



Garden apartment 3.5 rooms

Newly constructed apartment with top quality fittings:
exclusive, spacious, bright and peaceful in an ideal location

6345 Neuheim ZG

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DATA SHEET

Newly constructed property

Garden apartment 3.5 rooms

Address

Hinterburgstrasse 4, 6345 Neuheim

Plot

255/1000 in GS 352

Co-ownership unit

GS 100522

Year of construction

2024

Room height

According to layout on page 27

Living area

93 m²

External spaces

Garden	242 m ²
External sitting area	12 m ²

Ancillary spaces

Cellar	6 m ²
Laundry room	4.5 m ²

Parking spaces

1 underground parking space no. 1

Heating

Heat pump air-water
Underfloor heating

Specials

- Electr. blinds/awning system
- Windows with turn & tilt fittings
- Video intercom system
- Pre-installed charging station for e-cars
- FTTH fibre connection
- Decalcification system

Availability

2025 (Q1)

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Purchase price apartment

CHF 1,410,000

1 underground parking space

CHF 40,000

SITUATION

Hinterburgstrasse 4
6345 Neuheim



Municipal administration Neuheim | www.neuheim.ch | Tax rate: 65%



Bus
115 m to the bus stop
«Neuheim, Felderhus»



SBB
5 km to the Baar train station



Shops
690 m to Volg
645 m to the post office and bakery



Shopping
Zug



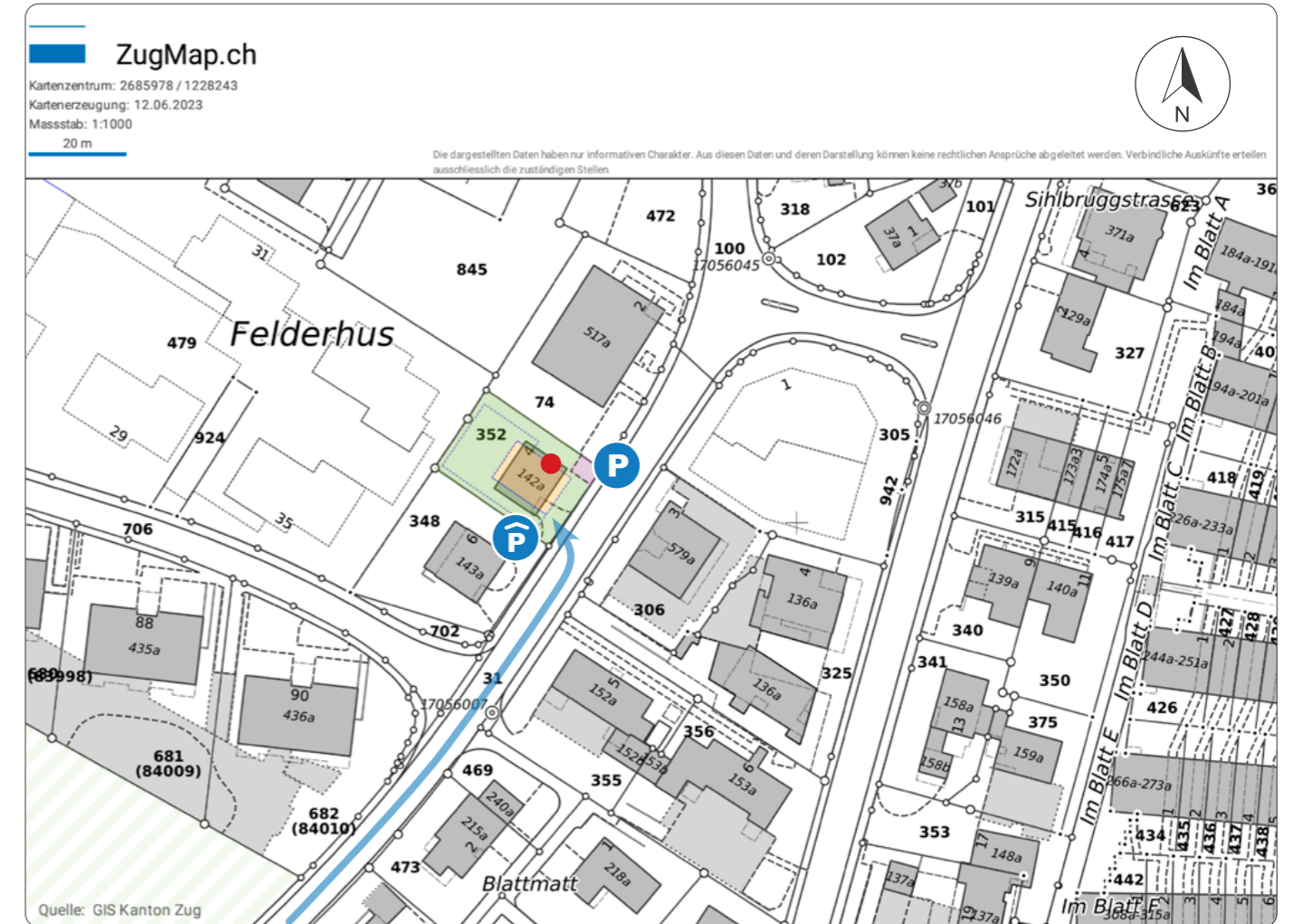
Kindergarten
835 m to the «Chilematt» kindergarten



