



## Mid-terrace house 5.5 rooms

Sunny, relaxed living for  
bon vivants and garden friends

**6319 Allenwinden ZG**

# RESIDENCE IMMOBILIEN

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## DATA SHEET

### Property

Mid-terrace house 5.5 rooms

### Address

Dorfring 18c, 6319 Allenwinden

### Plot

GS 2564, 199 m<sup>2</sup>  
Residential zone 2b, plot ratio 0.5

### Cubic volume

675 m<sup>3</sup>

### Year of construction

1977

### Renovations

2020 Sun awning TF, reconstruction  
external parking spaces  
2015 Renovation bath, stairs, parquet,  
blinds  
2012 Redesign garden  
2011 Façade, windows (triple glazing)  
2010 Heating system, boiler,  
circulation pipes  
2009 Electric connections,  
bath construction basement,  
bath renovation TF  
1989–1998 Complete exterior renovation

### Living area

169 m<sup>2</sup>

### External spaces

Terrace 11 m<sup>2</sup>  
Garden 94 m<sup>2</sup>

### Ancillary spaces

Cellar 8 m<sup>2</sup>

### Room height

LGF: 2.33 m GF 2.35 m TF: 2.37 m

### Parking spaces

1 underground parking space  
1 external parking space no. 3

### Heating

Oil / Radiators  
(excl. bath BL: underfloor heating)

### Specials

- Double shell brickwork
- Windows triple glazing
- Safety doors and windows
- Soapstone stove
- Natural stone covering  
Solnhofer tiling
- Direct access from the underground  
parking into the house

### Availability

By arrangement

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### Purchase price apartment

CHF 2,195,000.00

+ 1 underground parking space CHF 40,000.00  
+ 1 external parking space CHF 15,000.00

# SITUATION

Dorfring 18c  
6319 Allenwinden



Municipal administration of Baar | [www.baar.ch](http://www.baar.ch) | Tax rate: 51%



**Bus**  
220 m to the «Dorf» bus stop



**SBB**  
6 km to the Zug train station  
6.4 km to the Baar train station



**Shops**  
260 m to the Volg and post office branch  
6 km to various shopping centres



**Shopping**  
Zug, Baar, Unteraegeri, Zurich, Lucerne



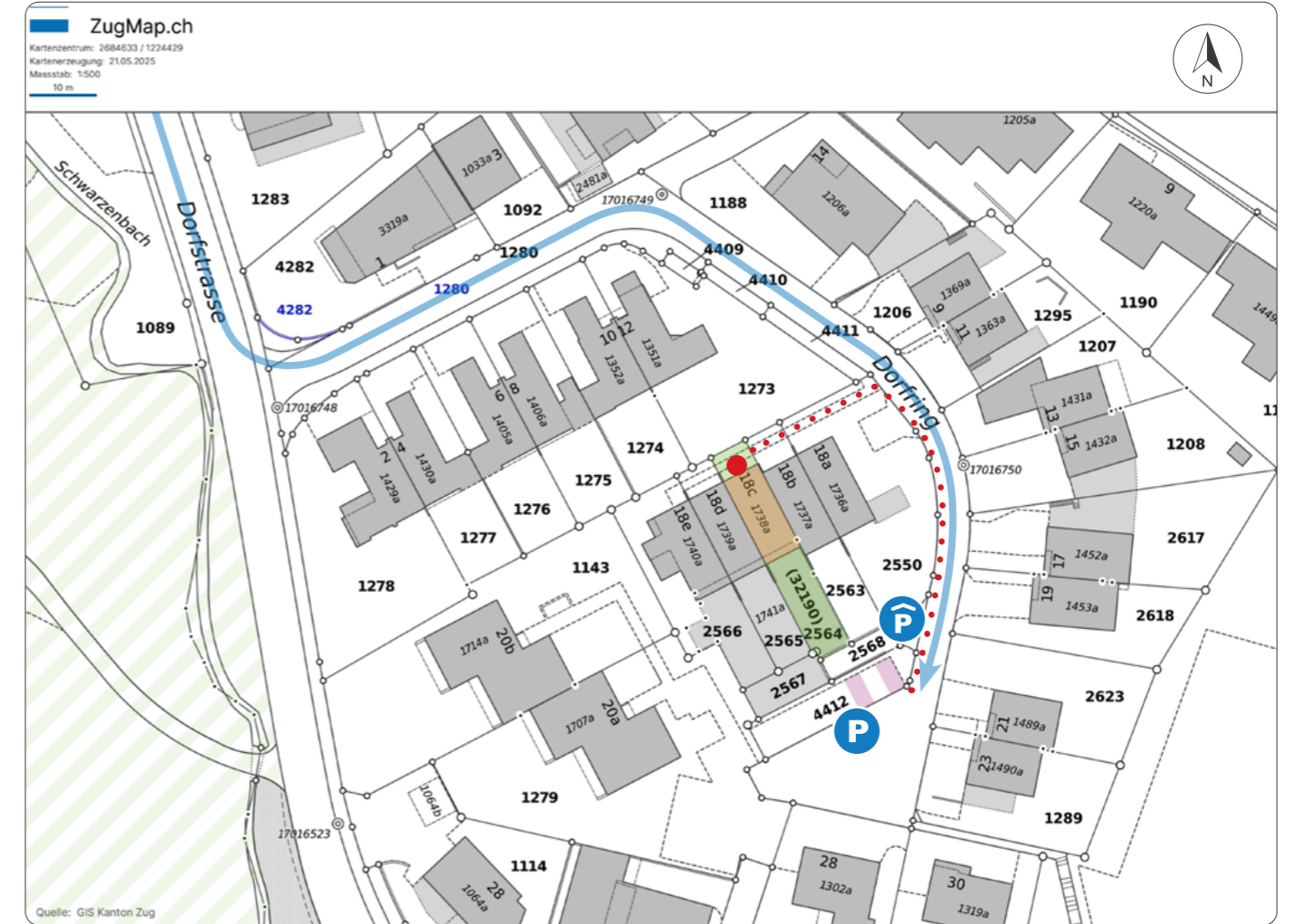
**Kindergarten**  
190 m to the Allenwinden kindergarten



