



For rent
Villa 8.5 rooms

With spacious gardens and exclusive wellness area

6340 Baar ZG

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DATA SHEET

Property Villa 8.5 rooms	Living area 528.50 m ²
Address Büessikon 4, 6340 Baar	External spaces Balcony 7.50 m ² Terrace 35.50 m ² Patio 57.50 m ² Gardens 4348 m ²
Plot GS 2359, 5265 m ²	Ancillary spaces Total 176 m ²
Year of construction 1961	Room height 2.30 m – 2.45 m Garage: 2.18 m
Renovations 2025 Completely repainted Floors refreshed Lighting, sound system and alarm system renewed Indoor swimming pool water/ventilation control system renewed 2000 Complete refurbishment	Specials • Lift • Home audio (Bowers & Wilkins) • Complete smart home control system • WL system in the entire villa • Wellness area with an indoor pool, whirlpool, sauna, steam bath and solarium • Spacious gardens
Heating Oil / Underfloor heating	Rental commencement By arrangement
Parking spaces Garage with space for 5 PVs 5 external parking spaces	

	Rental fee per month CHF 26,150
House rent	CHF 25,000
+ Heating costs (incl. fees), flat	CHF 1,150
+ Water costs (consumption-based)	Renter
+ Electricity costs / internet incl. fees (consumption-based)	Renter
Garden and pool maintenance	Lessor
Terms	
Deposit	CHF 60,000
Minimal rental term	2 years

SITUATION

Büessikon 4
6340 Baar



Municipal administration of Baar | www.baar.ch | Tax rate: 51 %

 **Bus**
650 m to the «Walterswil» bus stop

 **SBB**
4 km to the Baar train station
7.6 km to the Zug train station

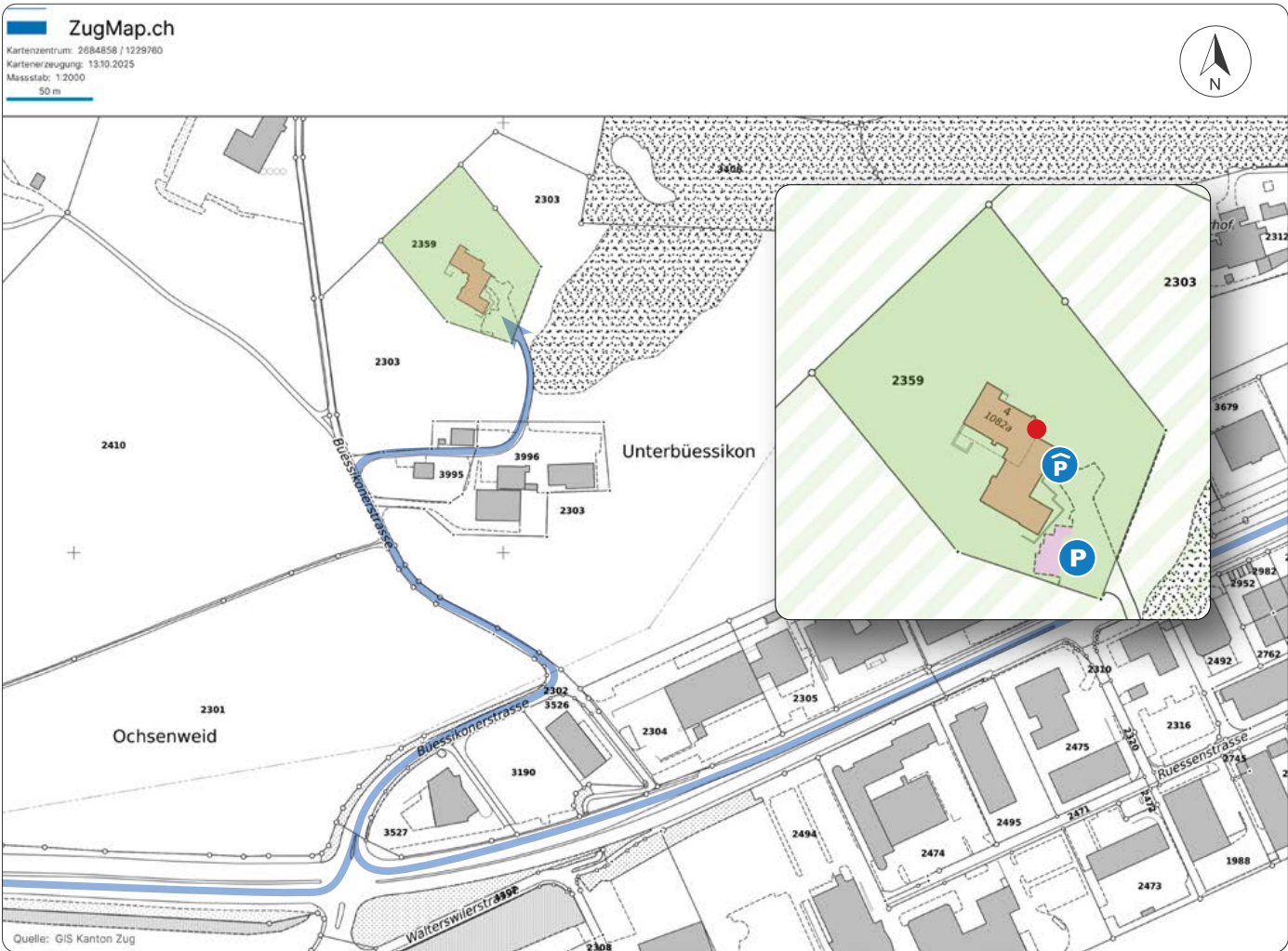
 **Shops**
870 m to the TopCC wholesaler
3.6 km to various shopping facilities in Baar

