



## Single-family house 6.5-rooms

Spacious, stylish home in an idyllic setting with plenty of greenery and open views

**6340 Baar ZG**

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DATA SHEET

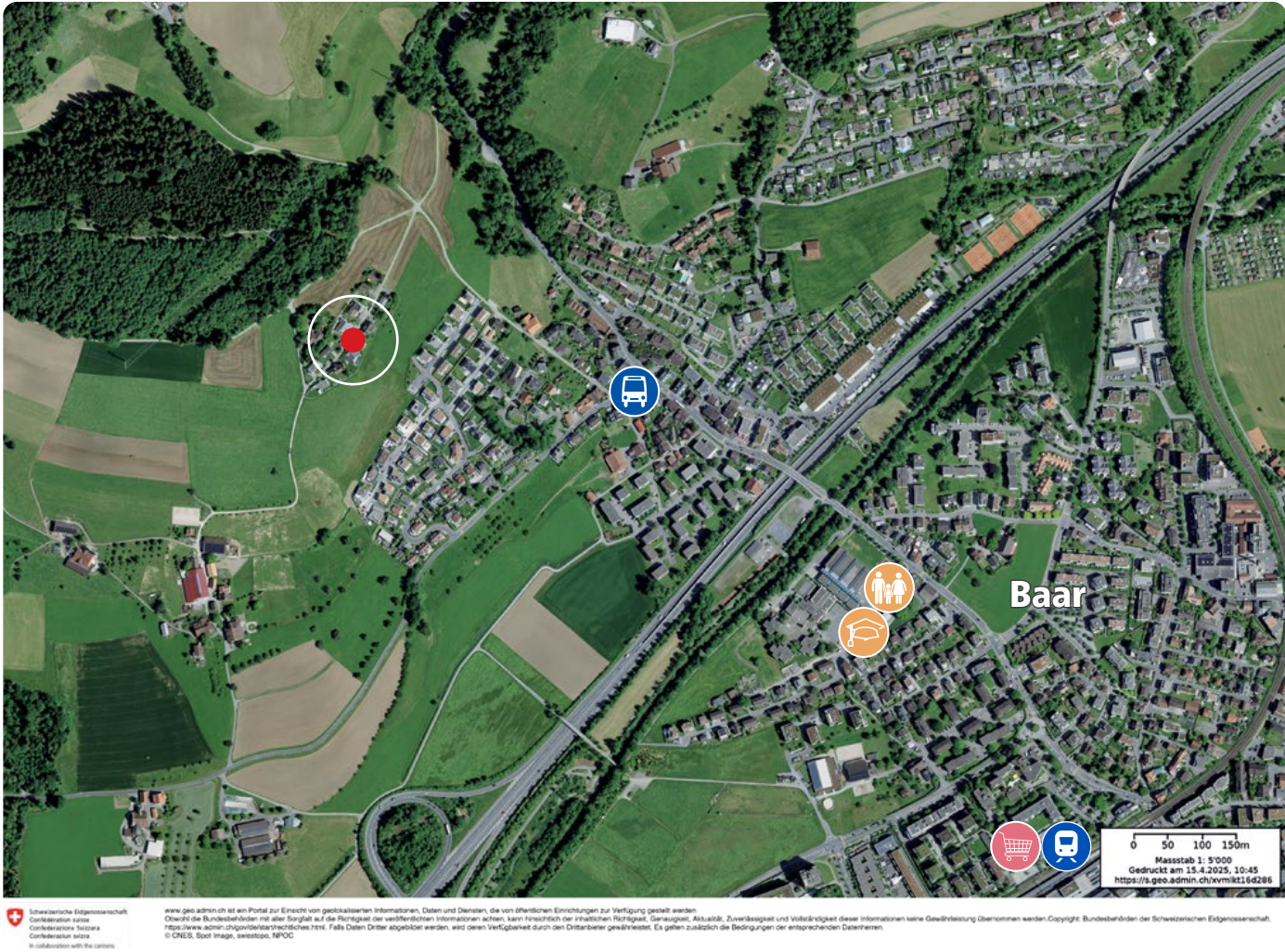
<b>Property</b> Single-family house 6.5 rooms	<b>Living area</b> 175 m <sup>2</sup>
<b>Address</b> Bannäbni 5, 6340 Baar	<b>External spaces</b> Terrace GF 51 m <sup>2</sup> Patio GF (can also be used as a carport) 22 m <sup>2</sup> Patio BL (below terrace GF) 51 m <sup>2</sup>
<b>Plot</b> GS 3781, 419 m <sup>2</sup> , residential zone W2a, Plot ratio 0.3	<b>Ancillary spaces</b> Laundry/Boiler room, cellar
<b>Cubic volume</b> 744 m <sup>3</sup>	<b>Parking spaces</b> Carport, external parking spaces
<b>Year of construction</b> 2003	<b>Heating</b> Heat pump air-water (New 2025) underfloor heating
<b>Room height</b> 2.48 m	<b>Specials</b> <ul style="list-style-type: none"><li>• Property situated directly next to the agricultural zone</li><li>• Magnificent and unobstructed views into the distance</li><li>• Top quality interior fittings</li><li>• Patio with roof glazing and automatic sun awning</li><li>• Cosy wood-fired stove</li></ul>
<b>Renovations</b> 2025 – Completely new heating system – New built-in wardrobes: master bedroom, children’s room – New wardrobe – New flooring in the cellar – New water softening system – Newly painted, garden design 2019 Parquet flooring and new stairs sanding/laying	<b>Availability</b> By arrangement

