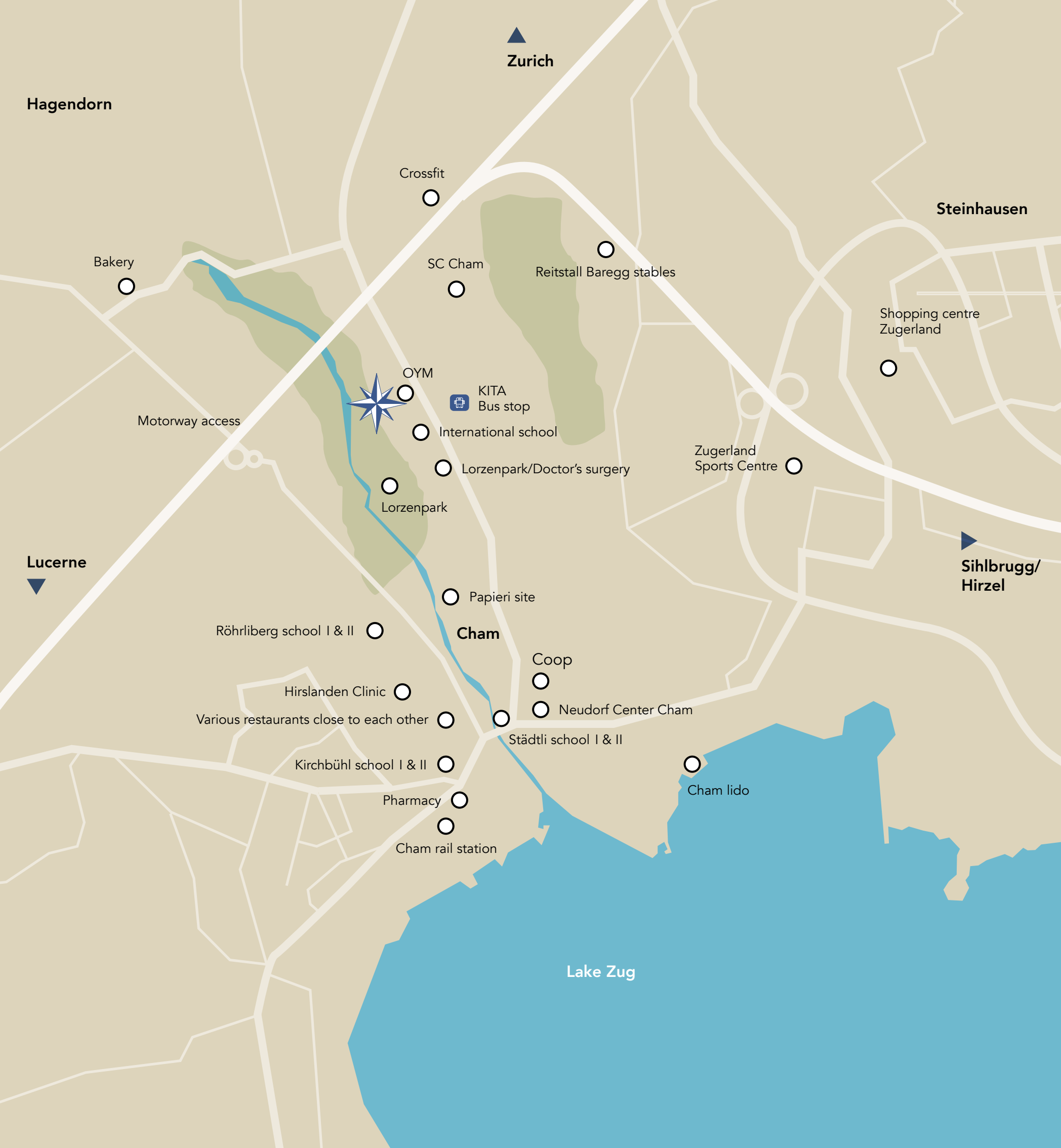




## BETWEEN ZUG AND ZURICH

Cham is well-connected and conveniently located between Zurich and Lucerne, close to the regional economic hub of Zug. Global companies offer appealing employment opportunities nearby. A tax rate of 59% makes the municipality a popular place to live. Extensive infrastructure and a wide range of cultural activities contribute to quality of life.

Motorway access			9 min
Zug	25 min	21 min	13 min
Zurich	120 min	55 min	30 min
Lucerne	75 min	39 min	22 min



## URBAN LIVING IN A RURAL SETTING

You'll find incredible infrastructure in the town of Cham: primary and secondary schools, leisure activities and plenty of shops. There's a wide range of leisure opportunities, due in part to an active community of associations. Just a short journey away, future residents of Columbus will find a wide selection of shopping options. Medical facilities are available with paediatric services, a pharmacy and a branch of the Hirlanden Clinic nearby.

Nearest bus stop (Cham, Lorzenpark)	2 min 🚶		
To the Lorze	2 min 🚶		
Cham centre	8 min 🚲	10 min 🚶	6 min 🚗
Lake Zug	7 min 🚲	16 min 🚶	5 min 🚗

# GO ON A VOYAGE OF DISCOVERY

Located in Cham, just a stone's throw from the Lorze river, the CHAMA site is being transformed into a new and vibrant place to live and work. Spacious green areas and parks provide a lush backdrop for social gatherings with friends and neighbours. The nearby recreational and leisure areas provide countless opportunities to simply switch off.







Every apartment in Columbus has spacious outdoor areas such as balconies or terraces. They offer space for relaxation and cosy evenings with a panoramic view.



# YOUR APARTMENT – AS UNIQUE AS YOU ARE

Columbus is made up of spacious one- to four-bedroom apartments where you can make yourself at home and recharge your batteries. The condominiums are configured as a choice of garden, single-storey, duplex and penthouse apartments. With views of the surrounding greenery and the Lorze river, nature feels very close, even within your own four walls.

## **High-quality apartments in three designs**

High ceilings and large windows fill the rooms with daylight. Balconies, patios and the garden area are all perfect for unwinding outdoors. The open-plan layouts and three high-quality designs make it easy to tailor your new apartment to your own particular needs.

Choose and configure your dream home:  
[columbus-chama.ch/properties](https://columbus-chama.ch/properties)

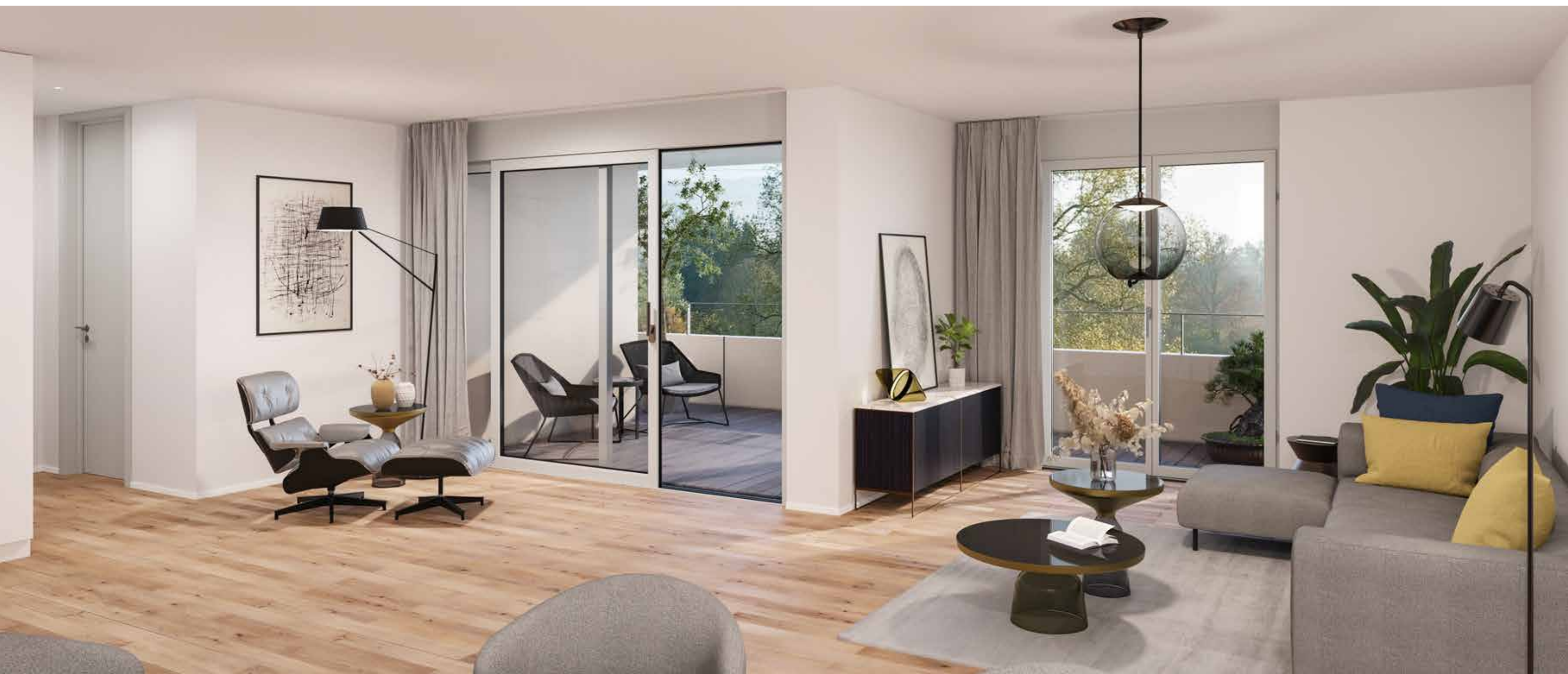






## 'PURE' DESIGN

Natural varnished oak parquet flooring and subtle colours combined with large windows create a bright and warm ambiance. Tiles and doors in light grey give the 'Pure' design range a modern feel – and offer plenty of space for you to mix and match with the colours of your own furnishing in style.







