



Apartment 3.5 rooms

Attractive, central residential location with an ideal combination of urbanity and quality of life

6340 Baar ZG

RESIDENCE IMMOBILIEN

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DATA SHEET

Property Apartment 3.5 rooms	Room height 2.44 m
Address Oberdorfstrasse 10 6340 Baar ZG	Living area 93 m ²
Co-ownership unit GS 38114 Parking space in GS 34100	External spaces Balcony 10.50 m ²
Year of construction 1987	Ancillary spaces Cellar 5 m ²
Renovations Apartment: 2023 Installation of additional guest toilet with washbasin (in the laundry space) Prior to 2022 Kitchen & bath 1 renovated	Parking spaces 1 underground parking space no. 16
Multi-family dwelling 2025 Water filter; conversion to LED lighting; painting of stairwell 2024 Safety railings garage; new lift; refurbished water pipes 2023 Fibre optic connection 2021 Ventilation system (exhaust system) 2020 Façade & balcony refurbishment	Heating Oil / Radiators
	Specials <ul style="list-style-type: none">• Washing machine and tumble dryer in the apartment• Additional toilet and wash basin installed• Cosy fireplace• Glazed balcony – ideal for all seasons• Intercom system with video camera
	Availability By arrangement

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Purchase price
On request


SITUATION

Oberdorfstrasse 10
6340 Baar ZG

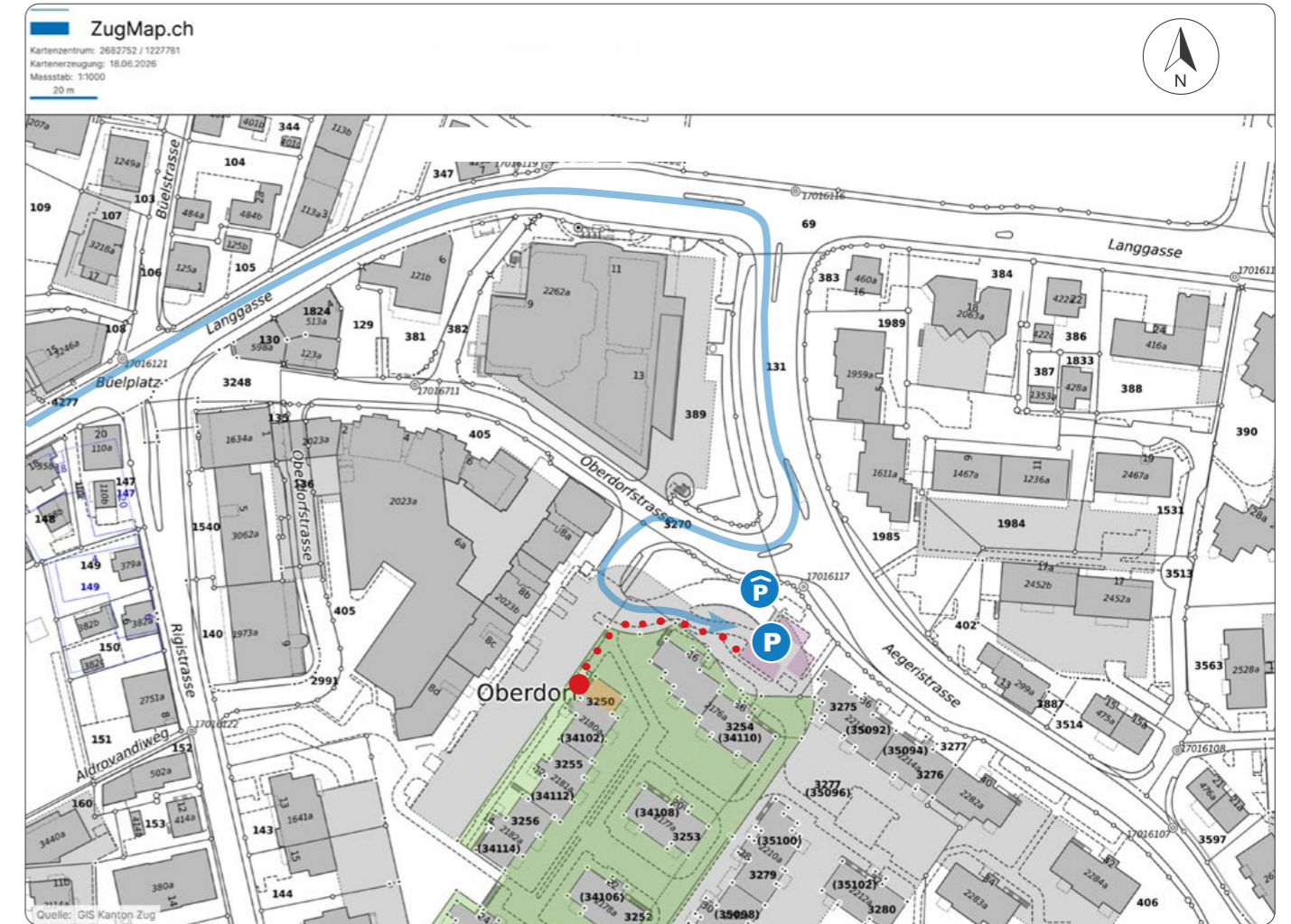







Municipal administration of Baar | www.baar.ch | Tax rate: 47.53 %

-  **Bus**
182 m to the «Baar EW» bus stop
-  **SBB**
732 m to the Baar train station
-  **Shops**
40 m to the Oberdorf Center Baar
-  **Shopping**
Baar, Zug, Zurich

-  **Kindergarten**
607 m to the «Sennweid» school building with kindergarten and primary school
-  **Schools**
 - 380 m to the «Marktgasse» primary school
 - 611 m to the «OS Sennweid» school with lower secondary school
