



## Apartment 3.5 rooms

Attractive, central residential district with an ideal balance of urbanity and quality of life

**6340 Baar ZG**

**Property**

Apartment 3.5 rooms on the 3rd floor

**Address**

Falkenweg 5, 6340 Baar

**Plot**

260/1000 in GS 123  
Underground parking space no. 11  
in GS 123

**Co-ownership unit**

GS 86161

**Year of construction**

2003

**Renovations**

2020 New V-ZUG oven, steamer  
2019 New V-ZUG WM/TU  
2018 New V-ZUG dishwasher

**Living area**

102.50 m<sup>2</sup>

**External spaces**

|         |                      |
|---------|----------------------|
| Balcony | 14.50 m <sup>2</sup> |
| Loggia  | 3.50 m <sup>2</sup>  |

**Ancillary spaces**

|                     |                     |
|---------------------|---------------------|
| Cellar no. 17       | 4.00 m <sup>2</sup> |
| Storage room no. 17 | 2.50 m <sup>2</sup> |

**Room height**

2.38 m

**Parking spaces**

1 underground parking space no. 11

**Heating**

Gas / Underfloor heating

**Specials**

- Washing machine / tumble dryer in your own apartment
- Windows with turn & tilt fittings

**Availability**

By arrangement

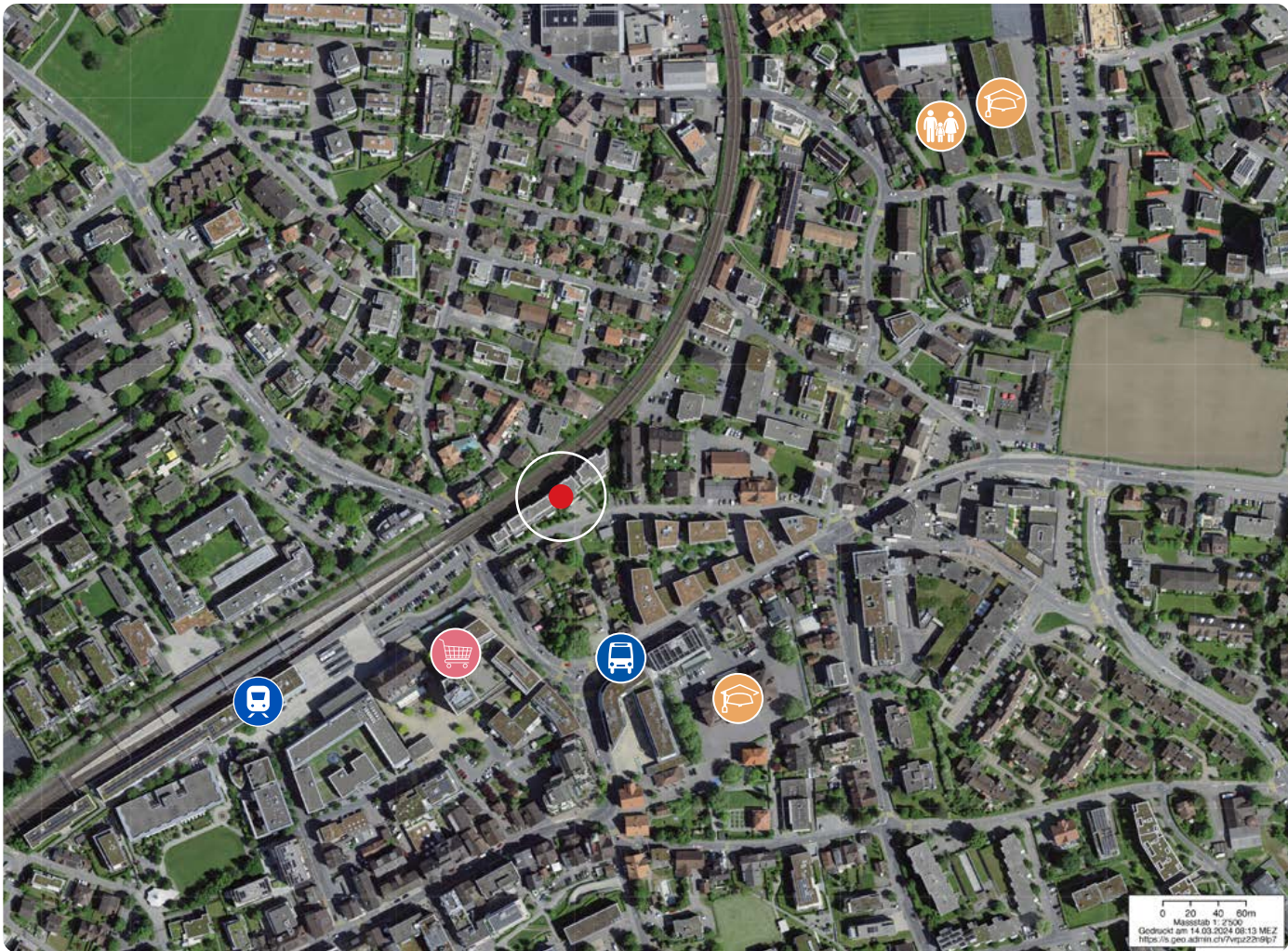
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# SITUATION