## 'ELEGANT' DESIGN

If you like dark colour accents, you'll love a home from the 'Elegant' design range. The quality smoky oak parquet flooring and anthracite stone tiles create an elegant ambience. The subtle colours create a peaceful space.





The open-plan layouts offer a combined living and dining area to relax in. And the sunlight gleams on the fine dark parquet flooring from the 'Elegant' range.





## 'SUSTAINABLE' DESIGN

The 'Sustainable' design range highlights CHAMA's ambition to make a contribution to sustainability. Its different elements are comprised of locally sourced, recycled materials. The bathrooms feature striking blue and white coloured tile accents. Sustainability and style come together here to make your lifestyle dreams come true.

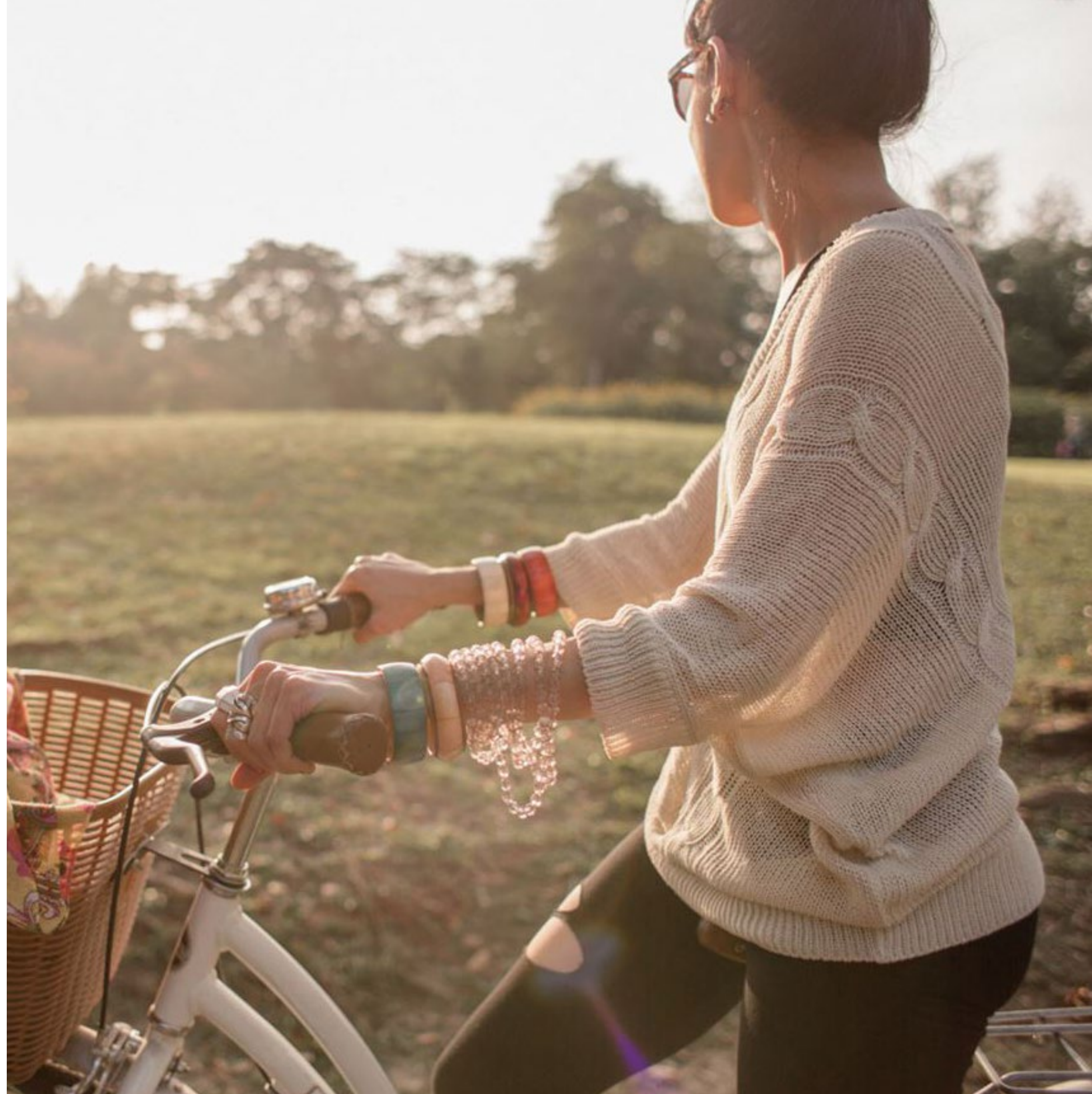
Choose and configure your dream home:  
[columbus-chama.ch/properties](https://columbus-chama.ch/properties)



# MOBILITY AND SUSTAINABILITY

---

Sustainability is a top priority for Columbus with the label SNBS Silver. The building is Minergie-certified and the 'Sustainable' line offers materials which are produced using especially eco-friendly methods. In the site's 'ramp building', a mobility station is taking shape including a bike workshop, e-vehicle charging stations and a sharing service. Here, it's easy to hire e-bikes, electric cars and more via an app. A central recycling station makes sustainable waste disposal simple and prevents additional trips to distant collecting stations. A parcel hub also allows residents to receive and safely store packages at any time. Residents at CHAMA can enjoy all kinds of amenities for modern, mobile living.





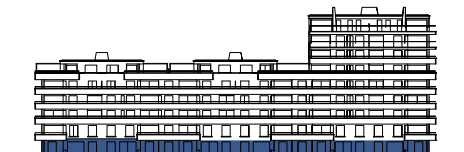
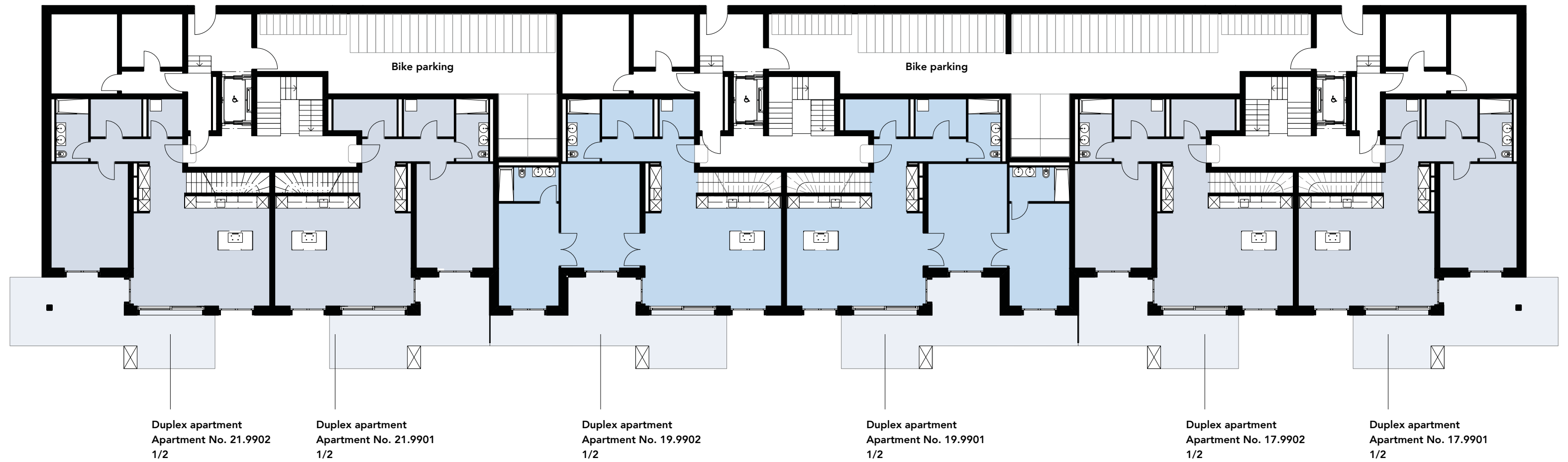
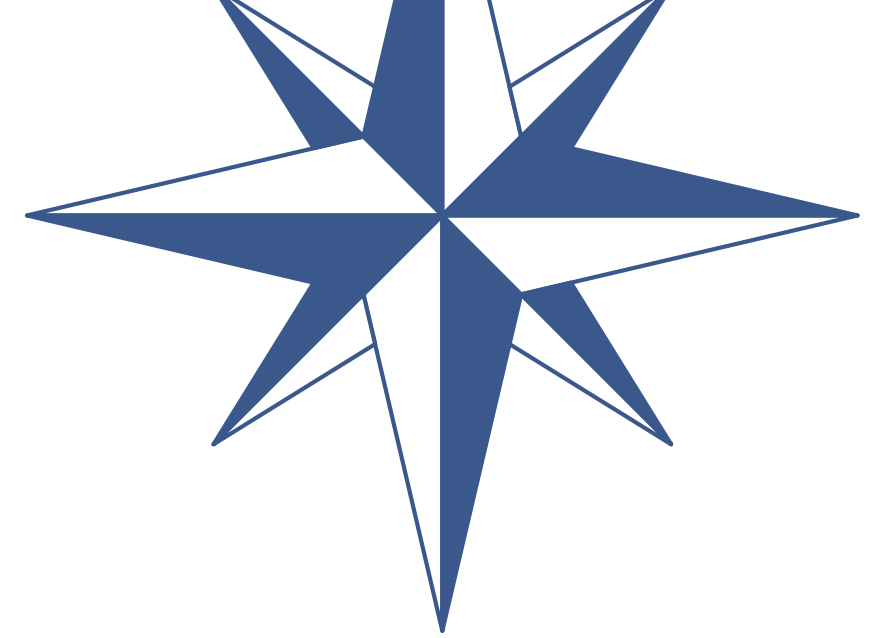