Schools

- 800 m to the «Dorf» school building with primary and lower secondary schools
- 1 km to the «Elementa» day school
- Cantonal schools in Menzingen and in Zug

CADASTRAL MAP



Plot

Agricultural zone

Multi-family dwelling

Underground garage entrance

Visitor parking spaces

Entrance

Parking

1 visitor parking space is available to you.



PROPERTY

Garden apartment 3.5 rooms

- Oak parquet
- Fine ceramic slabbing in the bathrooms
- Corridor, kitchen and bathrooms with spot lights
- Barrier-free

Kitchen with island

- Exclusive kitchen with a niche according to your own choice and budget
- V-Zug appliances or equivalent
- Stylish kitchen island with breakfast bar

External spaces

- Covered outdoor sitting area
- Optional: conservatory
- Spacious garden
- Lawn and hedge

Entrance area

- Entry
- Cloakroom with a built-in closet
- Access to bath 1

Sleeping areas

- Room 1
- Master bedroom with en-suite bathroom and access to the external area

Further rooms

Basement level

- 1 cellar combined with laundry room with WM/TU, washbasin and clothesline
- 1 underground parking space with room for bikes and preparation for a charging station for e-cars

Living/Dining area

- Open-plan, flexible layout
- Access to the outdoor sitting area with a large sliding door

Bathrooms

- Bath 1 with bathtub, washbasin, toilet and mirror cabinet
- En-suite bath with floor-flush rain shower, double washbasin with base unit, toilet and mirror cabinet

Joint use

- 1 visitor parking space
- 1 bike and storage space
- 1 lift
- 1 boiler room

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Multifamily dwelling with state-of-the-art, sun-drenched and spacious apartments
- Top quality fittings and a clear layout concept with fine materials
- Noble cooking island as an eye-catcher between living and dining
- Master bedroom with an exclusive en-suite bathroom and access to the outdoors
- Individual room layout possible

Surroundings

- Peaceful, idyllic location in well-maintained, green surroundings
- Sun-drenched living above the fog belt
- 242 m² garden for flexible design/use and for joyous moments alfresco
- Close-to-nature with the local recreational area directly on your doorstep
- Shopping possibilities, schools and public transport in walking distance













