

PAPIERI- AREAL



Neighborhood



Papieri in Cham is a beacon project for a mixed, modern working and residential district. A successful mix of historic buildings and industrial heritage, new buildings of high architectural quality and carefully designed, green outdoor spaces create a unique neighborhood atmosphere. The award-winning site is setting new standards of sustainability with technological innovations. With around 40,000 m² of commercial space, it offers opportunities for every type of business and, by the time it is completed, its 1,000 or so apartments will be occupied by people of all ages.

Working

Offices and commercial spaces in the flexible and modern Next Level Spaces or a new company headquarters in the historic existing buildings with an industrial past. Over the coming years, spaces for all sorts of uses and sizes of company will take shape here, ranging from single offices to 10,000 m².



Residential

Around 800 rental apartments and 200 condominiums, a temporary home at City Stay, living in a landmark building or a modern new construction: each apartment at Papieri is unique, spacious, bright and modern, with expansive views or industrial charm. All homes are designed and built with sustainability in mind.



Leisure



Today, people are looking for the whole package – in Papieri, it's the combination of an urban lifestyle and proximity to nature. On the one hand, you will find all the extras of a lively neighborhood with practical, everyday services, such as a wide range of shopping and dining options, childcare, cultural and sporting activities. On the other hand, the banks of the Lorze and the adjacent recreational areas offer peace and quiet and space to relax.