It's just a few steps from the bedrooms to the great outdoors. That way, the sun puts a smile on residents' faces first thing in the morning.



Columbus  
Garden level

Property	Number
2.5-room apartments	-
3.5-room apartments	-
4.5-room apartments	4
5.5-room apartments	2



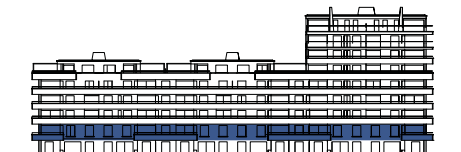
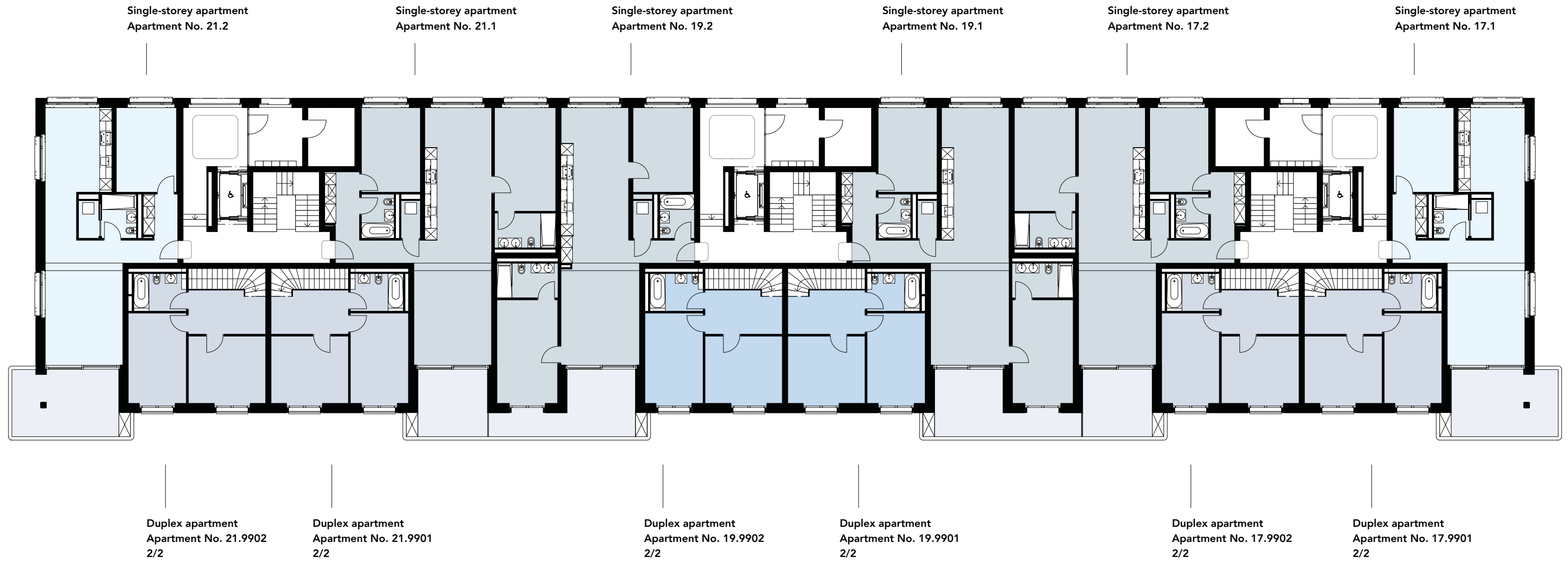
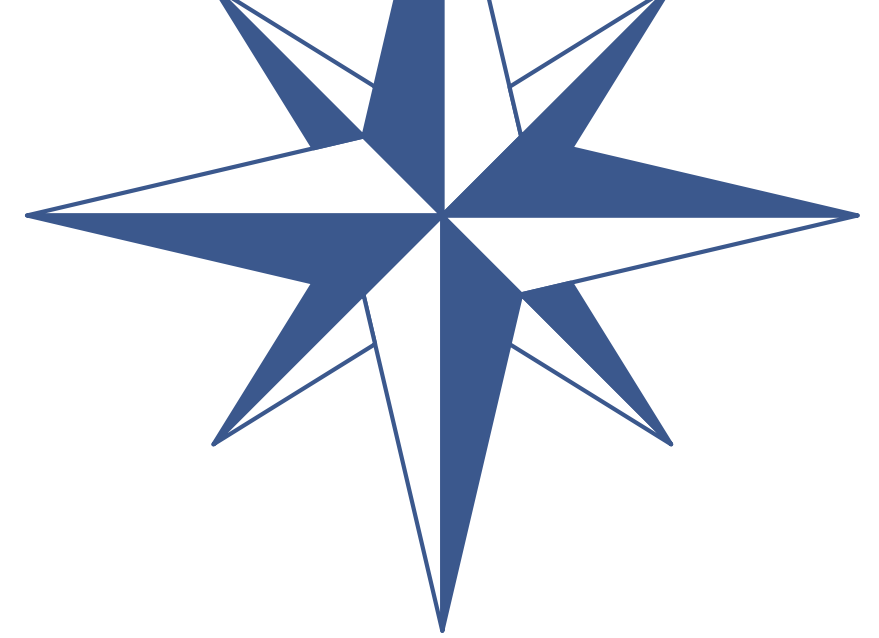
↓  
Lorze





# Ground floor

Property	Number
2.5-room apartments	2
3.5-room apartments	4
4.5-room apartments	-
5.5-room apartments	-



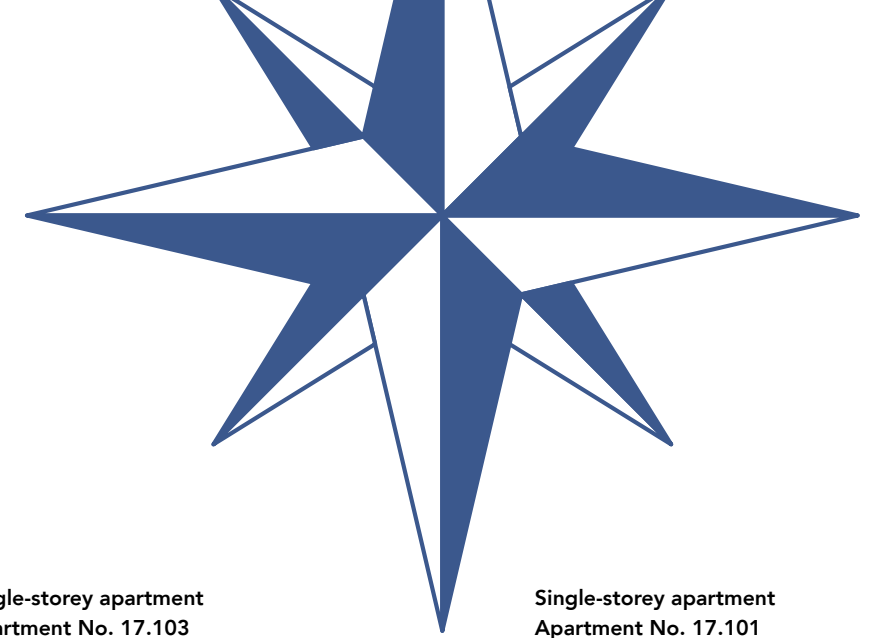
↓  
Lorze





Columbus  
1st/2nd floor

Property	Number
2.5-room apartments	4
3.5-room apartments	6
4.5-room apartments	4
5.5-room apartments	4