Falkenweg 5  
6340 Baar

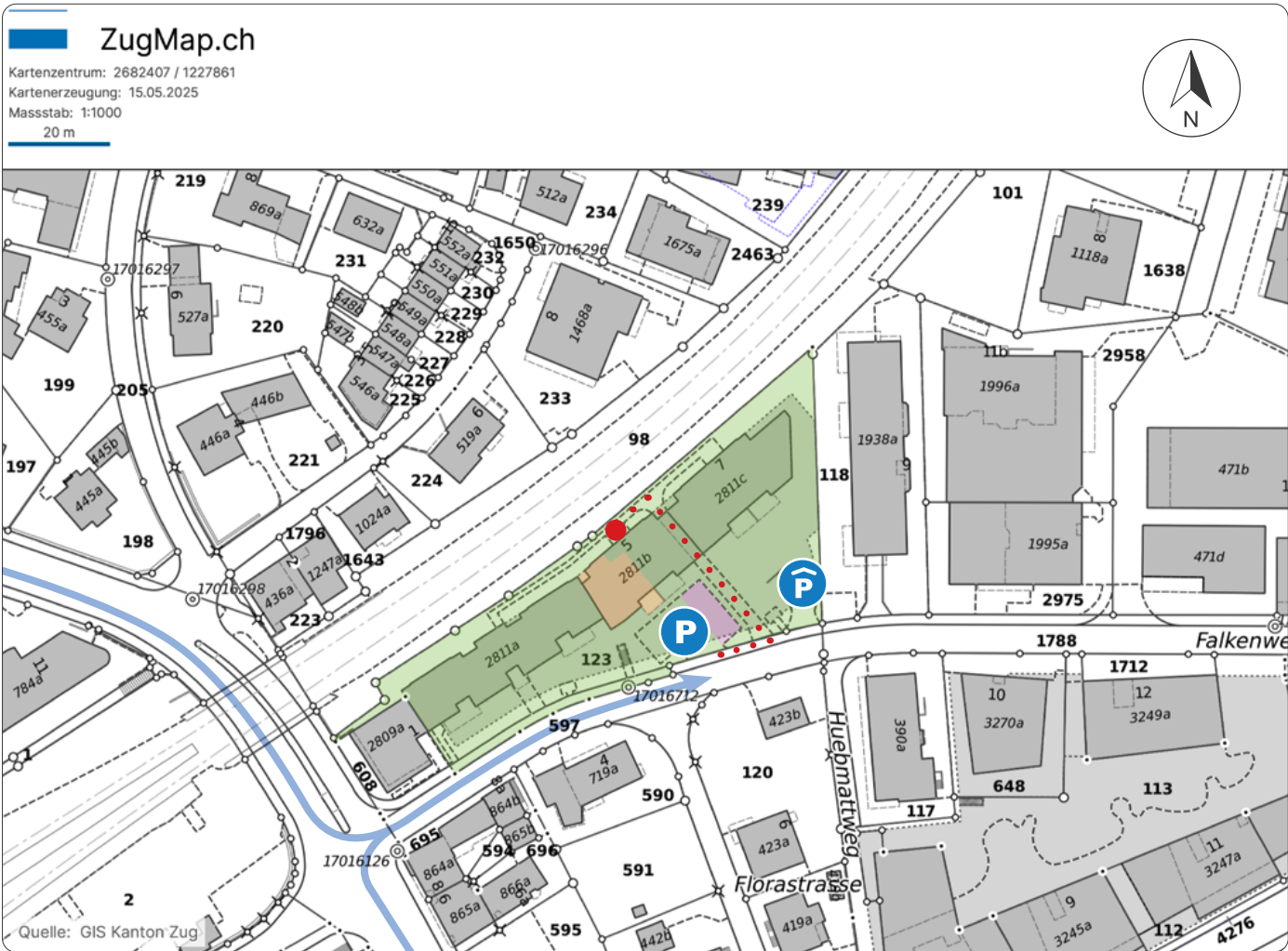


Municipal administration of Baar | [www.baar.ch](http://www.baar.ch) | Tax rate: 51 %

-  **Bus**  
180 m to the «Kreuzplatz» bus stop
-  **SBB**  
340 m to the Baar train station
-  **Shops**  
280 m to various shopping centres
-  **Shopping**  
Baar, Zug, Zurich

-  **Kindergarten**  
550 m to the «Sennweid» school building with kindergarten and primary school
-  **Schools**
  - 260 m to the «Marktgasse» primary school
  - 620 m to the «OS Sennweid» school with lower secondary school level
  - Cantonal schools in Zug
  - ISZL International School in Baar and Hünenberg

# CADASTRAL MAP



-  Plot
-  Property
-  Visitor parking space
-  Underground garage entrance
-  Entrance

**Parking**  
Various visitor parking spaces at Falkenweg 5.



# PROPERTY

## Apartment 3.5 rooms on the 3rd floor

- Parquet flooring in the living room and bedrooms
- Ceramic tiling in the kitchen and bathrooms
- Sunny, large balcony
- Spacious apartment with 102.5 m<sup>2</sup> of living area

## Sleeping area

- Large, bright rooms 1 and 2 with lots of daylight
- Convenient room layout, ideal for various uses

## External spaces

- Balcony facing southeast
- Isolated loggia facing north

## Entrance area

- Entry
- Cloakroom with built-in closet
- Bathroom 1

## Bathrooms

- Bath 1: shower, washbasin, toilet and mirror cabinet
- Bath 2: bathtub, double washbasin with base unit, toilet, mirror cabinet with your own washing machine and tumble dryer