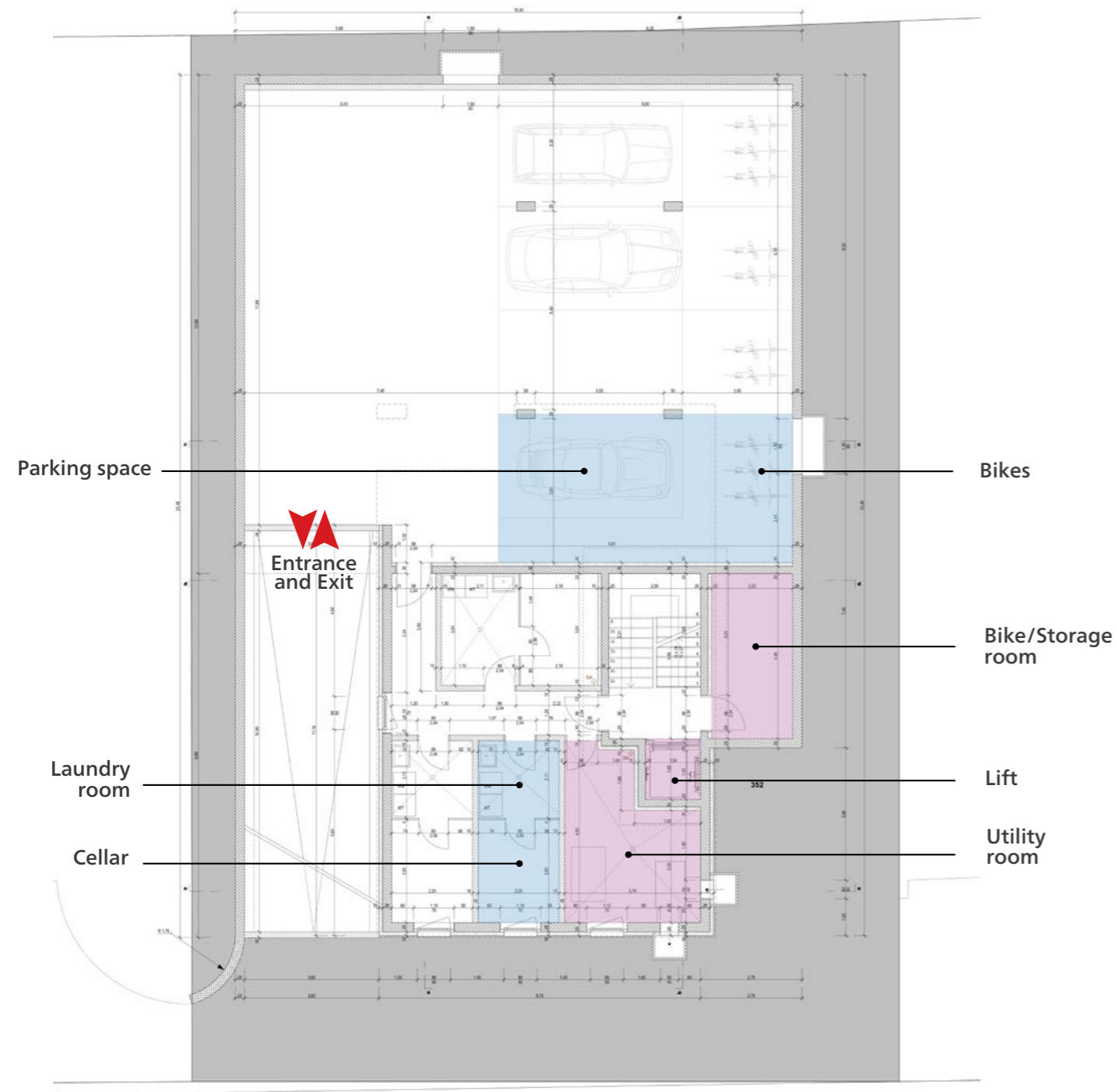






LAYOUT

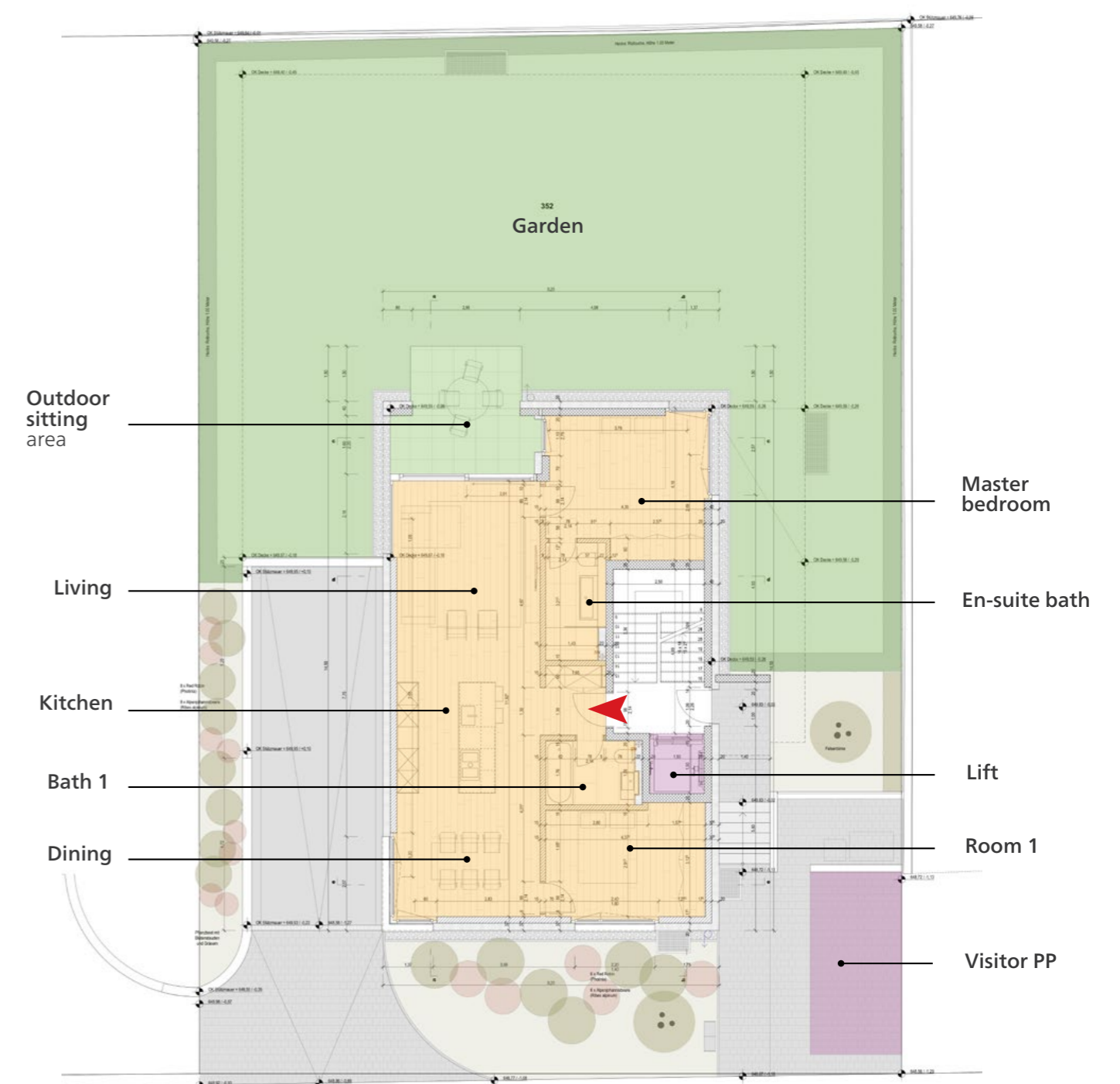
Basement level



- Ancillary spaces
- Joint use

LAYOUT

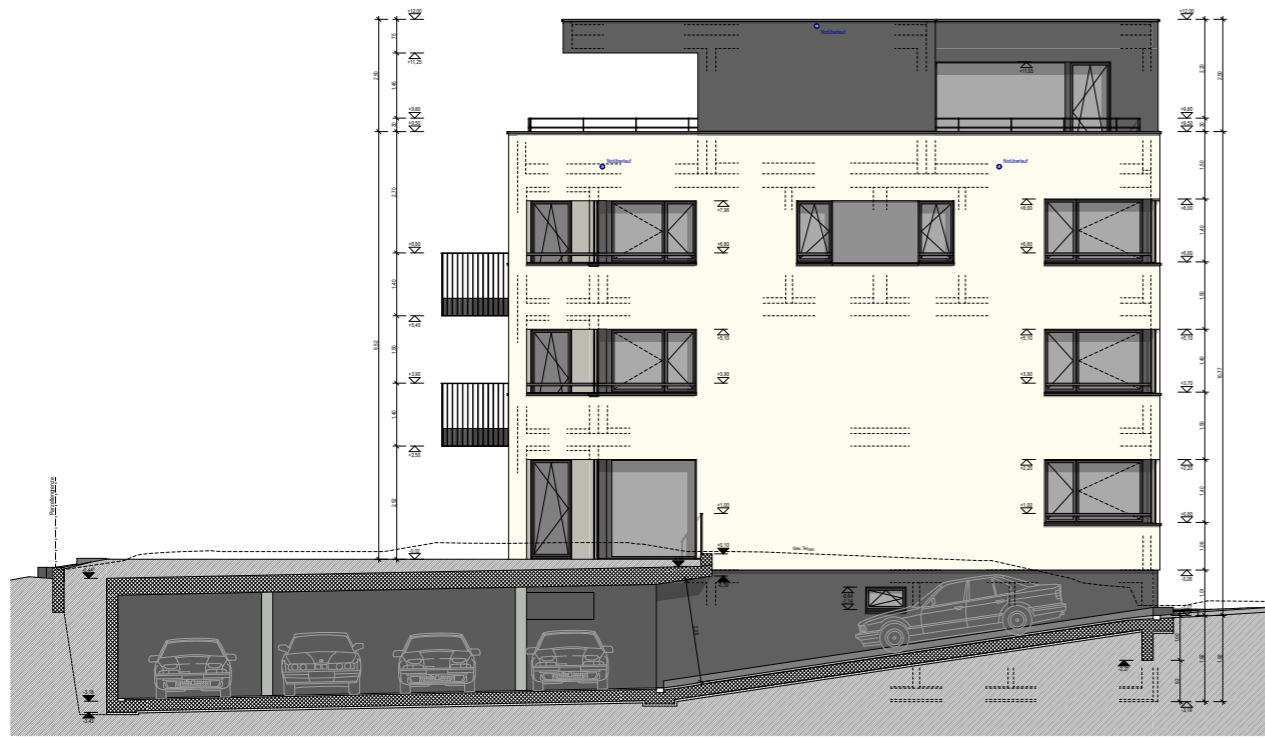
Ground floor



- Living area
- External spaces
- Joint use

FAÇADE VIEW

South-west



COLOUR AND MATERIAL CONCEPT

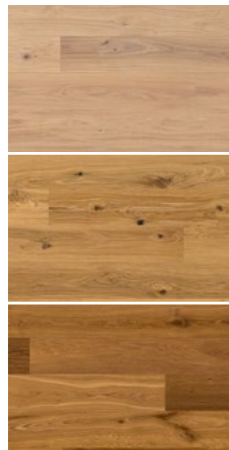
Note

The surface design (material, colours, structure, etc.) of the buildings (exterior and interior) is carried out according to the architect's colour and material concept. The basis for the selection of materials, colours, structures, etc. are the standard collections of the contractors customary in the industry.

The materials listed below are binding in terms of quality and external appearance. The colours are only indicative. The material samples and/or the colour designation apply.

Parquet flooring

Oak wood «Berg&Berg»
2,390×198×14 mm



- «Eiger»
 - lively, brushed
 - white oiled
- «Matterhorn»
 - knotty, brushed
 - natural oiled
- «Titlis»
 - smoked, rustic, brushed