Single-storey apartment  
Apartment No. 21.103

Single-storey apartment  
Apartment No. 21.203

Single-storey apartment  
Apartment No. 21.101

Single-storey apartment  
Apartment No. 21.201

Single-storey apartment  
Apartment No. 19.103

Single-storey apartment  
Apartment No. 19.203

Single-storey apartment  
Apartment No. 19.101

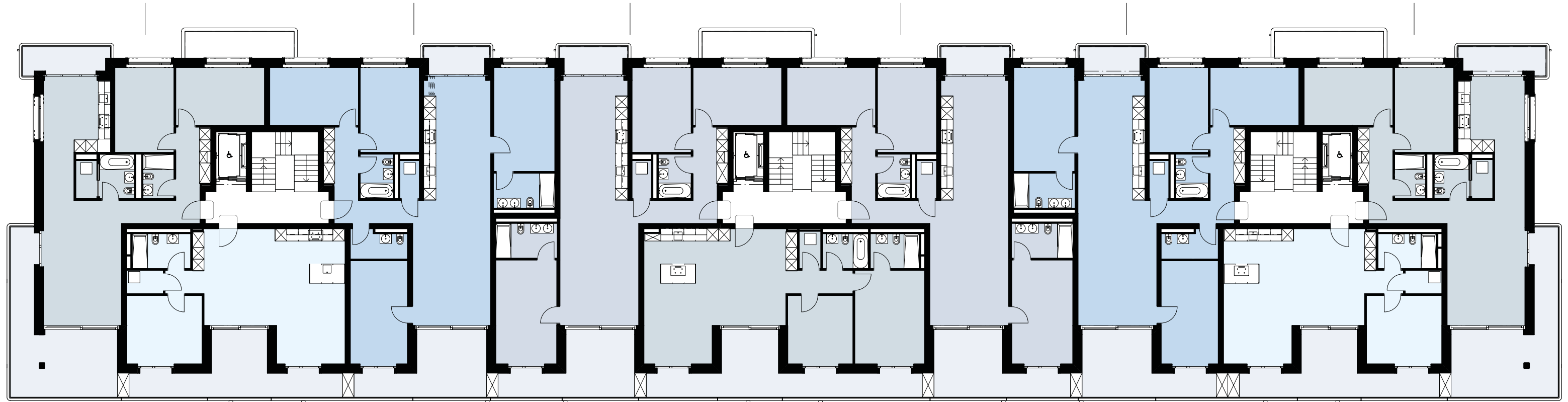
Single-storey apartment  
Apartment No. 19.201

Single-storey apartment  
Apartment No. 17.103

Single-storey apartment  
Apartment No. 17.203

Single-storey apartment  
Apartment No. 17.101

Single-storey apartment  
Apartment No. 17.201



Single-storey apartment  
Apartment No. 21.102

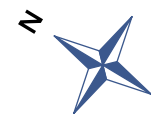
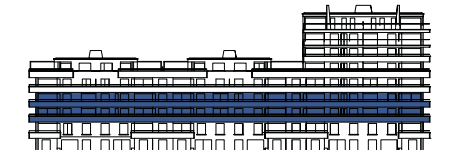
Single-storey apartment  
Apartment No. 21.202

Single-storey apartment  
Apartment No. 19.102

Single-storey apartment  
Apartment No. 19.202

Single-storey apartment  
Apartment No. 17.102

Single-storey apartment  
Apartment No. 17.202



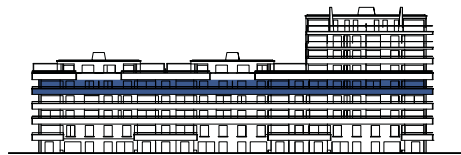
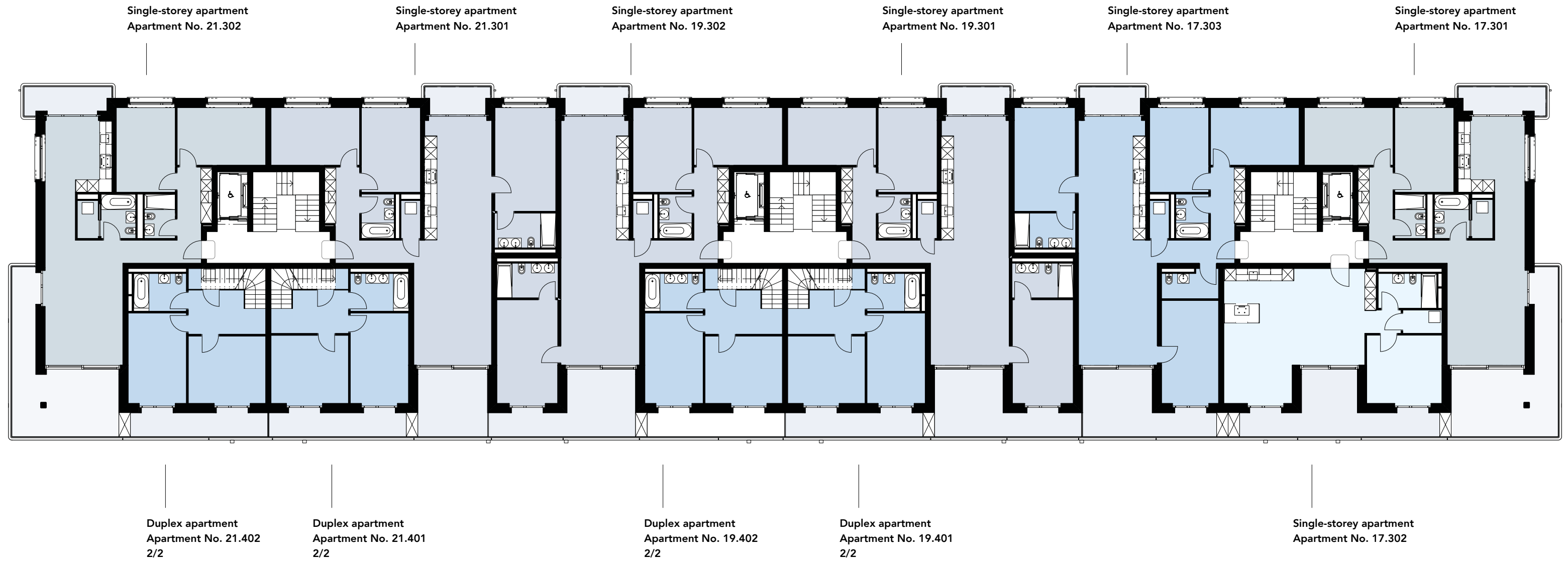
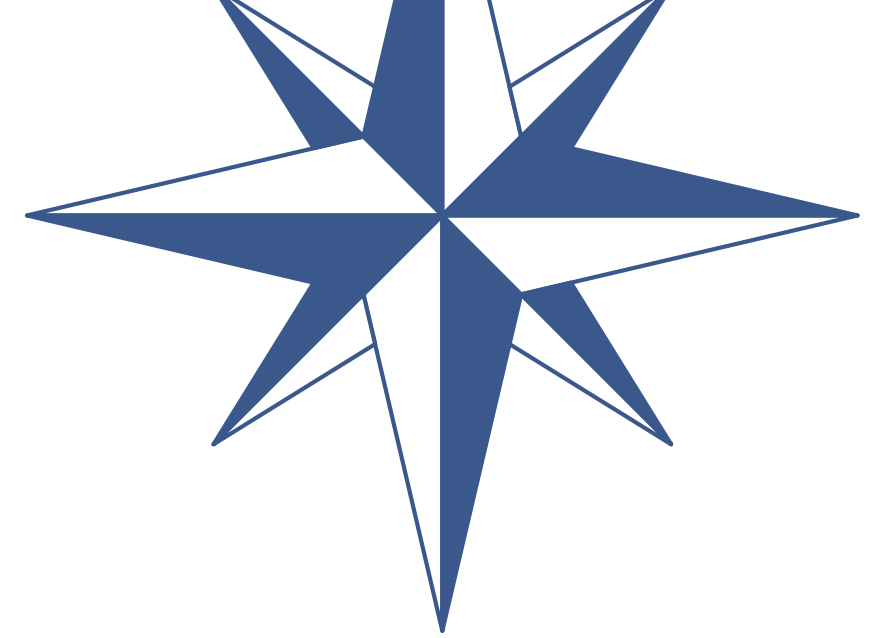
↓  
Lorze