Purchase price  
On request









# SITUATION

Bannäbni 5  
6340 Baar ZG











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

- **Bus**  
682 m to the «Blickensdorf» bus stop
- **SBB**  
1.9 km to the Baar train station
- **Shops**  
approx. 2 km to various stores in Baar
- **Shopping**  
Zug, Zurich, Lucerne
- **Kindergarten**  
1.3 km to the «Wiesental» kindergarten
- **Schools**
  - 1.3 km to the Wiesental school building with primary school
  - Cantonal school in Zug
  - ISZL International School in Baar and Hünenberg

# CADASTRAL MAP



-  Plot
-  Property
-  Agricultural zone
-  Visitor parking spaces 
-  Entrance

**Access road**  
Via Oberbrüglenweg  or Blickensdorfstrasse/  
Bachtalen  up to Bannäbni.





PROPERTY

Single-family house  
6.5 rooms

- Cherry wood parquet in all of the rooms
- Granite flooring in the living room and kitchen
- Bathrooms with ceramic tiling
- Electric sun awning

Entrance area

- Entry
- Dressing room
- Guest toilet

Living/Dining area

- Open-plan and sun-drenched thanks to floor-to-ceiling window fronts
- Access to the spacious terrace with views into the distance
- Cosy wood-fired stove

Kitchen

- Open-plan, bright and top quality kitchen
- V-Zug appliances such as induction hob, steamer, Combair oven, dishwasher and Polaris food center

External areas

- Terrace with views into the distance onto the hilly landscape and lake
- Patio with roof glazing and an automatic sun awning
- Forecourt with carport and covered bike storage space

Top floor

- Gallery (ideal as an office)
- Room 1, 2, 3 with generous built-in wardrobes
- Bath 1 with bathtub (whirl system), shower, washbasin with base unit
- Separate toilet

Basement level

- Rooms 4 and 5 with access to the external area (terrace, garden shed)
- Laundry/Boiler room
- Garden shed



WHAT MAKES THIS SINGLE-FAMILY HOUSE SPECIAL

Property

- This attractive property is located in the midst of idyllic surroundings and borders directly on an agricultural zone
- Spacious living with an optimal layout for a maximum of flexibility
- Top quality, stylish and sophisticated interior fittings
- The natural aesthetics of wood are staged impressively
- Large, sunny terrace with views into the distance onto the hills, mountains and even onto Lake Zug

Surroundings

- Peaceful and attractive location – with views of nature and far away from the noises of everyday life
- Surrounded by forests, meadows and idyllic walking paths
- Good connections to public transport and to the motorway
- The municipality of Baar offers a first-class infrastructure for living, working, education, transport and leisure time
- Tax favourable location combined with economic strength