**Schools**

- 250 m to the Allenwinden school with primary school
- Lower secondary school «Sennweid» in Baar
- Cantonal school in Menzingen and Zug
- ISZL International School in Baar and Hünenberg
- Institute Montana on Mt. Zug

# CADASTRAL MAP



Plot

Property

Agricultural zone

Visitor parking spaces **P**

Underground garage entrance **P**

Entrance

## Parking

2 visitor parking spaces at Dorfring.



## PROPERTY

### Mid-terrace house 5.5 rooms

- Parquet flooring
- Ceramic tiling in the bathrooms
- Soapstone stove
- Direct access from the underground garage to the house

### Dining room

- Large window fronts
- Beech parquet
- Stairs leading to the top floor

### Wet rooms

- LGF: Floor-flush shower, washbasin and toilet
- GF: Guest toilet, washbasin with base unit, washing tower & built-in cupboards
- TF: Bathtub, double washbasin, mirror cabinet, toilet & skylight (electric opening/closing)

### Entrance area

- Entry with built-in closet
- Solnhofer tiling
- Access to the garage

### Kitchen

- Open-plan built-in kitchen with solid wood fronts
- Siemens combination steamer and ceramic hob, Electrolux refrigerator and separate freezer
- V-Zug dishwasher
- Solnhofer tiling

### External areas

- Terrace facing northwest
- Well-maintained garden facing southeast

### Living room

- Open-plan and sun-drenched
- Soapstone stove
- Beech parquet
- Access to the garden with a covered patio

### Sleeping areas

- TP and OG
- LGF: Room 1
  - TF: Rooms 2 and 3 with built-in closets
  - TF: Room 4 with access to the terrace facing north
  - Canadian maple wood parquet

### Further rooms

- Cellar
- 1 underground parking space
- 1 external parking space

## WHAT MAKES THIS HOUSE SPECIAL

### Property

- Attractive mid-terrace house in a popular family district with an optimal layout for a maximum of flexibility
- Sun-drenched living with a cosy soapstone stove
- Large, idyllic garden area with a lovely southeast orientation and covered patio
- Cosy northwest facing terrace with magnificent views of nature
- Top quality fittings and continuous renovations

### Surroundings

- Low-traffic area in a cul-de-sac with lots of sun and situated close to the village centre
- Living above the fog belt
- Day care, kindergarten and primary school in the immediate vicinity
- The Mt. Zug local recreational area is directly on your doorstep
- Shopping, schools and sports facilities are located in the proximity
- Most tax-favourable municipality in the canton of Zug