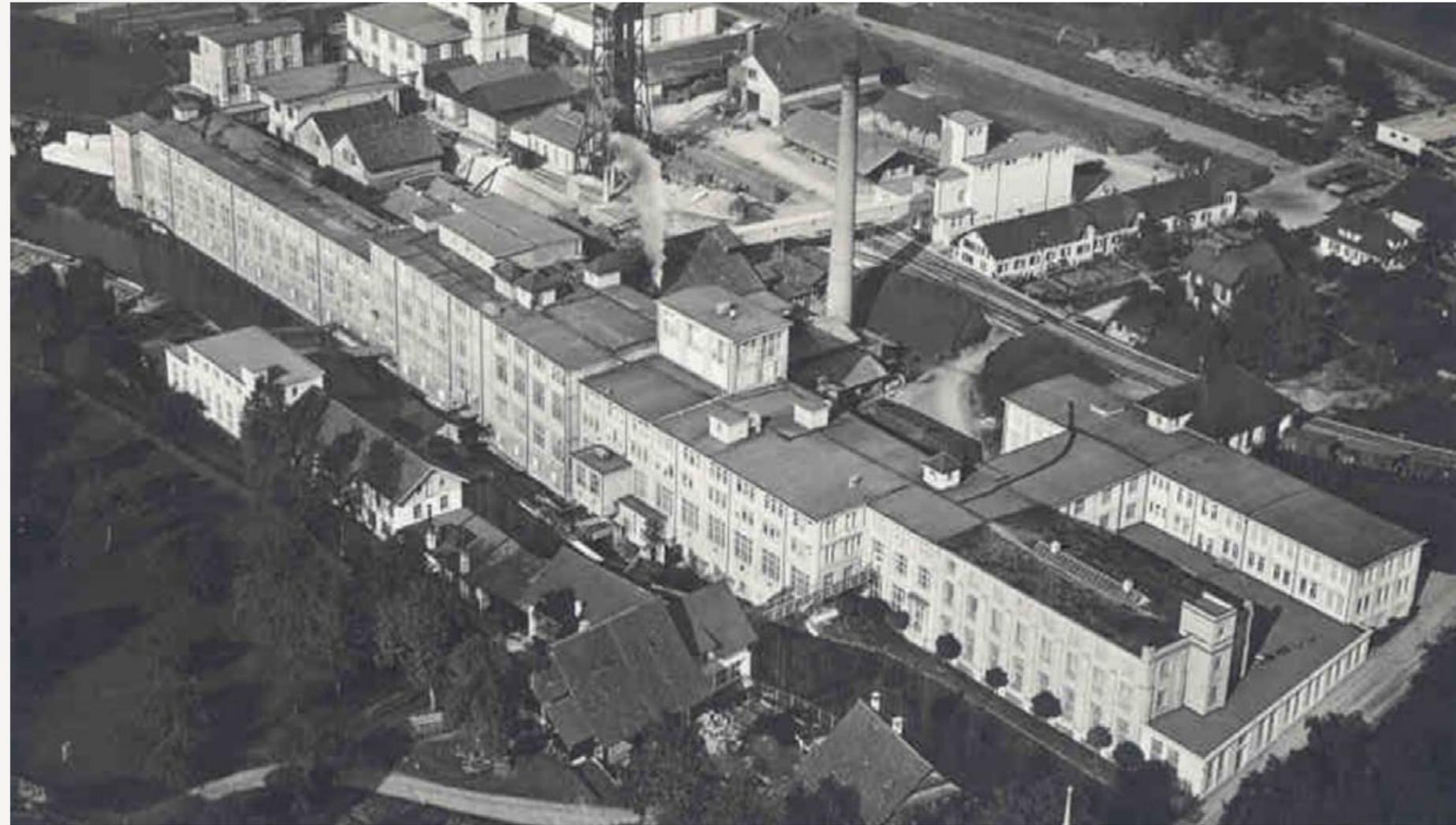
THE PLACE



TO THRIVE

Where work and quality of life co-exist

It all began with paper. Later, the mission became one of transformation. The Papieri site is emerging as a place to work and reside with an outstanding quality of life, with further businesses opening their doors and people and companies finding new homes. Bringing history into the modern day with improved quality of life, greater job satisfaction and a more vibrant environment.



Paper sorting hall around 1920

360 years of paper production

Paper production got under way in 1657, when permission was granted to use the water from the River Lorze to power a paper mill. Around 100 years later, the mill made the leap from manual operations to early mechanization with the installation of the Hollander beater. The next giant leap came in 1840, resulting in industrial production.

In 1912, the paper mill became an incorporated company and evolved into the largest firm in the Ennetsee area, with a great many factory buildings, workshops and housing developments. Crisis struck in the economic downturn of the 1970s and the paper business collapsed.

Following a partial relocation of production overseas, the company was renamed Cham Paper Group in 2009. Paper production was completely relocated to Italian mills by 2015. This marked the start of a new phase for the Papieri site: from paper mill to new neighborhood.

A place in metamorphosis

Pioneering spirit, a love of innovation and sheer courage once formed the foundations for the paper mill. The development of the site stems from an urge to create, a thirst for action and a clear vision of how community living can prove a real success. More than 360 years since the paper mill was first founded, a seismic change is occurring in this historic place, both structurally and socially.

Where vast steam boilers once stood, the grill of a trendy restaurant with bar and lounge will be fired up from 2026.



CHAM

Central, vibrant, peaceful, natural, stunning: Cham is one of the most popular municipalities in Switzerland. In the heart of the booming economic area of Central Switzerland, not far from the city of Zug and close to the economic center of Zurich, Cham offers a lively village center (from 2027, the use of cars in center will be restricted) and pristine local recreation areas. Located in the low-tax canton of Zug, right on the shores of Lake Zug, Cham offers ideal conditions for working and living. Here, tradition and innovation go hand in hand. Residents can make the most of all sorts of cultural and recreational pursuits, while the education, health and transport infrastructures are simply superb.

It regularly comes top in Swiss ratings of places to live. As a member of the ZUGWEST organization, the municipality works with stakeholders from business and politics to continuously improve the quality of the location and facilitate networking between service providers, businesses and corporations operating in the region. Companies have access to the many thriving industry clusters, such those of the pharmaceutical, medtech, fintech sectors, as well as the Crypto Valley. Thanks to numerous universities, technical colleges and international schools in the area, Central Switzerland offers a large pool of highly qualified professionals. It is hardly surprising that more and more domestic and international companies are settling here and benefiting from the many favorable conditions.

THE SMART MOVE





The center of Cham

10' walk to the primary school

5' by bike to the Hirsgarten baths

15' by train to Zug city center

5' walk to the village center

30' by car to Zurich city center

1 Neudorf shopping mall and Coop
The village center is home to the Neudorf shopping mall, featuring a Migros store, drugstore, post office, bank, café and more. Opposite, the Coop supermarket is the go-to for all your daily provisions. From 2026, another Migros store will open its doors on the Papieri site.

2 Dorfmarkt
The traditional and extensive village market takes place every Saturday in the village square, by the Lorzensaal congress and cultural center, featuring plenty of local suppliers.

3 Villettepark & Hirsgarten
The picturesque Villettepark and large Hirsgarten with a lakeside beach are located directly on Lake Zug and are open to the public.