Single-family house 6.5 rooms  
Bannäbni 5, 6340 Baar



**Fork** – pass by the wooden cross and continue to reach the house



**Access road** via Bannäbni



**More than just a house** – a home





**Entry**, bright and inviting



**Anteroom** with connections to the top floor and basement level



**Dressing room**













Spacious, sunny terrace – simply living



Idyllic retreat with views into the distance



Enjoyment with vistas









Put into perspective with style



Living comfort dipped in brilliance and colour



Horizons that tell stories





A dining area uniting enjoyment and sweeping views



Open space with direct access to the terrace





**Light-flooded dining area** with a generous sense of space



**Stylish and top quality kitchen**





**Staircase** leading to the gallery on the top floor



**Anteroom**





**Corridor** with access to all rooms



**Where light and peace** create the perfect workplace





Room 1



Room 2 with spacious, illuminated built-in wardrobes







ROOM 3 (Master bedroom)  
WITH VISTAS



**Blooms** that embrace light and life



**Stylish bathroom**



**Wellness oasis** with bathtub (whirl system) and a separate shower





**Stairs** leading to the basement level



**Room 4** directly connected to the terrace





Room 5 with an ambiance of wellbeing



Spacious and with flexible usage options





**Laundry/boiler room** – with completely new heating system and new flooring (2025)



**Garden shed** for individual use options



**A place to feel at