0 2.5 5 12.5



Columbus  
3<sup>rd</sup> floor

Property	Number
2.5-room apartments	-
3.5-room apartments	2
4.5-room apartments	3
5.5-room apartments	1



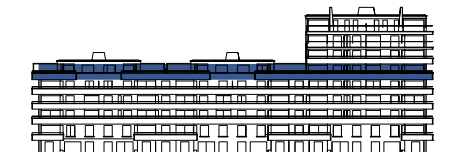
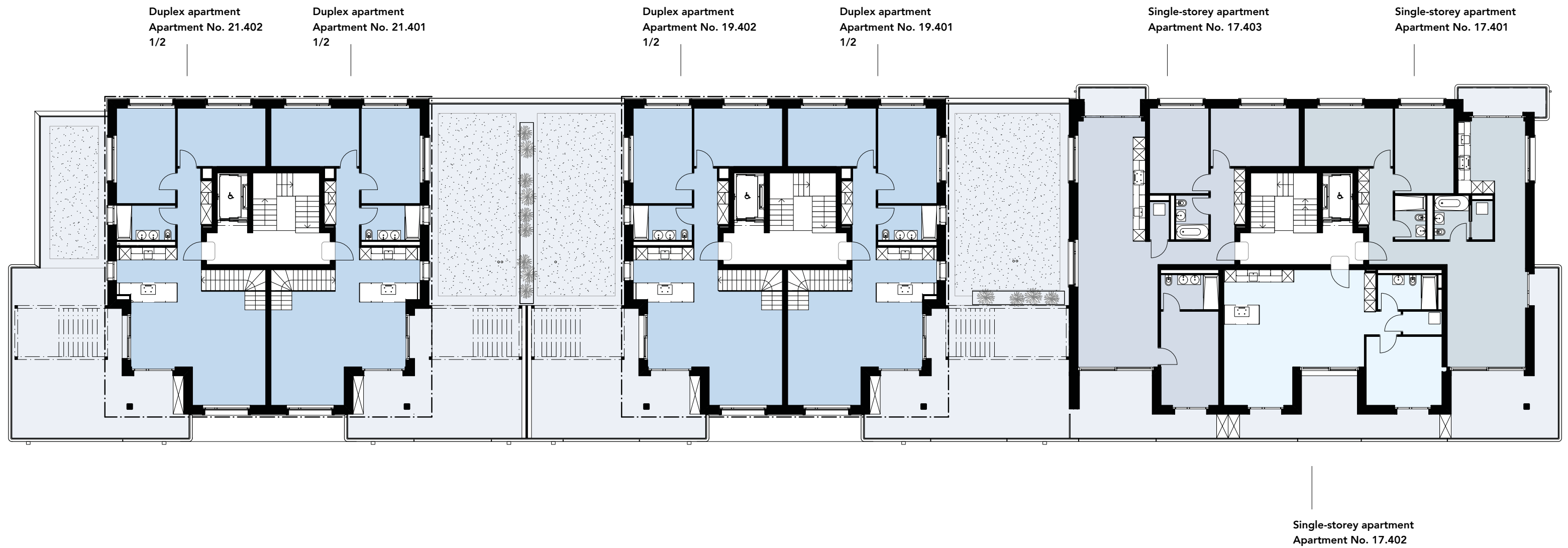
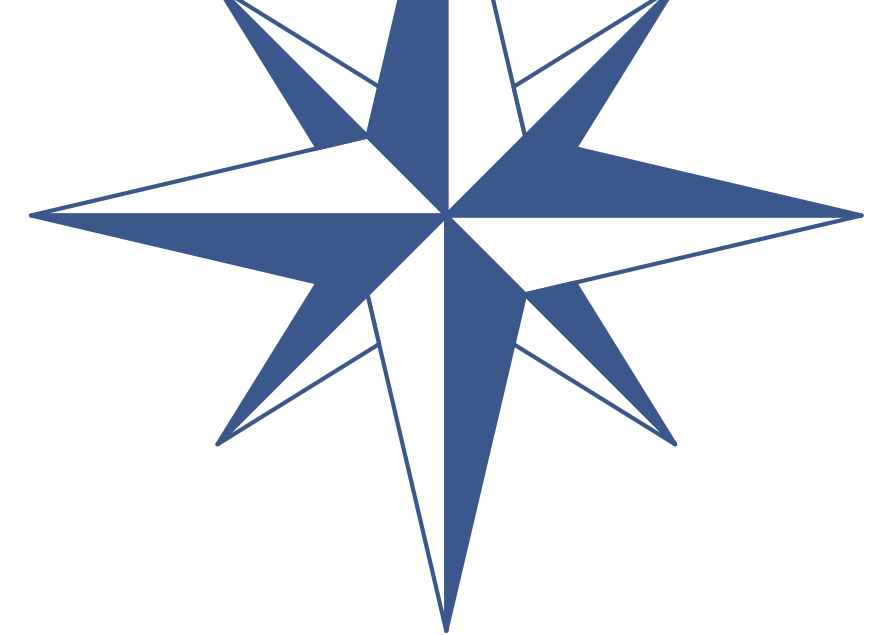
↓  
Lorze





Columbus  
4<sup>th</sup> floor

Property	Number
2.5-room apartments	-
3.5-room apartments	1
4.5-room apartments	1
5.5-room apartments	4



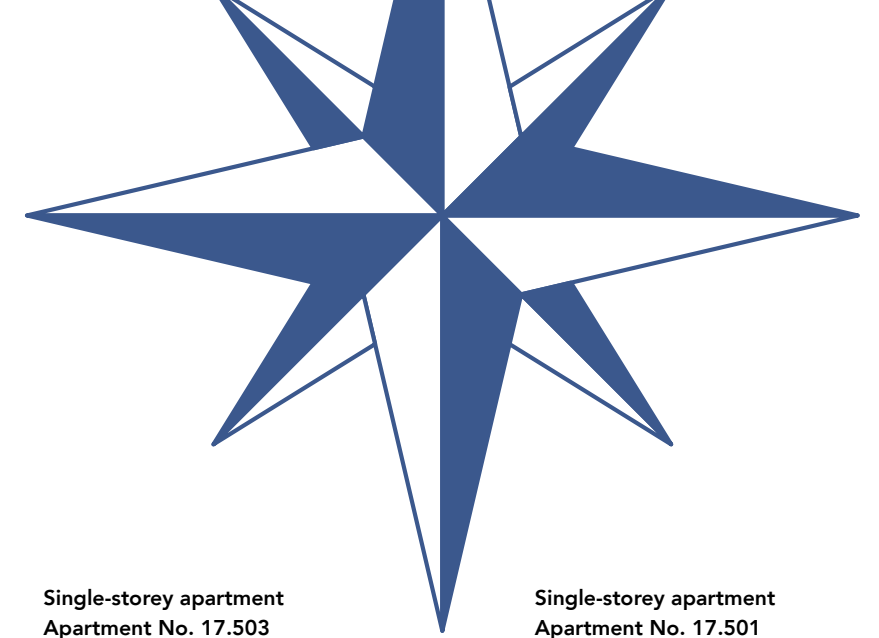
↓  
Lorze





Columbus  
5<sup>th</sup>/6<sup>th</sup> floor

Property	Number
2.5-room apartments	2
3.5-room apartments	2
4.5-room apartments	2
5.5-room apartments	-