4 OYM (On Your Marks)
This specialist center for top-flight athletes and scientific research is setting a new benchmark in professional sport in Switzerland. Since 2024, OYM College has been home to up to 30 young athletes at the Papieri site.

5 Röhrliberg indoor pool
In addition to a 25-meter pool there is a sunbathing area and a fitness center.

6 St Andreas Castle
This 14th-century castle is privately owned but can be visited by the public on certain occasions.

7 Lorzenpark
Public recreation area with barbecue areas in the immediate vicinity.

8 Padel hall
For recreational activities in PM5 on the Papieri site.

9 Sailing club and Seeweg beach
Club house and jetties and lake walkway with lots to do for young and old.

10 Boathouse
Boathouse with club rooms and boat shed.

12 SC Cham
Soccer club with a youth team: Eizmoos stadium and head office.

13 Tennis club and pump track
Three all-year-round tennis courts and a pump track for non-motorized wheeled sports equipment.

14 International School
The International School of Central Switzerland offers space for around 100 students and is located in Cham's Lorzenpark. The International School of Zug and Lucerne (Riverside Campus) can be found in the Bösch area of Hünenberg.

15 Cham schools
Public kindergartens, elementary schools and high schools are spread across several easily accessible sites. An elementary school with a kindergarten is also planned on the Pavatex site as part of the Papieri project.

16 AndreasKlinik & Lorze Medical Center
The clinic offers medical expertise and individual treatment. Other healthcare institutions include the Lorze Medical Center.

17 Cham railway station
Cham is located on the Zurich-Zug-Lucerne SBB railway line, which ensures an optimal connection to the S-Bahn network and mainline services.

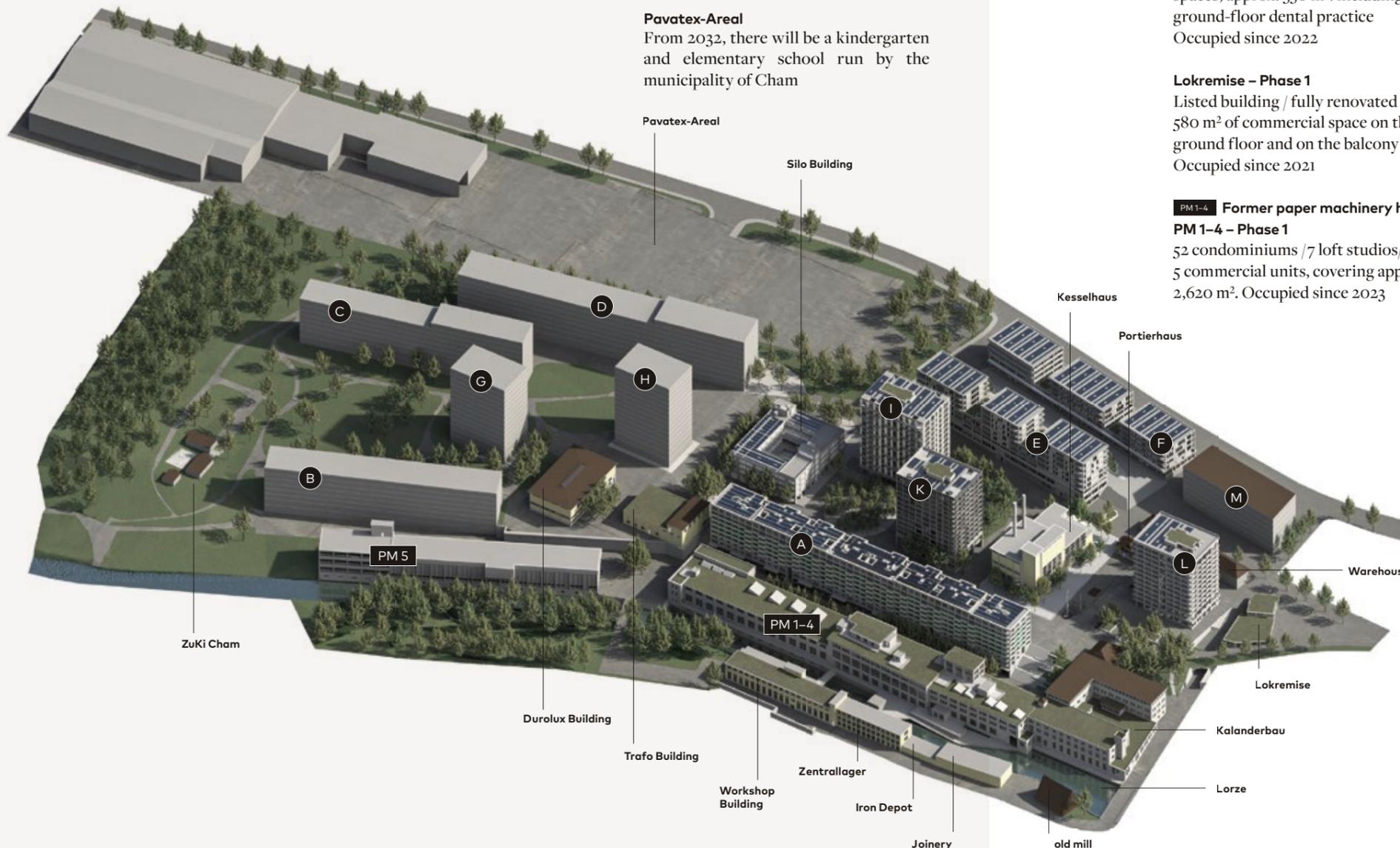
18 Bus stops
Two bus stops link the Papieri site to the public transport network, and an express bus line with a stop in Papieri will connect directly to Zug railway station from 2027.