Access to Dorfring 18c



Entry



Entrance area



Lower ground floor



Room 1



On the ground floor



Bathroom 1



Guest toilet with washing tower and built-in cupboards



**Kitchen and dining room**



**Socialising and enjoying**



**Open-plan kitchen with solid wood fronts**

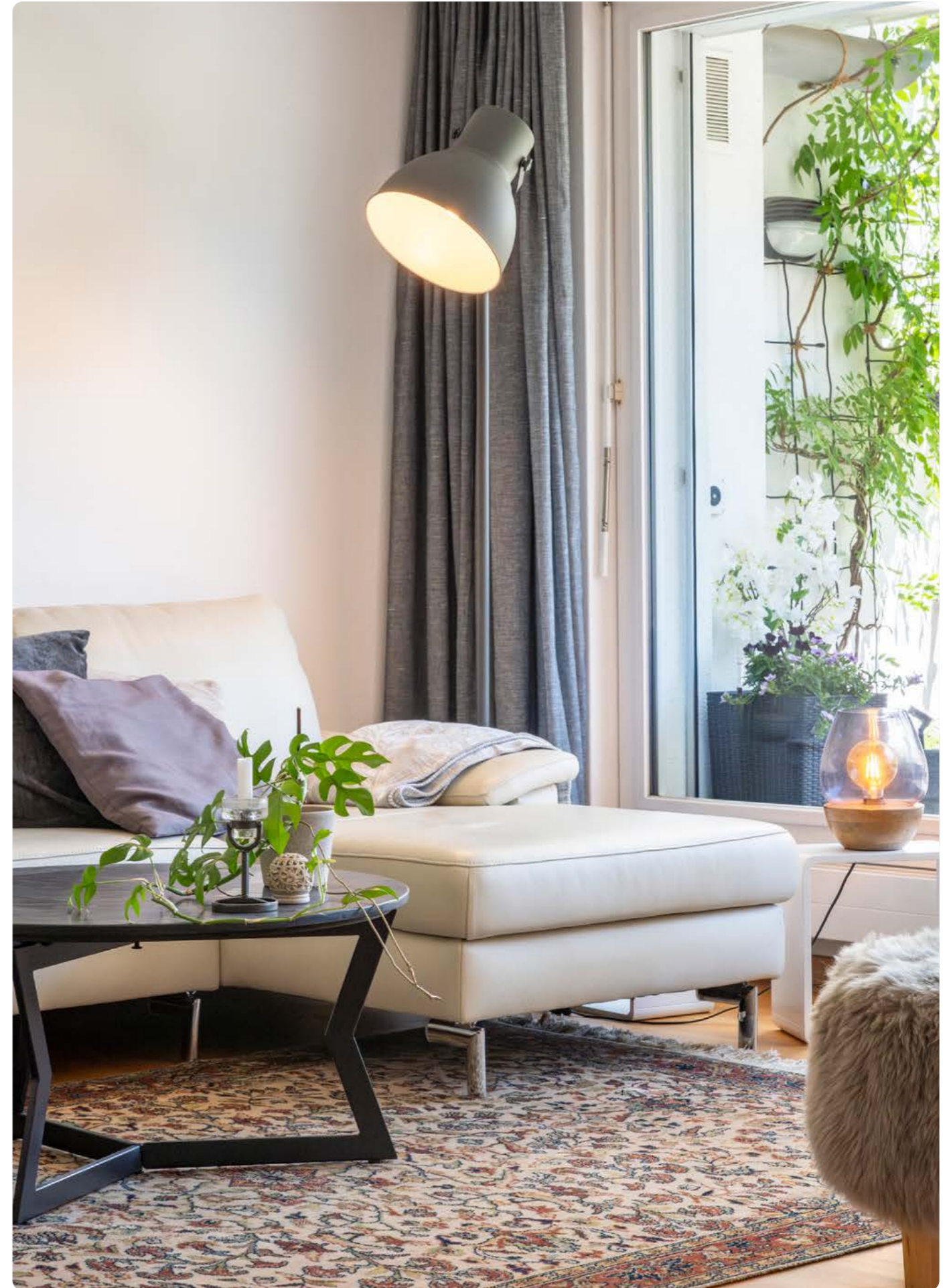




Living area with cosy soapstone stove



An ambiance of wellbeing



Relaxation, entertainment and spending time together