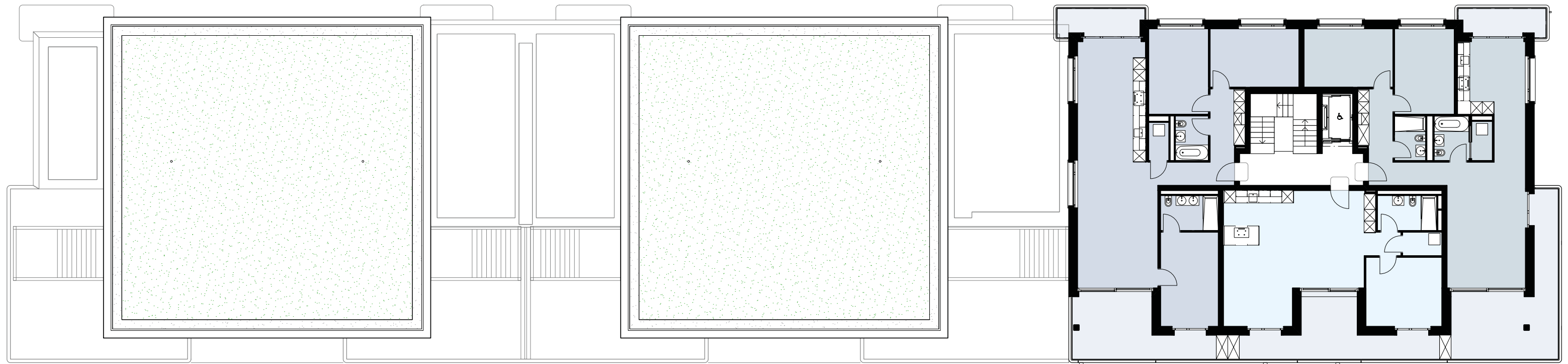


Single-storey apartment  
Apartment No. 17.503

Single-storey apartment  
Apartment No. 17.501

Single-storey apartment  
Apartment No. 17.603

Single-storey apartment  
Apartment No. 17.601



Single-storey apartment  
Apartment No. 17.502

Single-storey apartment  
Apartment No. 17.602



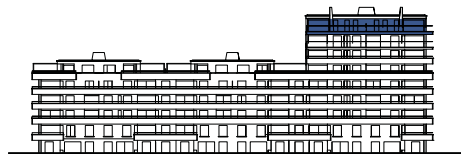
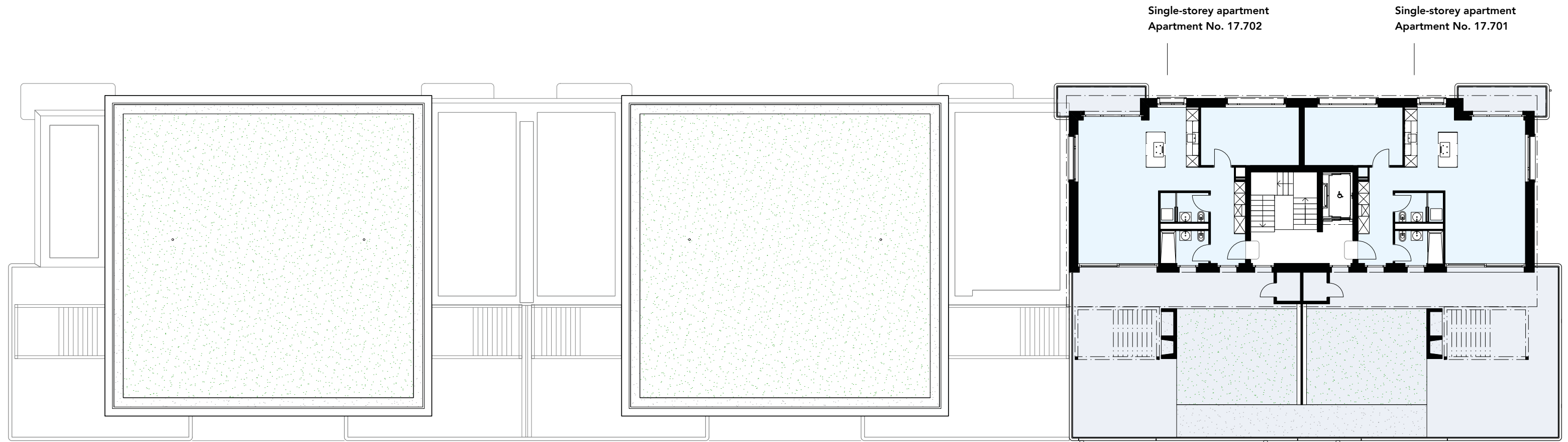
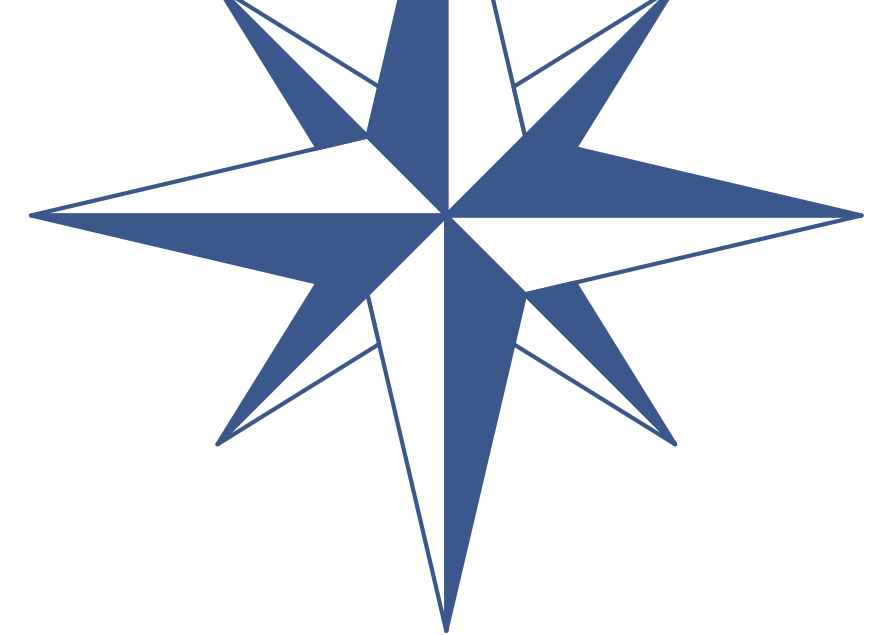
↓  
Lorze





Columbus  
7<sup>th</sup> floor

Property	Number
2.5-room apartments	2
3.5-room apartments	-
4.5-room apartments	-
5.5-room apartments	-



↓  
Lorze





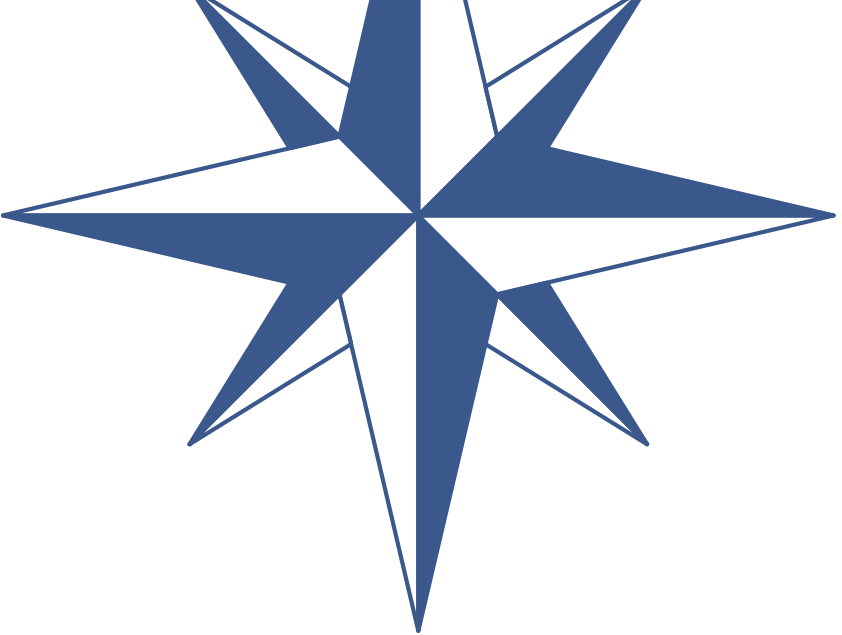


The stylish terraces with covered pavilions and outdoor barbecues are the perfect spot for fun BBQ nights with friends or neighbours.