Gradual site development

Over a period of 15–20 years, a completely new neighborhood with around 1,000 apartments and 1,000 jobs will be created on the 11-hectare site of the former paper mill. The striking buildings already in situ will preserve the link to the past and be joined by eye-catching new buildings, including five high-rises. The new neighborhood right by the Lorze offers an appealing mix of apartments, lofts, workplaces, studios, open spaces and areas for public use. All within a skillfully balanced, sustainable area that cherishes its own history and is continuing to write it.



Maschinengasse is enlivened by customers of the loft studios and commercial spaces, as well as by joint celebrations such as the annual Papieri-Fäscht



Pavatex-Areal
From 2032, there will be a kindergarten and elementary school run by the municipality of Cham

Pavatex-Areal

Silo Building

Kesselhaus

Portierhaus

Warehouse

Lokremise

Kalanderbau

Lorze

old mill

Joinery

Iron Depot

Zentrallager

Workshop Building

Trafo Building

Durolux Building

ZuKi Cham

A Building A – Phase 1

163 rental apartments, including 30 affordable apartments / 16 commercial units, approx. 1,200 m²: studios with and without balconies on ground floor Occupied since 2022

B Building L – Phase 1

46 condominiums / 3 commercial spaces, approx. 330 m²: including ground-floor dental practice Occupied since 2022

Lokremise – Phase 1

Listed building / fully renovated / 580 m² of commercial space on the ground floor and on the balcony / Occupied since 2021

PM 1-4 Former paper machinery halls

PM 1-4 – Phase 1
52 condominiums / 7 loft studios / 5 commercial units, covering approx. 2,620 m². Occupied since 2023

Portierhaus – Phase 1

Rentable common space Available since autumn 2022

Warehouse – Phase 1

Commercial space and bistro / owned by Cham municipality Occupied since 2022

Workshop Building – Phase 1

Approx. 1,500 m² of office and commercial space, rented out Occupied since 2016

Zentrallager – Phase 1

Approx. 900 m² of office space / Ready to hand over

I Building I – Phase 2

61 condominiums / timber-concrete composite construction for high standard of living / daycare facility on ground floor. Occupancy 2024/2025

K Building K – Phase 2

36 rental apartments / around 50 microapartments Operated by City Stay

Silo Building (replacement building) – Phase 2

OYM Campus, sports boarding school for 30 sports students, Restaurant TReat and Blossom Coffee House Occupied since 2024/2025

E Building E – Phase 3

64 rental apartments, 22 of which will be affordable; office and commercial space on the ground floor with balcony (incl. Migros, pharmacy) Occupancy Q3 2026

F Building F – Phase 3

Approx. 10,000 m² office, retail and commercial space; LEED Platinum certified (including bakery & café) Occupancy Q3 2026

Kesselhaus – Phase 3

Office space and restaurants / fitness Opening / Occupancy from 2026

Durolux Building – Phase 4

Office and commercial space Occupancy from 2027

Trafo Building – Phase 4

Offices and commercial spaces Occupancy from 2027

G Plot G – Phase 4

Rental apartments Occupancy approx. 2028/2029

H Plot H – Phase 4

Rental apartments and small proportion of office and commercial space Occupancy approx. 2028/2029