Idyllic garden facing southeast



Lots of greenery for relaxing moments al fresco



Pure enjoyment



**Stairs** leading to the top floor



**Room 2** with built-in closets



**Bathroom 2** with a skylight



**Room 3** with built-in closets



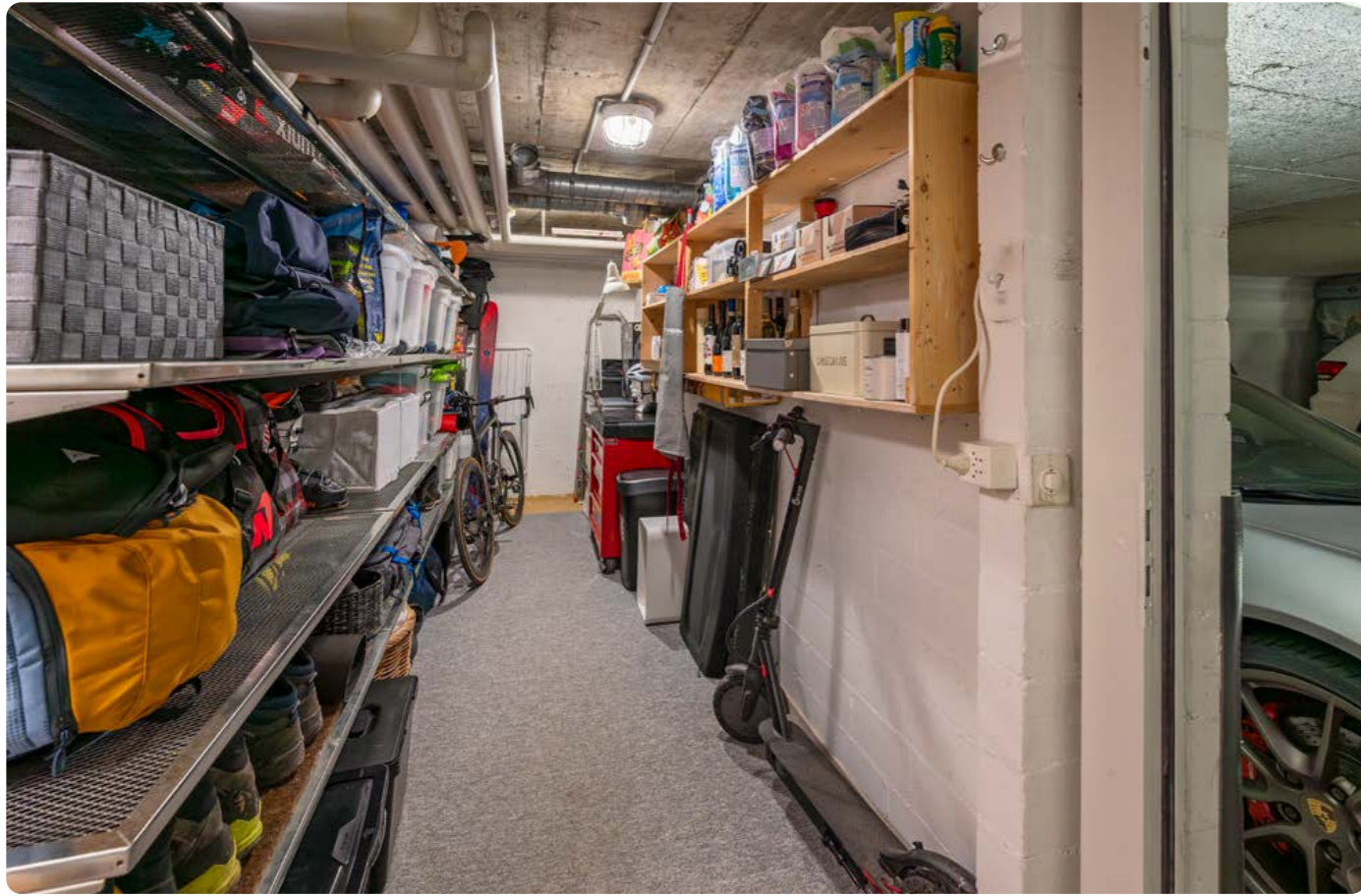
ROOM 4 - LEAN  
BACK AND RELAX



SPLENDID VISTAS



**Cellar** on the lower ground floor



**Underground garage entrance** at Dorfring 18



**Underground