# Basement

	Number
Ancillary rooms for purchase	6
Scale 1:250	

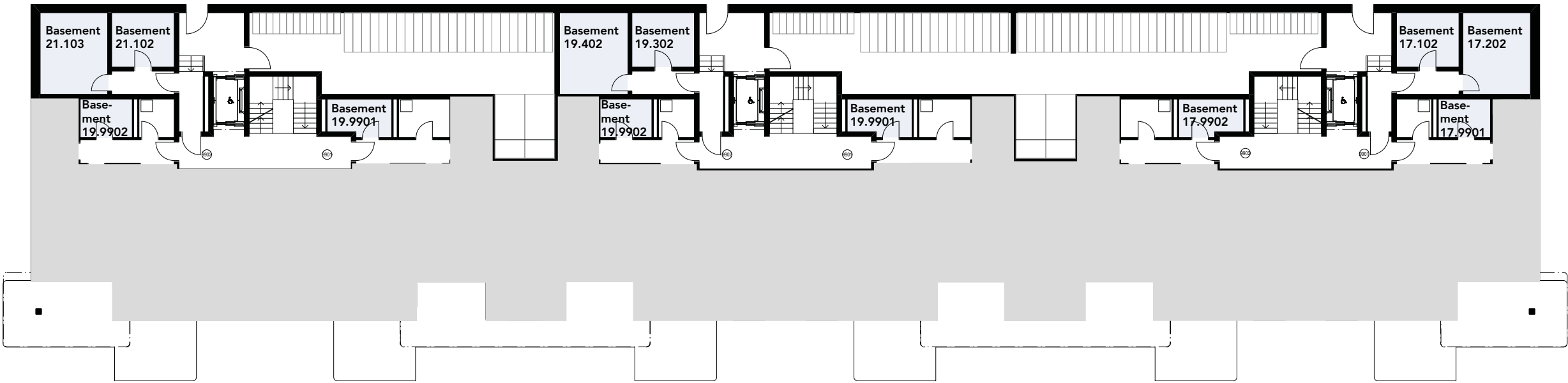


Building No. 21

Building No. 19

Building No. 17

1<sup>st</sup> Underground floor

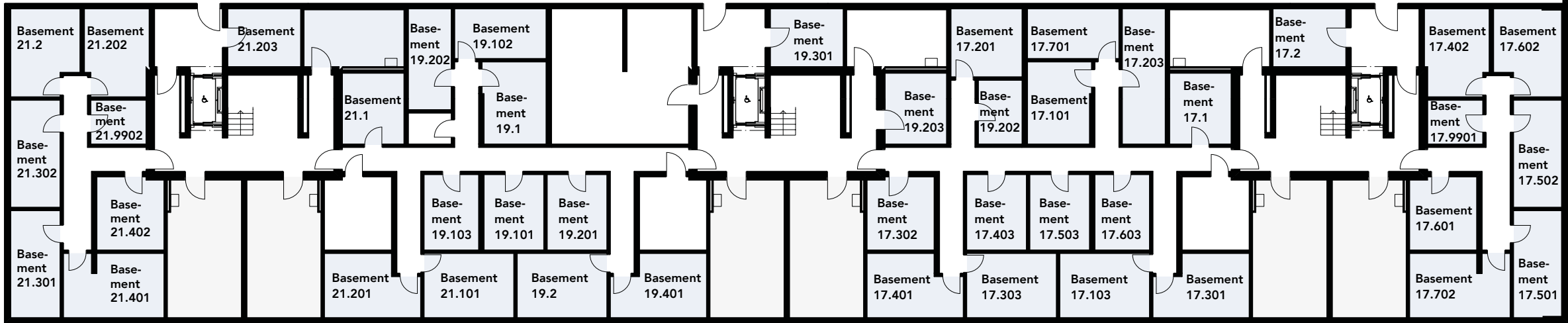


Building No. 21

Building No. 19

Building No. 17

2<sup>nd</sup> Underground floor

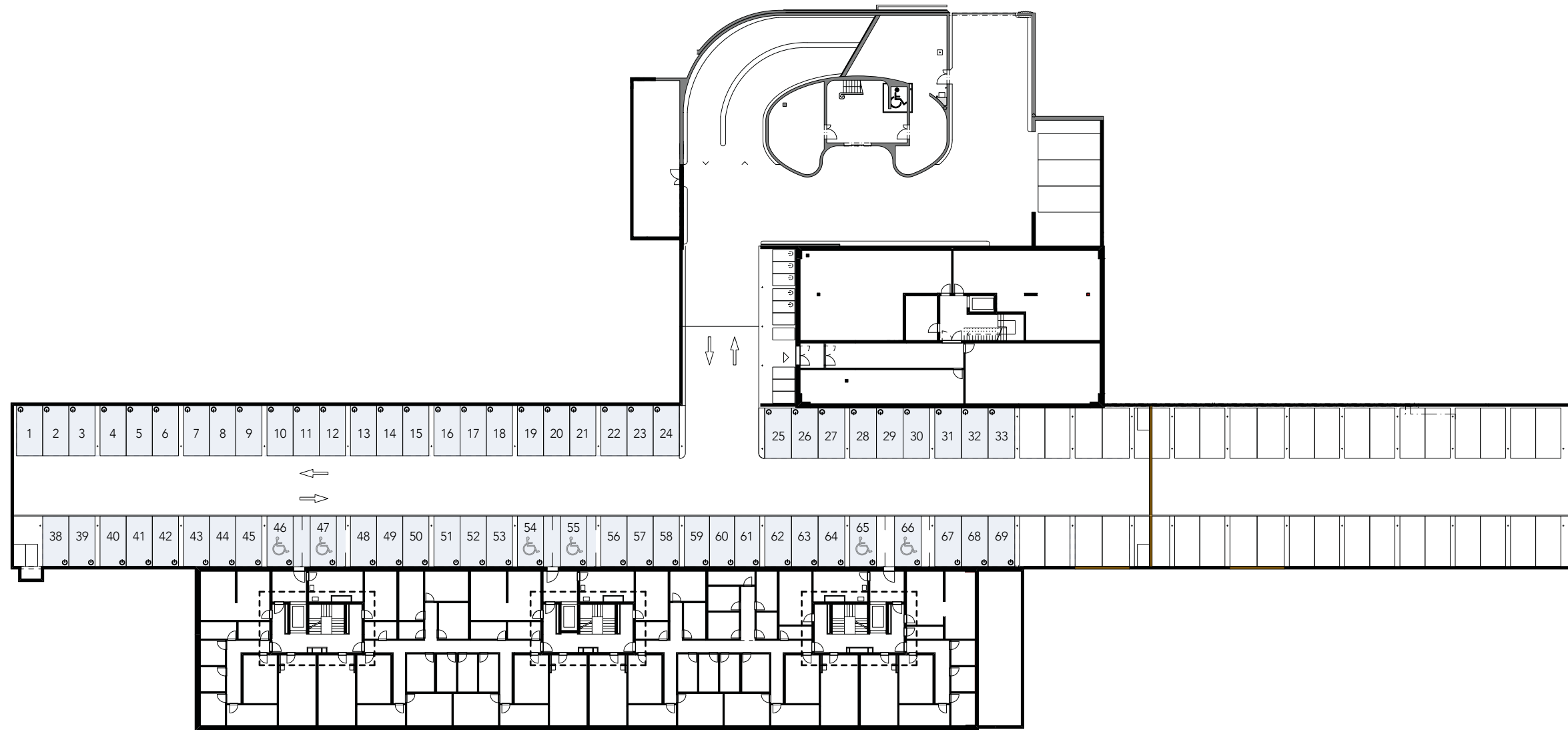
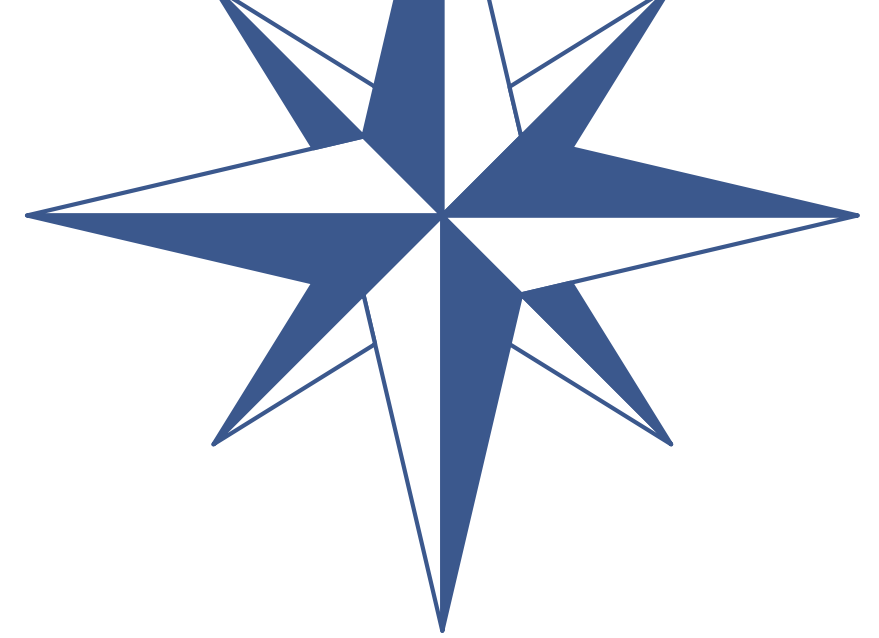




# Underground car park, 2<sup>nd</sup> basement level

Parking spaces	Number
	65

Scale 1:250



Entrance  
Building No. 21

Entrance  
Building No. 19

Entrance  
Building No. 17

# BRIEF DESCRIPTION OF THE PROPERTY

1/2

## General

- The buildings are certified in line with the requirements of the Minergie standard and SNBS.
- All buildings have direct access to the site's underground car park.
- All apartments are built in line with the specifications of SIA 500.

## Façade

- Cladding on the lower section of the façade with fibreglass-reinforced concrete elements.
- Thermal insulation system on floors 1 to 7 with mineral insulation and mineral plaster.
- Continuous horizontal frieze between 4<sup>th</sup>/5<sup>th</sup> Upper floors in fibreglass-reinforced concrete.
- Spindle railings on balconies, loggias and tall windows with colour coating in line with architect's colour and materiality concept.

## Stairway

- Prefabricated stair elements, flooring with cast stone slabs in line with the architect's colour and materiality concept.
- Doormats in vestibule and at apartment entrance doors.
- Fibreglass wallpaper on walls in line with the architect's colour and materiality concept.
- Q3 white plaster ceiling with mineral paint.
- Spindle railings with colour coating, rectangular oak handrail on both sides.
- Glazed steel entrance door front / stairway window.

## Lifts

- Lift with wheelchair access in each stairway.
- Decor in line with the architect's colour and materiality concept.