PM 5 Former paper machinery hall 5 – Phase 5

Rental apartments on the Lorze Occupancy approx. 2030

B Plot B – Phase 5

Rental and affordable apartments Occupancy approx. 2030

Kalanderbau – Phase 6

Rental apartments and various offices and commercial spaces Occupancy approx. 2028/2029

C Plot C – Phase 7

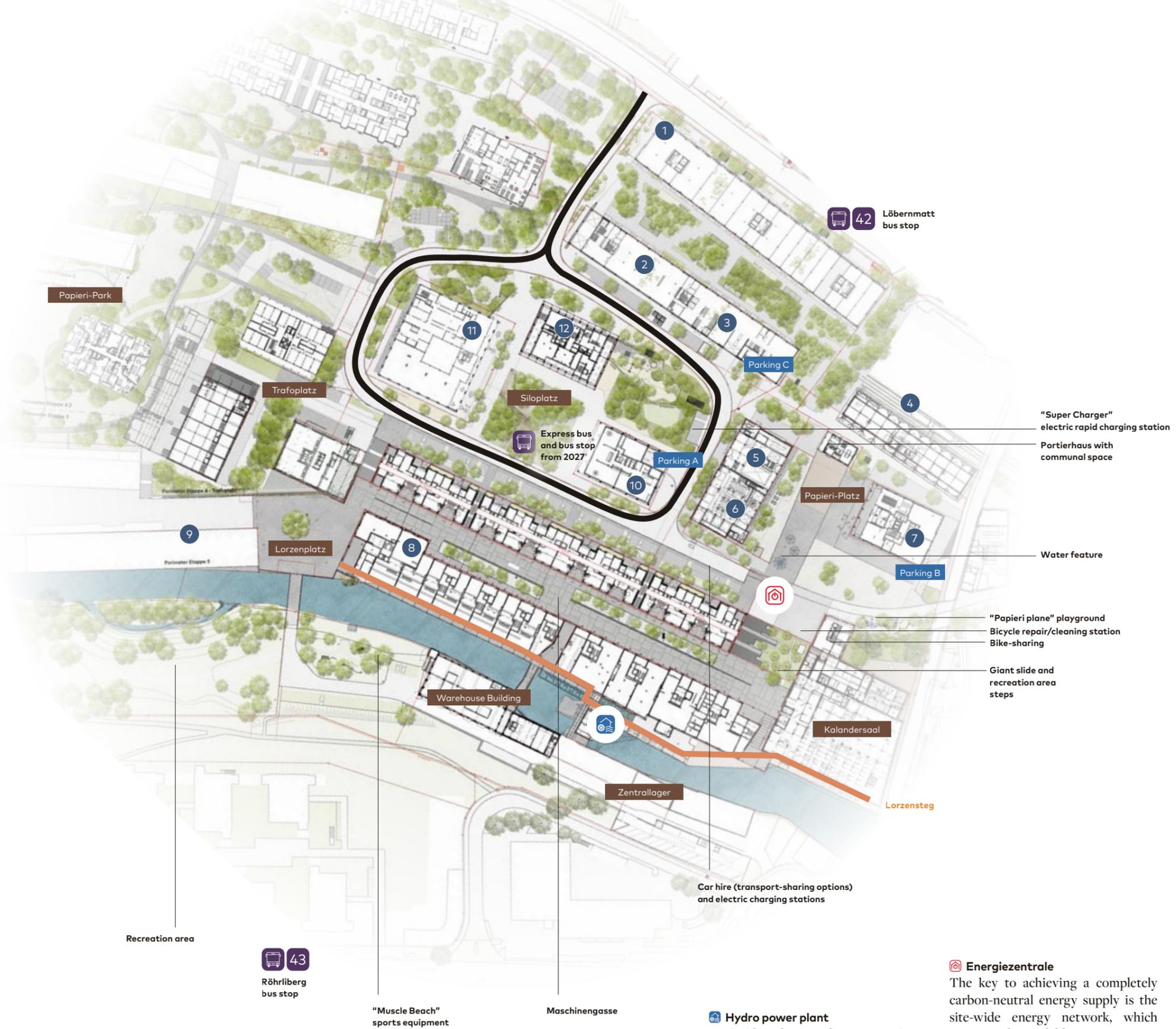
D Plot D – Phase 7

M Plot M
Owned by municipality of Cham Music school and club building Occupancy approx. 2028/2029

Papieri Cham: everything close by

Papieri in Cham blends quality of life with the world of work. The new district offers all the extras of a vibrant neighborhood with practical everyday services. Diverse shopping and dining options, serviced apartments, childcare, sports, leisure and cultural activities. Secure your location in Papieri now for your future success!