 - Cantonal school in Zug
 - ISZL International School in Baar and Hünenberg

CADASTRAL MAP



-  Plot
-  Property
-  Visitor parking spaces **P**
-  Underground garage entrance **P**
-  Entrance

Parking
Visitor parking is available in the «Oberdorf» district.



PROPERTY

Apartment 3.5 rooms with lift

- Ceramic tiling in all rooms
- Washing machine / tumble dryer in the apartment
- With fireplace
- Glazed balcony

Kitchen

- V-Zug oven combination steamer and Comair, refrigerator, separate freezer
- SIEMENS hob and dishwasher
- Kitchen with service hatch to the dining area

External spaces

- Glazed and covered balcony
- For joint use:**
- Visitor parking spaces
 - Playground

Entrance area

- Entry with cloakroom
- Anteroom
- Access to the kitchen

Sleeping areas / Office

- Room 1 (usable as an office or bedroom)
- Room 2 with direct access to the balcony

Basement level

- Cellar room
 - 1 underground parking space no. 16
- For joint use:**
- Laundry / Clothes drying room
 - Bicycle storage room

Living / Dining area

- Open-plan, spacious and sun-drenched
- With an atmospheric fireplace
- Access to the covered balcony

Bathrooms / Wet rooms

- Bath 1 with a floor-flush shower, washbasin with base unit, toilet and mirror cabinet

Laundry room:

- Guest toilet w/ washbasin
- Washing machine / tumble dryer

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Spacious 3.5 room apartment with 93 m² living area and two wet rooms
- Attractive and spacious with a clearly structured layout - an ideal combination of living comfort and well thought-through suitability for daily use
- Living area with sun-drenched atmosphere and direct access to the balcony
- Enjoy hours of sunshine on the southeastern facing balcony
- Washing machine and tumble dryer are located in the apartment