 **Shopping**
Zug, Zürich, Lucerne

 **Kindergarten**
3 km to the «Sagenbrugg» kindergarten

 **Schools**
• 800 m to the ISZL International School in Baar
• 6.5 km to the Wiesental school building with primary school
• Cantonal school in Zug

CADASTRAL MAP



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

Parking
5 external parking spaces in front of the villa.



PROPERTY

Villa 8.5 rooms

- Lift
- Natural stone flooring and Merbau parquet
- Home audio (B & W)
- Ceiling spotlights
- Smart home control system
- WL system in the entire villa

Living/Dining area

- Open-plan and sun-drenched
- Gallery
- Fireplace
- Access to the patio

External spaces

- Patio with outdoor fireplace
- Covered balcony
- Terrace with fantastic views into the distance
- Spacious gardens

Entrance area

- Entry
- Cloakroom and spacious built-in closets

Kitchen with island

- White House induction hob and teppanyaki grill
- V-Zug oven and dishwasher
- Gaggenau steamer and microwave
- Sibir food center refrigerator

Basement level

- Hobby room
- Cellar 1 and 2
- Guest toilet
- Large wellness area with an indoor pool, sauna, steam bath, whirlpool and solarium

Sleeping areas

- GF: Room 1 with access to the patio
- GF: Rooms 2 and 3
- TF: Rooms 4 & 5 w. dressing room, en-suite bathroom & access to balcony
- TF: Master suite with dressing room, en-suite bathroom, private terrace

Bathrooms

- GF: Bath with floor-flush shower, washbasin, toilet and towel heater
- TF: En-suite bath 1 with shower, washbasin, toilet and towel heater
- TF: En-suite bathroom 2 with shower, double washbasin, toilet, towel heater and washing tower

Parking spaces

- Large garage with up to 5 parking spaces
- 5 external parking spaces

WHAT MAKES THIS VILLA SPECIAL

Property

- Villa with a modern room concept and stylish fittings with natural and top quality materials
- Unique ambiance in the sun-drenched living area with gallery
- Exclusive wellness area with indoor pool, whirlpool, steam bath, sauna, and solarium
- Extensive, idyllic gardens for peaceful relaxation and al fresco time with family and friends
- Large garage für 5 PVs and 5 external parking spaces