home** – with a covered terrace included



**East-facing façade** – clear, modern style on three levels





**Patio** with roof glazing and automatic sun awning

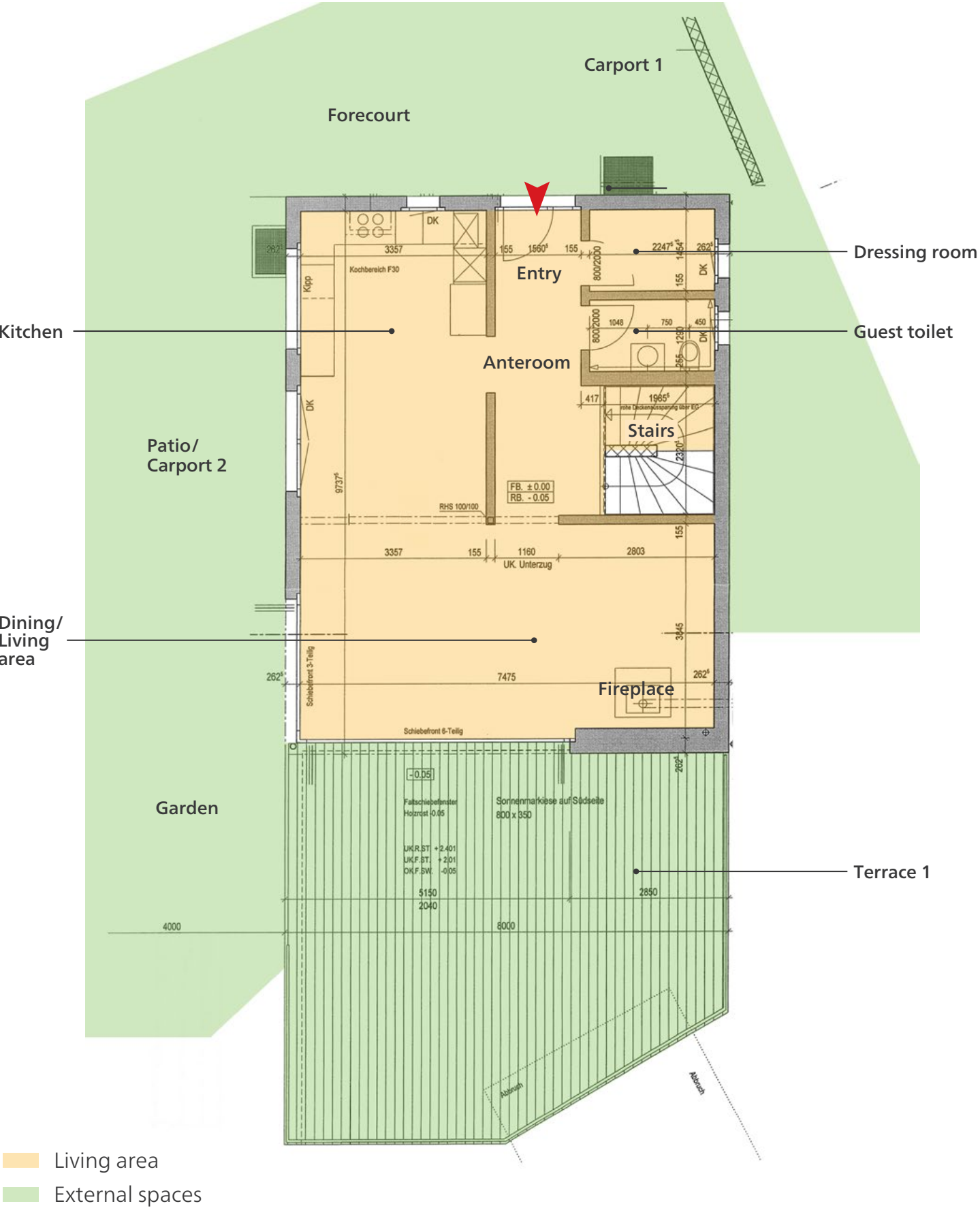


**Anteroom** with carport and covered bike storage space



LAYOUT

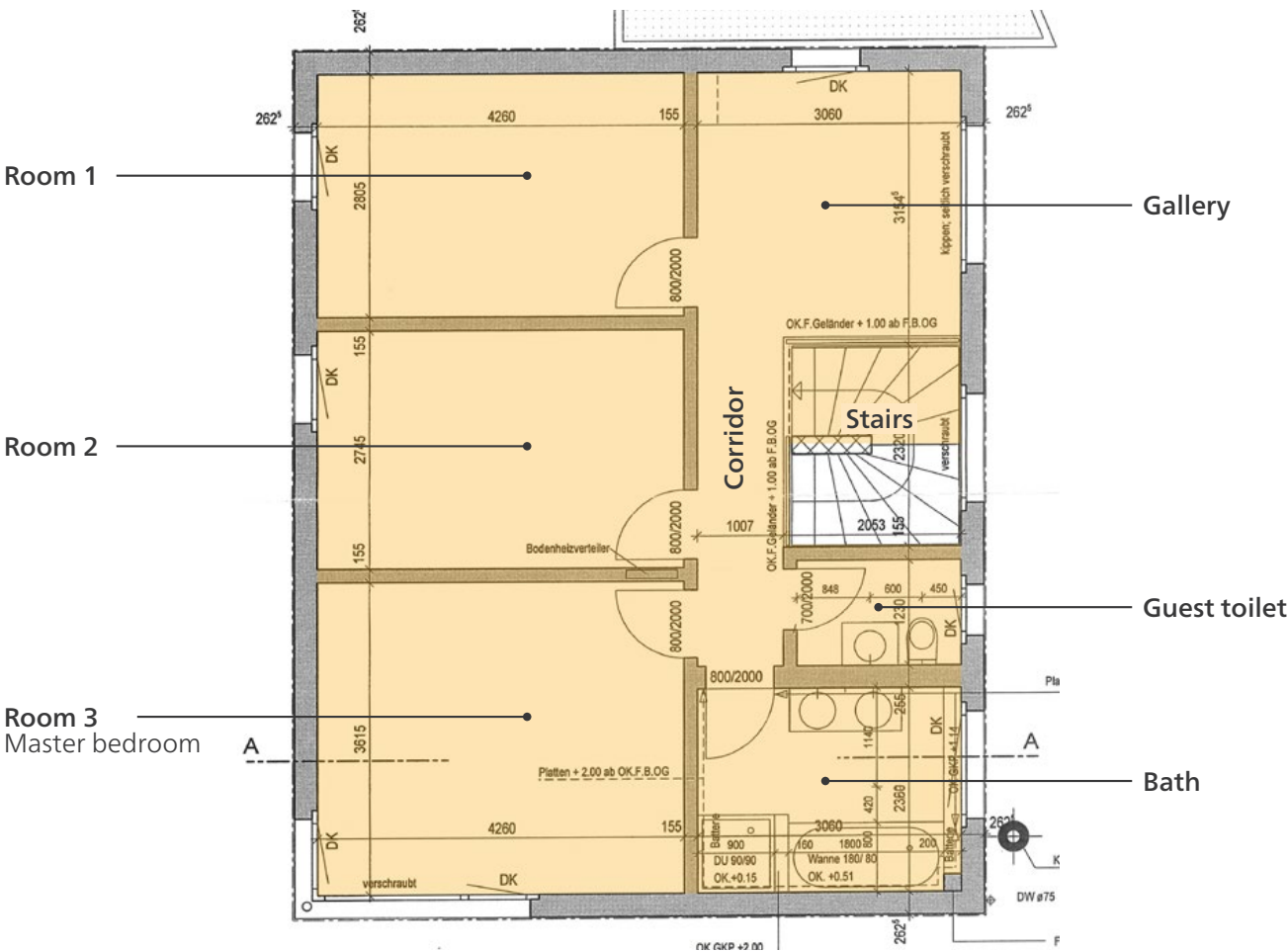
Ground floor





LAYOUT

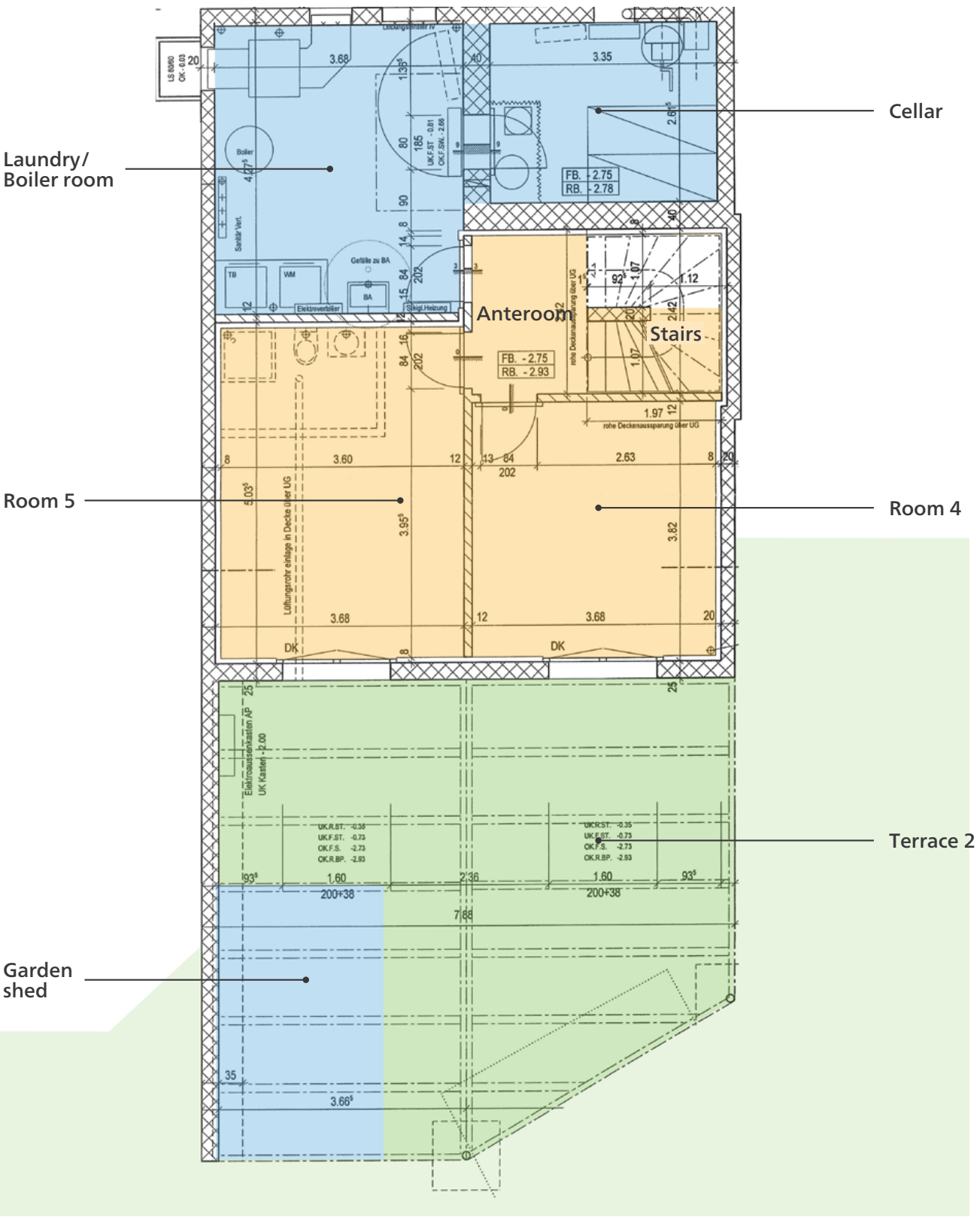
Top floor



Living area

LAYOUT

Basement level



- Living area
- External spaces
- Ancillary spaces



**Blickensdorf** bus stop



**Wiesental** school building with kindergarten/primary school (new building as of 2027)



**Baar** train station



**Numerous stores** in the centre of Baar







BAAR – EXPERIENCE  
PURE QUALITY OF LIFE



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