## Further rooms

3rd floor / basement level

- 3rd floor: storage room
- BL: cellar no. 17
- BL: storage room no. 17
- BL: 1 underground parking space no. 11

## Open-plan kitchen

- V-Zug oven, steamer, ceramic hob, dishwasher and refrigerator with a separate freezer compartment
- Granite worktops

## Living/Dining area

- Open-plan and sun-drenched
- Electric blinds system
- Access to the balcony (from the living area)
- Access to the loggia (from the dining area)

## For joint use

- Laundry/Drying room
- Bike storage room
- Visitor parking spaces

# WHAT MAKES THIS APARTMENT SPECIAL

## Property

- Spacious 3.5-room apartment with 102.5 m<sup>2</sup> living area and two bathrooms
- Attractive and spacious with a clearly structured layout – the ideal balance between living comfort and well thought-through suitability for daily use
- Living area with sun-drenched ambience and direct access to the balcony
- Delight in sunny hours spent on the south-facing balcony
- Open-plan kitchen with top quality appliances and spacious storage room

## Surroundings

- Central location with the train station, shops and restaurants in walking distance
- Short paths to the various excursion destinations such as Mt. Albis, Mt. Zug and beautiful Lake Zug
- Schools, kindergartens and sports facilities in close proximity
- Optimal connections to public transport and the motorways to Zurich and Lucerne
- Most tax-favourable municipality in the canton of Zug