Surroundings

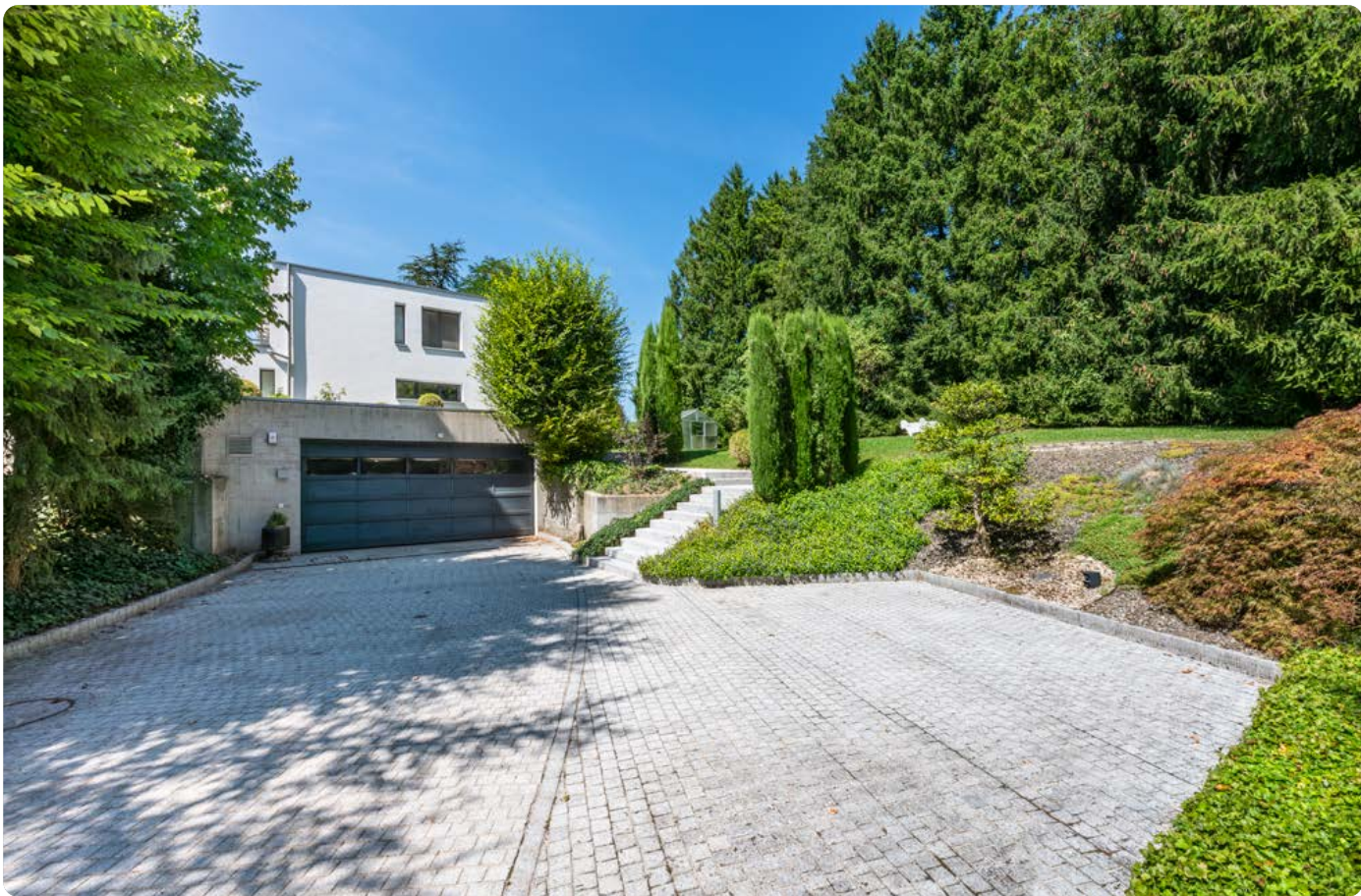
- Exclusive, peaceful location at the end of a cul-de-sac, surrounded by agricultural zones
- Nature and local recreational area (Sihlwald) in the vicinity
- Conveniently situated with excellent connections to the motorway sliproad
- The municipality of Baar boasts a first-class infrastructure for living, working and leisure time
- Most tax-favourable municipality in the canton of Zug



