

Real estate for the wealthy residents

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The wealthy families who move to Zug need housing, and they meet a market for high-end residential real estate that is among the most expensive in Switzerland. At 0.39 per cent, the vacancy rate of the canton is the lowest in the country. The supply of properties suitable for wealthy families, above all villas and apartments with a view of the lake, is very limited.¹

Foreign nationals face the restrictions of the Lex Koller, described in Part C. Nationals of the member states of the European Union and of the European Free Trade Association who reside in Switzerland may acquire their residence without authorisation, as may nationals of third countries with a permanent residence permit. Under the current law, nationals of third countries with an ordinary residence permit may acquire their main residence without authorisation. The tightening proposed by the Federal Council in 2026 would subject such acquisitions to authorisation and require the sale of the property if the owner leaves within two years.² For wealthy third-country nationals who move to Zug under the taxation according to expenditure, the proposal would complicate the purchase of a home and could reduce the attractiveness of the canton.

1 Notes

1. zentralplus, "SGS zieht von Genf nach Zug – und sorgt für Kritik": vacancy rate of 0.39 per cent, the tightest rental market in Switzerland.



2. Source as cited in the printed edition. ↩

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