- 1 Beck & Kafi St. Jakob
From 2026
- 2 Migros store
From 2026
- 3 TopPharm Papieri
pharmacy and drugstore
From 2026
- 4 Bistro gleis08
- 5 Fitness-Center
ARB Fitness
From 2026
- 6 Restaurant Kesselhaus
Grill by Segmüller Collection
From 2026
- 7 Dental practice Papieri
- 8 Reha-Zentrum Papieri
(Physiotherapy)
- 9 Padelhalle PM5
By the end of 2026
- 10 City Stay
Micro Apartments
- 11 Restaurant trEAT
From April 2025
- 12 KiTa Little home



Recreation area

43
Röhrliberg
bus stop

"Muscle Beach"
sports equipment

Maschinengasse

Car hire (transport-sharing options)
and electric charging stations

Hydro power plant
Papieri has the very first concession to operate a river hydro-power plant in the canton of Zug.

Papieri-Ring
There are also rapid charging stations for e-mobility vehicles on the main ring road in the neighborhood.

Energiezentrale
The key to achieving a completely carbon-neutral energy supply is the site-wide energy network, which connects the available energy sources such as heat, cooling and electricity in innovative ways, such as by using geothermal probes, hydro power and solar panels. For this holistic energy system, Papieri was awarded the Watt d'Or by the Swiss Federal Office of Energy in 2024.

"Super Charger"
electric rapid charging station

Portierhaus with
communal space

Water feature

"Papieri plane"
playground
Bicycle repair/cleaning station
Bike-sharing

Giant slide and
recreation area
steps

An energy cluster with zero carbon emissions

Awarded the “Watt d’Or” by the Swiss Federal Office of Energy, the energy system at the Papieri site enables completely CO₂-free operation and ultimately generates around 75% of the energy on site. In addition, the commercial building in the Next Level Spaces is certified with the internationally renowned LEED Platinum sustainability label.



In-house electricity production



Electricity comes straight from the roof: around 40% of the energy required on the site comes from right here, thanks to around 6,500 m² of solar panels on the roofs. However, electricity also comes from the river: the site’s own river hydro-power plant on the Lorze has undergone extensive upgrading so that it can continue to make a major contribution to the site’s energy supply.



Hydro-power plant on the River Lorze



Papieri has the very first concession to operate a river hydro-power plant in the canton of Zug. The power plant of the former paper mill has been completely renovated. A fish and beaver ladder ensures that the animals can move freely up and down the river past the power station. A large section of the river that runs along the northern edge of the site has already been completely renatured and the area around the former wastewater treatment plant has been landscaped.

Smart networking



In a unique and forward-looking approach, the electricity produced is supplied to all users on the site via the site’s own electricity network and is used for both heating and cooling. Smart, innovative networking of buildings and systems is coupled with central energy management software to optimize energy in a sustainable way and boost operating and maintenance efficiency.

Recycling buildings



Meaningful conversion of the historical buildings not only provides the site with a ready-made sense of identity but also lowers the carbon emissions caused by developing the site. That’s why many of the existing buildings are being retained on the Papieri site. The new buildings are to be constructed using innovative, sustainable technology, such as timber-concrete composite structures (e.g. Building I) or recycled concrete, wherever possible. There is also considerable emphasis on short transport routes and the use of Swiss building materials.

Heating and cooling straight from the ground and river



The roots of the Papieri site go deep: 290 geothermal probes extract energy from a depth of 320 meters. These geothermal probe fields form the site’s most important source of energy. They are operated as a seasonal storage facility: in winter they extract heat for all the residential and commercial units, and in summer they are used to provide air conditioning. In addition, the river water in the Lorze provides an important means of generating heat on the site.