Surroundings

- Central location with bus, shops and restaurants in walking distance
- Short paths to the many excursion destinations such as Mt. Zug, Mt. Albis and beautiful Lake Zug
- Schools, kindergartens and sports facilities in the immediate proximity
- Optimal connections to the public transport network as well as to the motorway toward Zurich and Lucerne
- Most tax favourable municipality in the canton of Zug (tax rate: 47.53%)



Situation map of the Oberdorf complex



Multi-family dwelling with apartment on the 1st floor



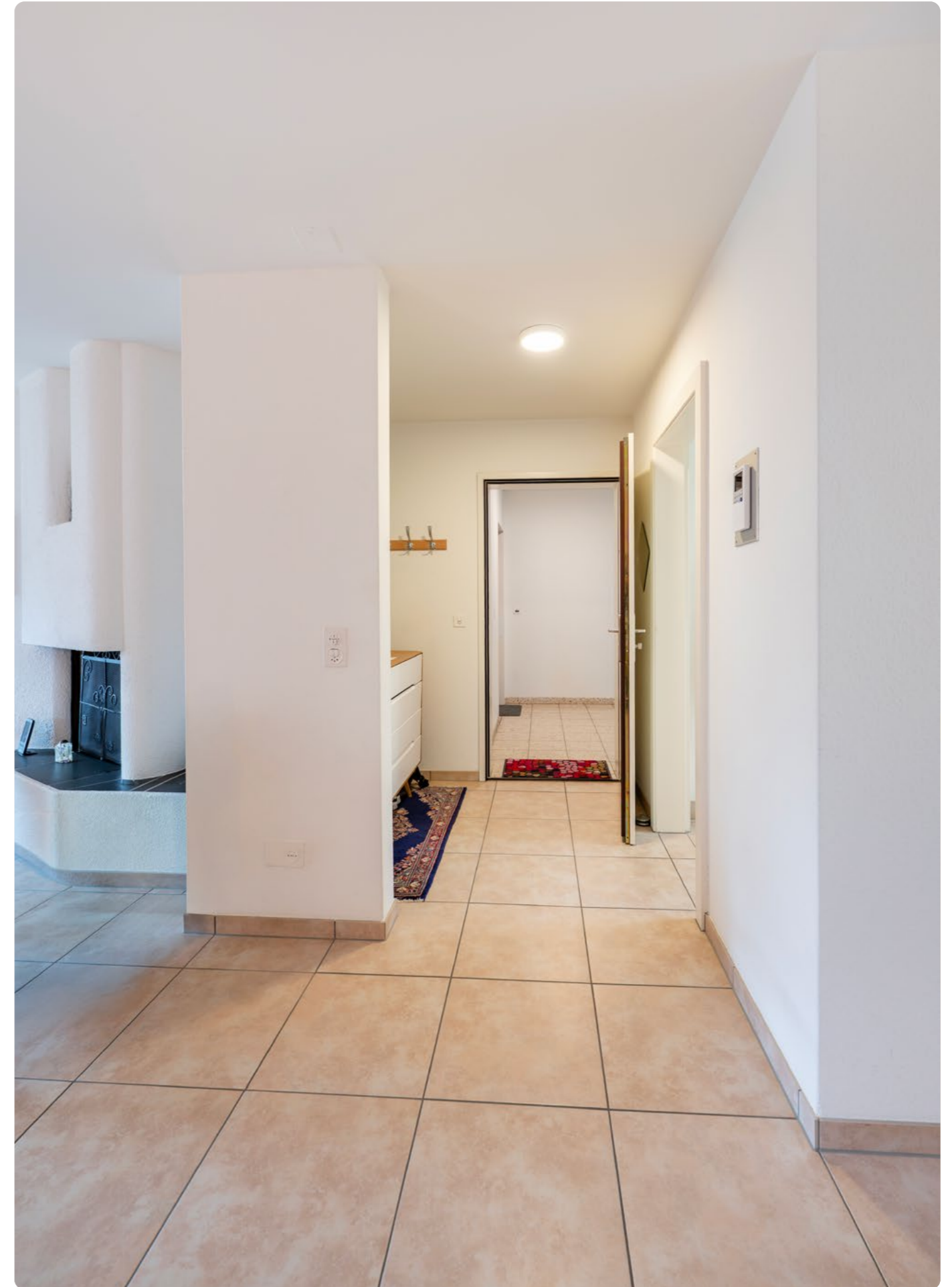
Road leading to the visitor parking spaces