Situated in a privileged location – at the end of a cul-de-sac



Forecourt



Access to the villa



Covered entrance area



Room layout



Entry



Room 1 with access to the patio



Room 2



Bath with floor-flush shower



Living area with gallery





A LIVING AREA FULL OF
LIGHT AND INSPIRATION

Partially open room concept



Light-filled dining area with access to the outdoor patio



Spacious kitchen with cooking island and breakfast bar



Sun-drenched patio al fresco





PURE RELAXATION WITH
VISTAS INTO THE DISTANCE

Lift and stairs leading to the top floor



Gallery – harmonious connection between architecture and vistas



Room 4 with dressing room and en-suite bathroom 1



En-suite bathroom 1



Covered balcony



Master suite with dressing room



Access to the private terrace and en-suite bathroom



In a timeless, functional design



En-suite bathroom 2 with shower and washing tower



Spacious terrace facing southwest



FANTASTIC
PANORAMA VIEWS



Conveniently via lift to the basement level



Exclusive wellness area



Dressing room and solarium



With sauna, steam bath and whirlpool



PRIVATE OASIS
OF WELLBEING





Varied possibilities of use for the external areas



Huge gardens



Green, light and extensive paradise





Quality of life in its most beautiful form



Garage entrance and turning area



Garage with up to 5 parking spaces



Hobby room on the basement level

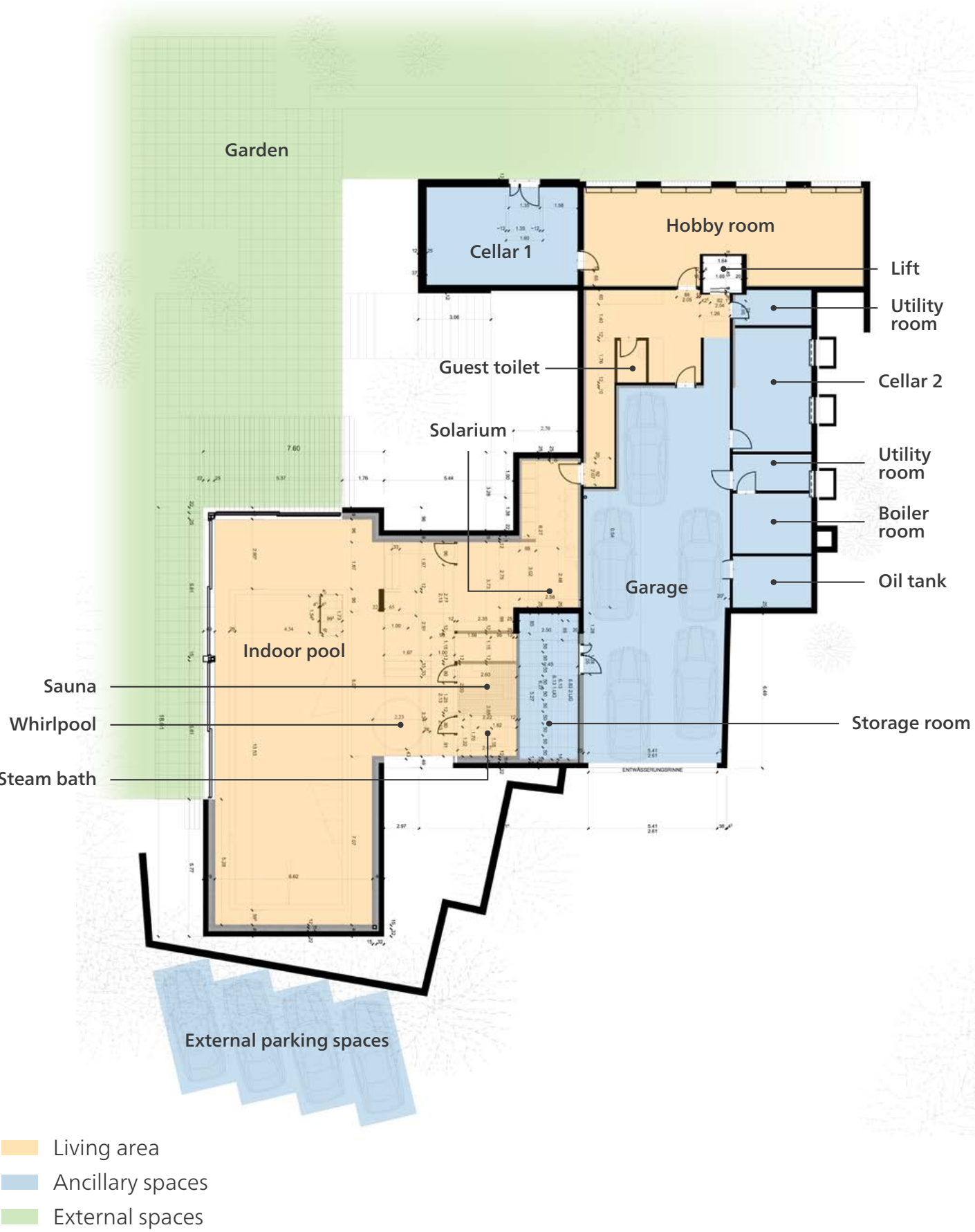


Cellar 1 with access to the garden



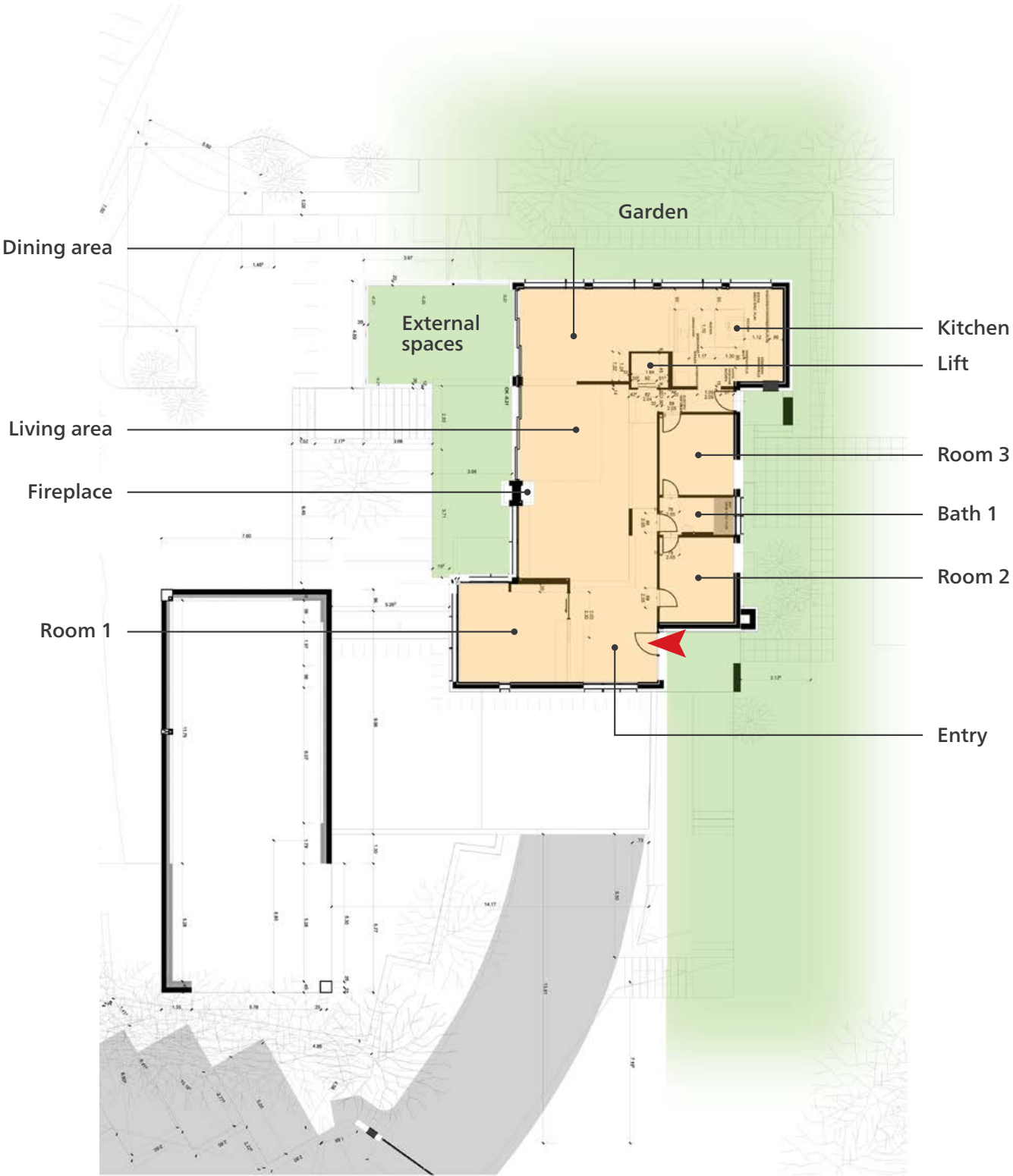
LAYOUT

Basement level



LAYOUT

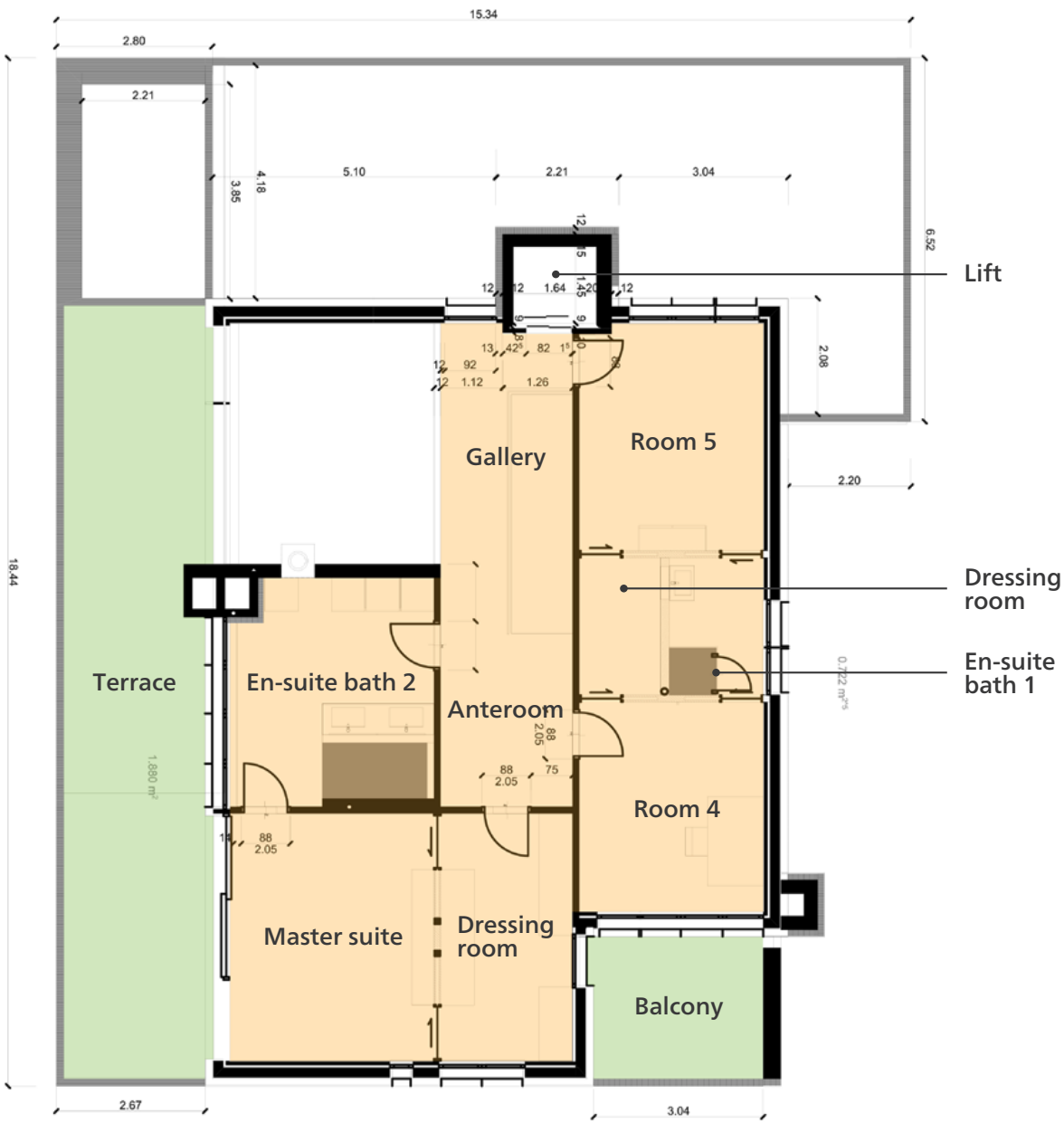
Ground floor



- Living area
- External spaces

LAYOUT

Ground floor



- Living area
- External spaces

Numerous shopping centres in the centre of Baar



ISZL International School in Baar and Hünenberg



Train station Baar



Zurich airport





RESIDENCE IMMOBILIEN

Outperform. With passion.