Mobility



Public transport



An S-Bahn train runs every 30 minutes from Cham railway station to Zug and Lucerne. Papieri is connected to the public transport network, served by two bus routes with a bus every 15 minutes. Following the opening of the Cham-Hünenberg bypass, a new express bus line will link Papieri Cham with Zug station from December 2027. For this purpose, a new bus stop will be built at Siloplatz on the PapieriRing. This will ensure a direct connection to mainline services to Zurich and Lucerne, as well as to Ticino, in around 15 minutes every half hour. From 2035, Cham station will be linked directly to the national mainline network and will have a direct connection to Zurich.

Sharing services



You can share transport here, too. Employees and residents at Papieri will have exclusive access to great transport-sharing options, with a fleet of electric cars, e-bikes and cargo bikes available for use at great rates. This will be expanded according to the needs on site.

Electric mobility



Electric mobility is already shaping our future, and the Papieri site is more than ready for all it brings. All of its parking spaces above and below ground are intelligently managed, prepped for electric mobility and equipped with charging stations in conjunction with WWZ, as required. For when residents are in a hurry, there are also several rapid charging stations available on the site.

Cycling



You can reach almost everything in the Zug region by bike. As a result, there is a large number of bicycle stands on the Papieri site, many of them covered. For cleaning and repairing bikes, there’s also a central bike repair and cleaning station on Papieri Platz itself.

**THE
PLACE**

**TO
WORK**



Where work is inspired by industrial charm

Around 40,000 m² of office, retail and commercial space are taking shape at the Papieri site, providing premises for every conceivable type of business and companies of almost any size. An array of different spaces will cater to a diverse range of needs. Whether companies wish to move into a contemporary new building or a venerable old piece of industrial history,

Papieri offers brand new locations that are just waiting for the success stories of tomorrow. Working spaces include everything from industrial-chic rooms with five-meter-high ceilings to ultra-modern office spaces in state-of-the-art new builds that exude prestige.



Modern offices with industrial charm in the Trafo Building



Trendy offices on the Lorze in the Zentrallager



Bright, naturally lit rooms with a striking entrance area and high ceilings in the Durolux building.



The networking place – the spacious atrium in the Kesselhaus

Lush green areas between the buildings:
with trees and shrubs, the alley
becomes a source of shade, tranquility
and recreation.



Next Level Spaces: modern business hub

The third construction phase is the attractive face of the Knonauerstrasse site. Around 10,000 m² of generous office, commercial and retail spaces will be created here. These units can easily be extended and upgraded thanks to their modular design, making them ideal for companies with ambitious growth plans. They will be ready for occupancy from 2026.



Next Level Spaces with roof gardens

The green intermediate spaces on the first floor of the three buildings are places in which to meet and relax, ideal for taking a deep breath, for a team brainstorming session, or an after-work drink.



Space that grows with your company

The project created by Pool Architekten of Zurich offers great flexibility for commercial-space expansion through options with intermediate floors.

Shops, gyms, daycare, restaurants – it's all here

From 2026, Papieri will offer everything you need for your daily life and leisure time. In the Next Level Spaces of the third construction phase, a Migros store, a TopPharm pharmacy and the St. Jakob bakery from Zurich, with its “Beck & Kafi” concept, have already secured their spaces. In the historic Kesselhaus, the renowned catering company Segmüller Collection is opening a grill restaurant with a bar, while ARB Fitness will open its doors right upstairs.



Migros store

Migros will open an M-Migros store of around 500 m² in Building E in the third construction phase in 2026. This new store will complement the existing stores in Cham and bolster the local shopping options in Papieri.



TopPharm Papieri pharmacy & drugstore

From 2026, TopPharm pharmacy will open its second outlet with a pharmacy and drugstore on the Papieri site. This will make a significant contribution to the basic healthcare needs of the whole of Cham. The Pick & Collect vending machine will also supply the public with the medication they need outside of opening hours. toppharm.ch



Treat

Restaurant TReat will open in April 2025 in the outdoor area of the OYM Campus on Siloplatz. Healthy and balanced lunches will be served on site or to go.

treat-restaurant.ch



Blossom Coffee House

Exquisite coffee with an in-house roastery and charming café. The best cappuccinos in the region can be found on the Papieri-Ring on the OYM Campus.

blossomcoffee.ch



BECK + KAFI ST. JAKOB

The St. Jakob Foundation already operates seven “Beck & Kafi” outlets in Zurich and from 2026 onward, it will also be offering guests freshly baked goods and plenty of charm at Papieri. The delicious selection ranges from crusty bread and delicious sandwiches to irresistible desserts and simple lunch menus.