 - natural oiled

Ceramic tiles

Mirage Serie «Glocal»
600×300×14 mm
• Cement or metal effect



Kitchen

Oven V-ZUG Comhair SE
Design reflecting glass



Steamer V-ZUG Comhair-Steam SE
Design reflecting glass



Dishwasher V-ZUG
Adorina, 60 cm, integrated



Induction hob VESCO WKA 83
Piana Start, flush-mounted,
Circulating air extraction with
activated carbon filter



Undermount sink SUTER
Gastro Star, GS 55U, 55/40/175
Stainless steel



Refrigerator V-ZUG
Classic eco, fully integrated



Mixer Vonda BLANCO
Polished



COLOUR AND MATERIAL CONCEPT

Laundry room

Washing trough ProCasa
55x45x30 cm



Wall mixer SILOR
AD 15.3 cm, A 14 cm

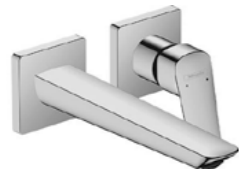


Bath 1

Shower mixer FIT-X SLIM
Shower connecting bend LOGIS UP



Washbasin mixer
LOGIS FINE UP



Double washbasin white
PROCASA CINQUE
75x47.5 cm, Ceramic

- underbuildable
- With overflow
- Without tap hole, standard



Wall-mounted toilet PROCASA CINQUE
Rimless, ceramic



Bathtub white
NORM CLASSIC
175x75x45 cm, steel