## Locking system

- Mechanical and mechatronic locking system, four keys per apartment.

## Windows

- Wood/metal casement windows: light grey painted wood inside, stove-enamelled metal outside, in line with architect's colour and materiality concept.
- Casement windows with tilt and turn fittings.
- Large sliding window on to balcony/terrace/garden seating area.
- Double glazing in line with building construction component catalogue.
- Skylights 60 × 60 cm with sun protection glass, without sun protection with VSG, opens via electrical drive, closes automatically in rain or high winds.

## Sun protection

- All apartment windows have external blinds, electrically driven, without central control, no wind/rain/hail protection.
- Balconies, loggias, garden seating areas with folding arm awning. Two folding arm awnings facing south-west, plus south-facing corner balcony, electrically driven, no central control, no wind/rain/hail protection.
- ZIP control system with resistance class 5.

## Apartment room height

- Room height in all areas is a minimum of 250–255 cm.
- Living area of the ground floor apartments is raised by approx. 30 cm.

## Internal walls

- Concrete/brick load-bearing walls.
- Non-load-bearing internal walls are lightweight construction, double planked.
- Concrete partition walls.
- Basements/cellars are sand-lime brick, painted white.

## Electrical installations

- Photovoltaic system on roof.

- Main distributor with apartment meters in technical room, power distribution per apartment.
- Lighting in communal areas, on access routes, in entrance hall stairway, lift, surrounding area.
- Video intercom system with electric door opening.
- Lamp points, switches and 3-way sockets (EDIZIOdue white) installed in all rooms, power socket in outdoor area and in cellar.
- Recessed lights in entrance, corridor, kitchen and wet room, electrical connection on ceilings in other rooms as per the electrical plan.
- Connections for electric blinds, kitchen appliances, 2×RJ45 data sockets in living room, cable ducts in remaining rooms (not kitchen, wet rooms, cellar). Fibre to the Home communications infrastructure.
- Electric car charging point can be selected in the configurator for a surcharge.
- Smart Home: Controls in each room, plus central touch panel for lighting and shading systems and switched power sockets. Can be extended as required at own expense.

## Heating, ventilation and cooling systems

- Heating and cooling generated by means of a central site supply using district heating and geothermal probes via an external contractor.
- Heating and cooling distribution (free cooling) is via TABS (thermally activated building systems) installed in the concrete surfaces. Control is by outdoor temperature sensors.
- Domestic hot water is also heated via the central site supply using district heating pipelines.
- All apartments are equipped with a controlled ventilation system, with step regulator in the apartment.

## Sanitary installations

- Apartment equipment list as per design version and configurator.
- Each apartment has a frost-proof garden valve on balcony/terrace/garden seating area.

## Apartment floors

- Floating underlay with impact sound insulation.
- Living area, dining area, corridor, store room, kitchen and bedrooms: parquet or porcelain stone tile flooring, as per selection in configurator.
- Wet rooms: porcelain stone tile flooring as per selection in configurator.
- White wooden skirting board for parquet, skirting board to match flooring for porcelain and natural stone tiles.
- Additional parquet, porcelain and natural stone variants available in the configurator for a surcharge.

## Apartment walls

- Living area, dining area, corridor, store room, kitchen and bedrooms: Walls with Q3 white plaster, painted white, or lime plaster coloured according to the design version.
- Wet rooms: walls in the splash zone with porcelain stone tiles, as per selection in configurator. Remaining wall areas with Q3 white plaster with silicate paint, or lime plaster coloured according to the design version.
- Other porcelain and natural stone options available in the configurator for a surcharge for wet room walls.

## Apartment ceilings

- Ceilings with Q3 white plaster, painted white, or lime plaster coloured according to the design version selected.
- Two aluminium curtain rails on all apartment windows, white, recessed in white plaster ceiling, extending beyond the edge of the window by 30 cm where possible.

## Kitchen equipment

- Kitchen equipment as per architect's plans.
- Depending on type of apartment, some larger kitchen variants can be selected in the configurator for a surcharge.
- Exquisite Poggenpohl brand kitchen with high quality electrical appliances and integrated lighting. Fronts semi-matt finish with laser-cut edging. Handle-free concept +SEGMENTO and Tip-On. Handle on fridge-/freezer, colour and ceramic work surface can be selected in the configurator as per the design version, gloss-white glass splashback panels.



# BRIEF DESCRIPTION OF THE PROPERTY

2/2

- Other options for fronts, worktops and splashbacks can be selected in the configurator for a surcharge.
- BORA Pure induction hob PURU, installed flush with surface. Oven with various features, steamer, dishwasher with integrated front, CombiCooler fridge-/freezer, V-ZUG brand. Stainless steel sink, stainless steel or black fittings and waste separation system.
- Combi-steamer, wine cooler, warming drawer, Quooker can be selected as an option in the configurator for a surcharge, depending on kitchen type.

## Apartment sanitary equipment

- Equipment in wet rooms as per architect's plans.
- WC, counter-top wash basin, base cabinet, mirrored cabinet with light (mirror only in guest WC), some with walk-in shower and built-in drainage channel, 30 x 30 cm alcove and shower partition, some with bath tub.
- Taps, towel holder and/or towel rail and toilet roll holder all included.
- Detailed design of the equipment, taps and fittings as per design version.
- Other designs for taps and fittings and some shower/WC options are available in the configurator for a surcharge.

## Apartment carpentry

- Entrance doors: Stairway side oak veneer, apartment side painted light grey, multi-point lock, door peephole.
- Internal doors: full height, painted light grey.
- Ancillary room doors outside apartments: Steel frame doors, with colour coating.
- Combined cloakroom and cleaning cupboard as per architect's plans, coated in white synthetic resin.

## Internal stairs

- Wood stairs in two-storey apartments, flooring to match living area, dining area and kitchen.
- Enclosed white MDF banister, CNS handrail.

## Fireplaces

- Internal fireplace in attic and duplex apartments on 4th floor can be selected in configurator for a surcharge.
- Fireplace on 7th floor terrace in prefabricated concrete, visible side smooth.

## Outdoor spaces

- Flooring with wood grate on terraces/balconies/loggias. Garden seating area with large concrete slabs.
- Metal railings to prevent falls.
- Some with cupboard as partition on balconies, made from sheet steel, galvanised, incl. shelving, colour coated, same height as window lintel.
- Some with wall as partition on balconies, flush-mounted design, same surface as cabinet.
- 7th floor and 4th floor in buildings 19 & 20: Terraces with concrete partition wall for privacy.
- Steel pergola/roof terrace canopy, with motorised rotating slats, colour coated, for terrace apartments.

## Washing/drying

- Washing machine/tumble dryer in all apartments, V-ZUG brand.
- Communal drying room with sink and ambient air clothes dryer in basement.

## Cellar/ancillary rooms

- Cement-coated floor with floor paint.
- Unfinished walls with silicate paint.
- Ceiling of bare reinforced concrete or wood wool panels with visible cables.

## Additional ancillary rooms

- Additional unheated ancillary rooms with sink can be purchased in basement.
- Sand-lime brickwork/rough concrete with silicate paint.
- Unfinished ceiling with visible cables.
- Cement-coated floor with coloured paint.

## Grounds

- Letterbox system, incl. video intercom system.
- Additional landscaping as per landscape architect's design and surrounding area plan approved by the local authority.

## Underground car park

- Rough concrete walls, ceiling sprayed dark from approx. 220 cm, incl. visible cables.
- Concrete floor.
- Tyre cabinet can also be purchased in configurator if required.

## Apartment configurator

- Three designs, Pure/Elegant/Sustainable, are available. In order to offer future residents the best choice of design for their home, buyers can choose from additional materials and colours in the configurator at no extra charge.
- As an additional option, some apartments offer a floorplan variant or the possibility of an extended kitchen design. However, these modifications are chargeable and the relevant surcharge is shown in the configurator.
- In order to offer buyers a comprehensive choice of interior design for their apartment, the configurator includes other exclusive materials available at extra cost, in addition to the high quality materials already included in the list price.
- Individual buyer requests that go beyond the options offered by the apartment configurator cannot be accommodated.
- There are no budget options in the configurator.







Columbus is part of a vibrant area. On the CHAMA site, residents and visitors will find a space close to nature where they can grow.



# CONTACT

---

Want to get better acquainted with Columbus?  
Let us join you on your voyage of discovery!

## Advice & Sales

### Intercity

Vermarktung

Intercity Vermarktung AG | Fischmarkt 1 | 6300 Zug  
T +41 41 727 53 70 | [columbus@intercity.ch](mailto:columbus@intercity.ch)  
[columbus-chama.ch](http://columbus-chama.ch)

## Building contractor

### HIAG

HIAG Immobilien Schweiz AG  
Löwenstrasse 51 | 8001 Zürich

## General contractor

### halter

Halter AG  
Zürcherstrasse 39 | 8952 Schlieren

All specifications are non-binding and subject to change  
until construction is completed.