parking space** with direkt access to the house



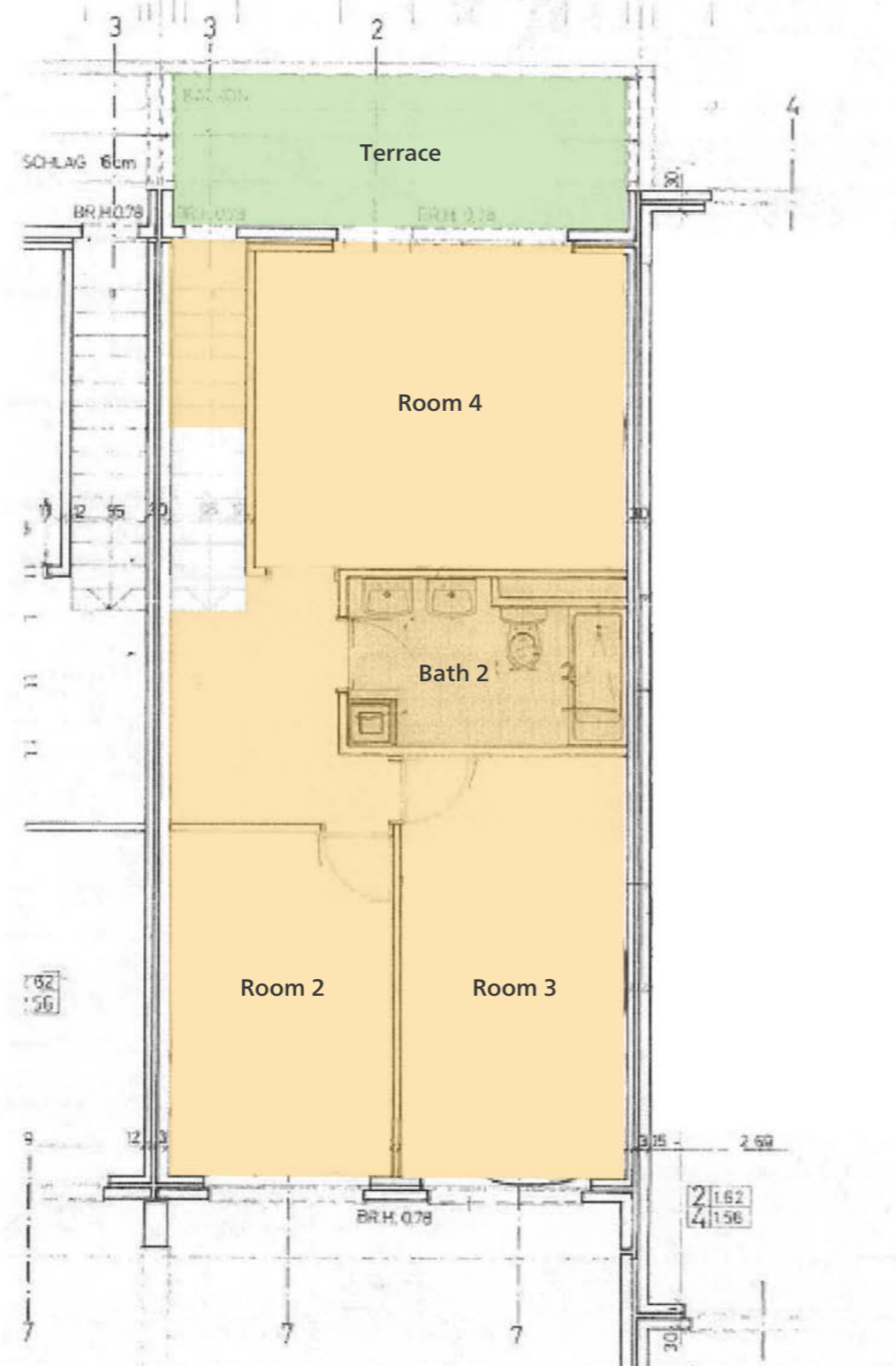
**External parking space** no. 3





# LAYOUT

Top floor



- Living area
- External spaces

## Shops in short walking distance



## Bus stop Allenwinden Dorf



**School building** Allenwinden



**Lower secondary school** Sennweid in Baar



**Historic old town** of Zug





ZUG – SURPRISINGLY HILLY

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