Access to Falkenweg 5



Entrance area



Main entrance on the north-facing side



Conveniently by lift to the 3rd floor



Apartment entrance



Entry



Step inside and feel at home



Bathroom 1



Open-plan layout



Kitchen with modern appliances



Spaciously designed storage spaces



Dining area with access to the loggia



Loggia on the northwest side



Corridor



With built-in closet and storage space



Room 1



Room 2



Bathroom 2



With own washing tower



Living area



## OPEN-PLAN, BRIGHT LIVING



Covered balcony



Catching the sun at noon



Southeast orientation



FIRST-CLASS LOCATION  
IN THE HEART OF BAAR



Children's playground for joint use



Underground garage entrance at Falkenweg



Underground parking space no. 11 with tyre box



**Cellar no. 17**



**Storage room no. 17**



**Laundry/Drying room for joint use**

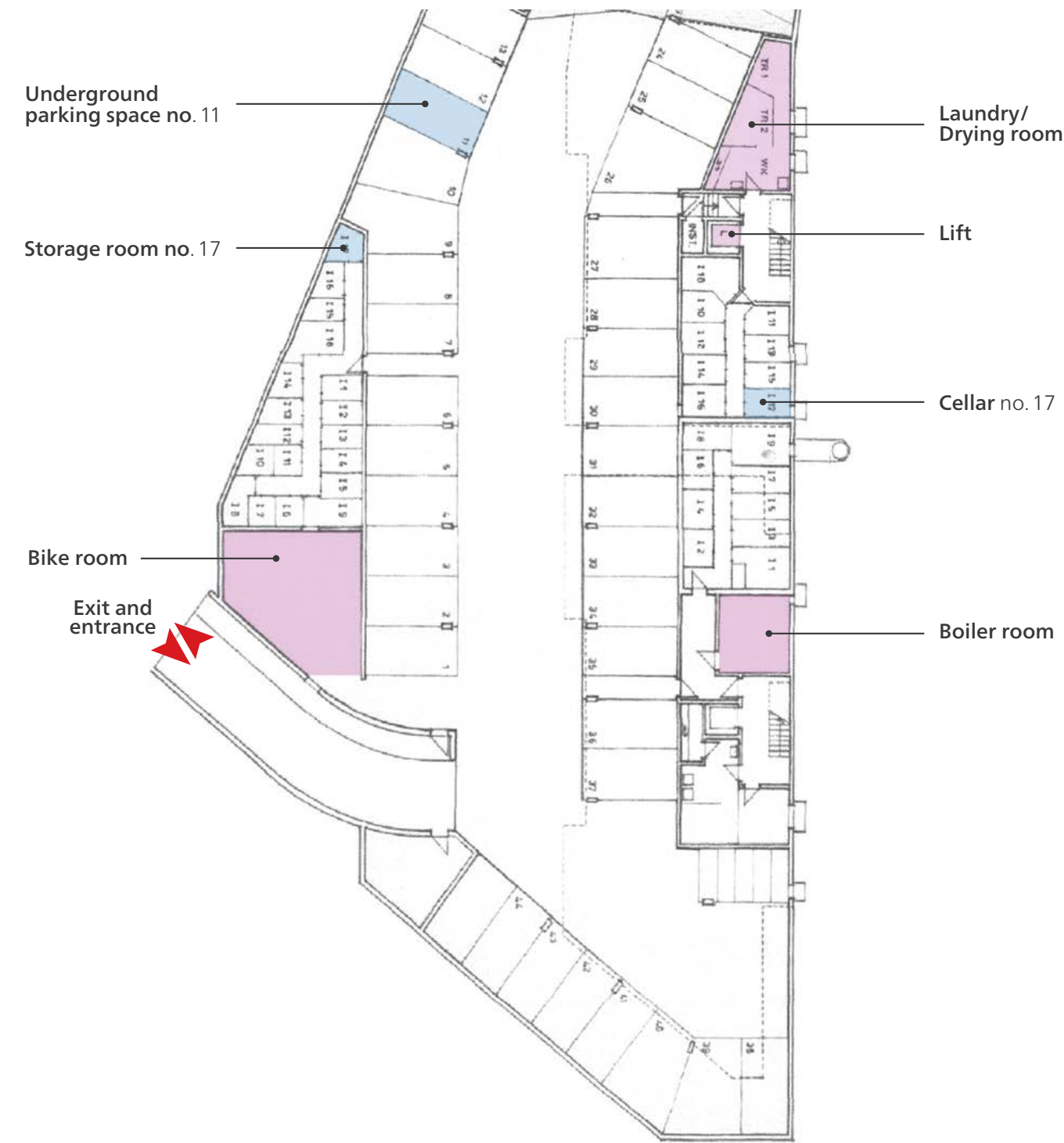


**Bicycle storage room for joint use**



LAYOUT

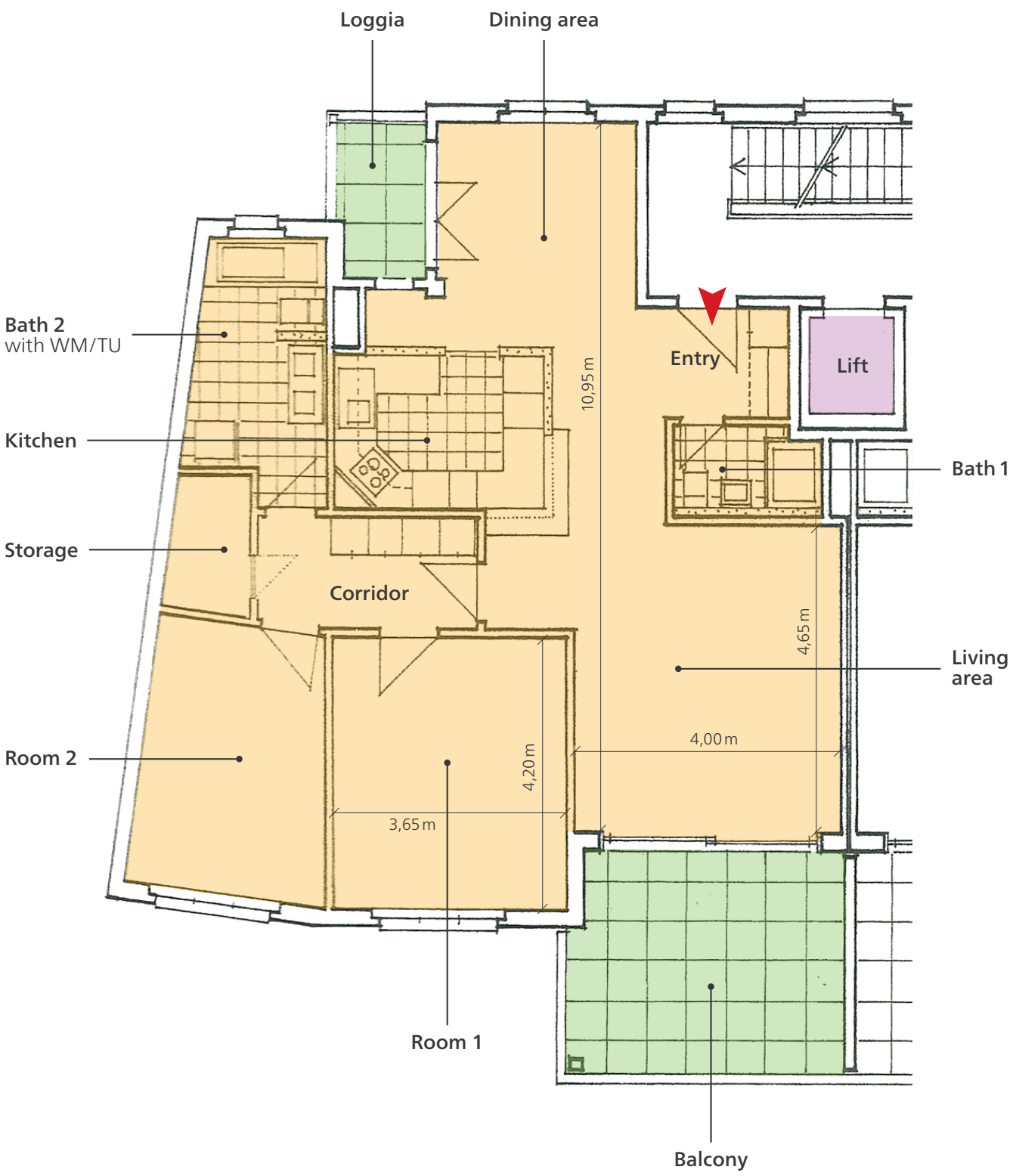
Underground garage / Basement level



- Ancillary spaces
- Joint use

LAYOUT

3rd floor



- Living area
- External spaces
- Joint use

**Baar train station** in close proximity



**Sennweid school building** with kindergarten, primary and lower secondary levels



**Numerous shopping facilities** in the centre of Baar



**ISZL International School** in Baar and Hünenberg



## ZUGERLAND REGION



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