Mirror cabinet ProCasa Cinque
60x78.5 cm, 5x 13/15 cm

- Double mirror doors
- Double power outlet
- LED lighting 13W, 1815 lumen



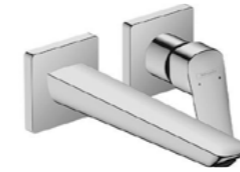
En-suite bath

Shower mixer PowderRain
RAINDANCE S 240

- Shower mixer FIT-X SLIM
- Shower connecting bend LOGIS UP



Washbasin mixer
LOGIS FINE UP



Double washbasin
PROCASA CINQUE
120x47.5 cm, Ceramic

- With overflow
- Without tap hole, standard



Shower basket ProCasa
16.8x6.5x16.8 cm, chromed



Wall-mounted toilet PROCASA CINQUE
Rimless, ceramic



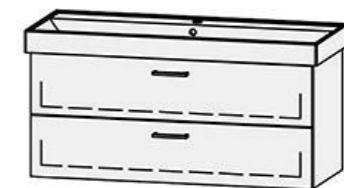
Mirror cabinet LOWLINE BASIC
120x70/74.8x12 cm

- 2 double mirror doors
- 2 double power outlet
- LED lighting 25W, IP 44



Base unit PROCASA CINQUE 120
116x50x46 cm, polar white

- 2 drawer elements, 2-part
- Full pullout with Blumotion
- Without siphon covers



Bus stop Felderhaus



School building Dorf



Neuheim village centre



Shopping possibilities in Baar, in close proximity





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