st-jakob.ch



Kesselhaus Grill by Segmüller Collelction

The Segmüller Collection is expanding its portfolio of unique gastronomy concepts that includes Carlton, Loft Five, Roof Garden and Sablier in Zurich to the Papieri site. A restaurant with a grill, bar and lounge will bring trendy casual dining to Cham from 2026.

segmuller-collection.ch



City Stay

50 modern and stylish serviced apartments create an environment that offers more than just a place to lay your head. This is where a house becomes a home – no matter if you stay for just one night or several months.

city-stay.ch



Reha-Zentrum Papieri

Reha-Zentrum Papieri, the physiotherapy center with a weight room, was one of the first tenants to move into PM1–4 in 2022 and has been treating patients of all ages with a range of ailments ever since.

rehazentrumpapieri.ch



A closer look at life at the site

papieri-cham.ch/erleben/papieri-people

Other services and users

- | | |
|--------------------------------------|------------------------------------|
| AN Office Andrea Nussbaumer | Langhuus Kulturfabrik |
| Andrea Williner Photography | MALA – Kreativatelier für Kinder |
| Atelier 14 | Online Marketing – No Sleep Agency |
| Barmettler Architekten | Philippe Hubler Fotografie |
| BISTRO gleis 08 | Praxis Vitae |
| Blossom Coffee House | ProMetrics by appwork |
| Chomer Bär | Püntener Baumanagement |
| Cureteq | Revoltab – smarte Raumduftlösungen |
| Exklusiv Coworking Zug | Specialized |
| Keramik Loft | Spitex Leibundgut Care |
| Kunstwerkstatt an der Lorze – Kubeis | Zahnpraxis Papieri |
| Lagerhus, Kampfkunstschule Cham | |

KiTa Little Home

Since December 2024, the “Little Home” daycare center has offered space for 46 children – from babies up to the start of kindergarten. The concept of the daycare center is based on loving cooperation, professional care and close collaboration with parents. The daycare center is located on Siloplatz and has its own spacious outdoor area.

kita-littlehome.ch

THE PLACE

TO LIVE



The rental apartments are attractively appointed and boast a modern design. All apartments have a loggia or balcony.



Sustainable housing: around 1,000 apartments are being built here.

Variety of residential options

Building A and high-rise Building K are the first rental properties to be completed at Papieri. Incredible panoramic views for those with a head for heights or a quiet retreat with all the benefits of neighborhood living: depending on the building and floor, the site offers just the right kind of home for different needs. Further projects will be implemented in the third construction phase and will be available from Q3 2026.

Papieri is a lively area with a great social mix. That's why around 10% of all the rental properties are affordable apartments.



**THE
PLACE**



**TO
EXPLORE**

Where life meets leisure

A jog along the River Lorze, a padel match at PM5 followed by a drink at the bar, a refreshing dip in Lake Zug within walking distance, or a long walk through the surrounding recreational areas: when it comes to recreation, sport and leisure activities, you will find everything just around the corner.



Lorzensteg

The Lorzensteg is already one of the most popular places in the neighborhood. It takes you along the side of the old paper machinery halls and straight over the deep-green, crystal-clear River Lorze, forming a north-south connection that offers a lovely place to while away some time on the banks of the river.



Siloplatz

The tree-lined Siloplatz between Buildings I, K and the Silo building / OYM Campus creates another lovely space within the new neighborhood that simply invites you to linger a while. As a neighborhood square, it also offers plenty of space for taking a break, relaxing or engaging in neighborhood life.



Playground with climbing structure

Beneath the trees near the engine shed, the “paper plane” playground is a very special place for little ones. Among other things, it features a thrilling ropes course and provides a go-to place for parents and their children. As a beautifully designed outdoor space, it’s somewhere people of all ages will love spending time.



“Muscle Beach”

In Santa Monica, Muscle Beach is by the sea, but in the Papieri neighborhood you’ll find it beside the River Lorze. This recreation and fitness zone with various strength-training machines is located in a secluded spot beneath the trees by the Lorze. This is the ultimate playground for adults.

Papieri-Platz

Papieri Platz in the heart of the neighborhood makes for a central gathering place. People meet up in the large piazza, throw parties and – in summer – enjoy a cool drink outside the Kesselhaus Grill by Segmüller Collection. Bikers and cyclists can make use of the bike station to repair minor defects or remove any dirt from previous rides.

II
papieri
CHAM