Building entrance no. 10



Enter and feel at home



Friendly and inviting entry





LIVING AREA:
AN AMBIANCE
OF WELLBEING



Dining area for joyful moments



Living area for open, harmonious living



Compact kitchen with service hatch



GLAZED BALCONY
FOR EVERY SEASON





Connection to all rooms



Room 1 with lots of space



Corridor



Laundry with guest toilet and washing machine / tumble dryer



Bath 1, elegant and with top quality materials



Room 2



...with access to the covered balcony



Arrive and enjoy



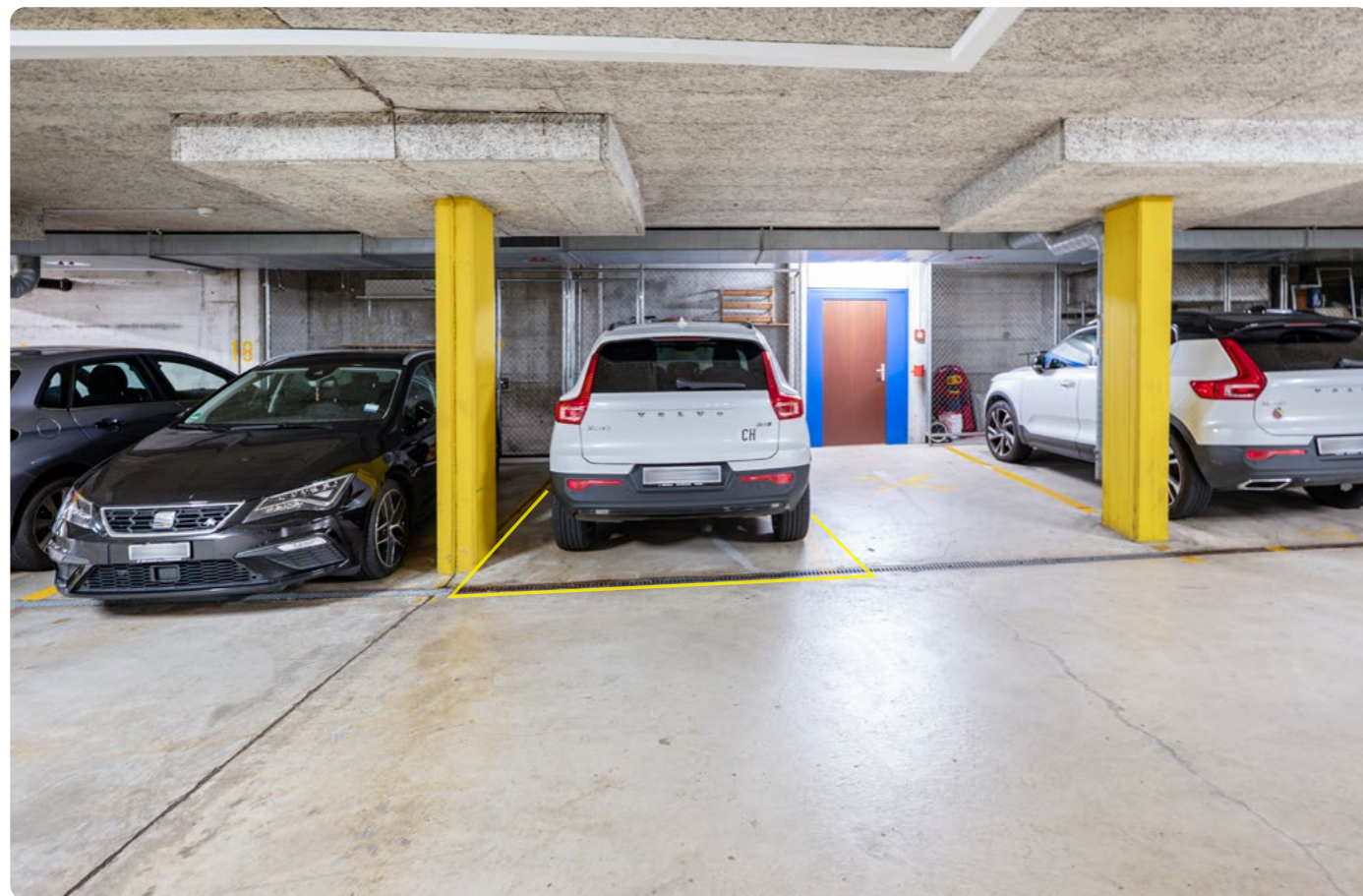
Cellar room on the basement level



Bicycle storage room for joint use



Underground parking space no. 16

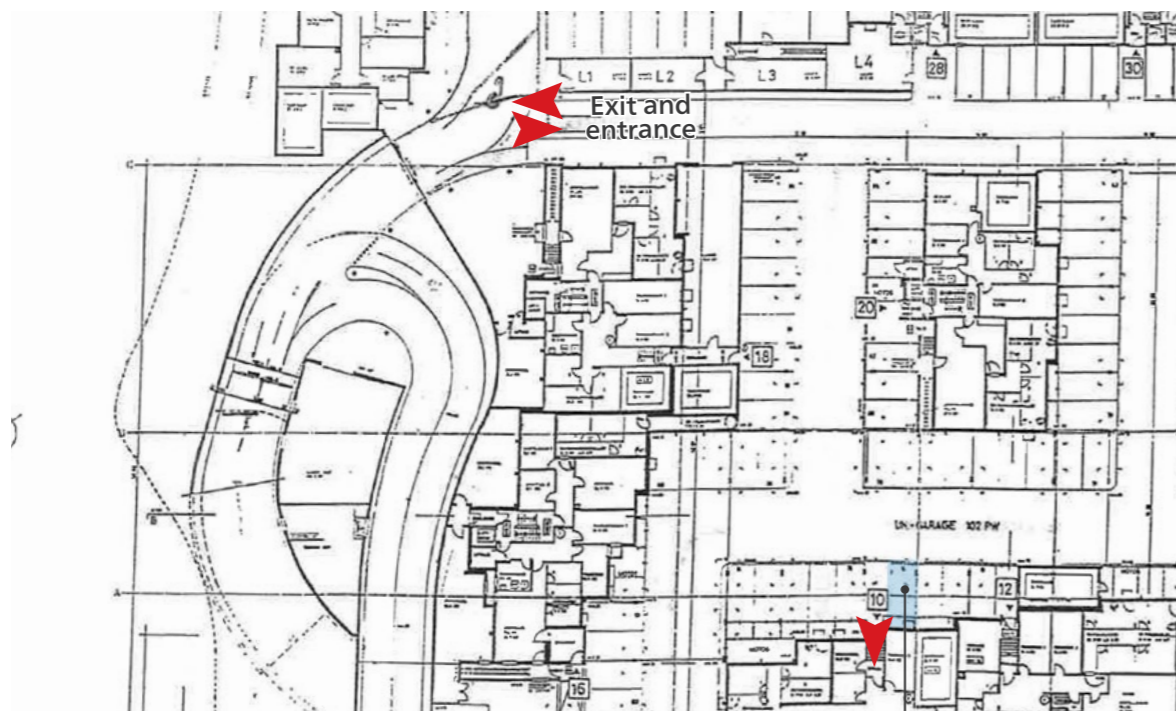
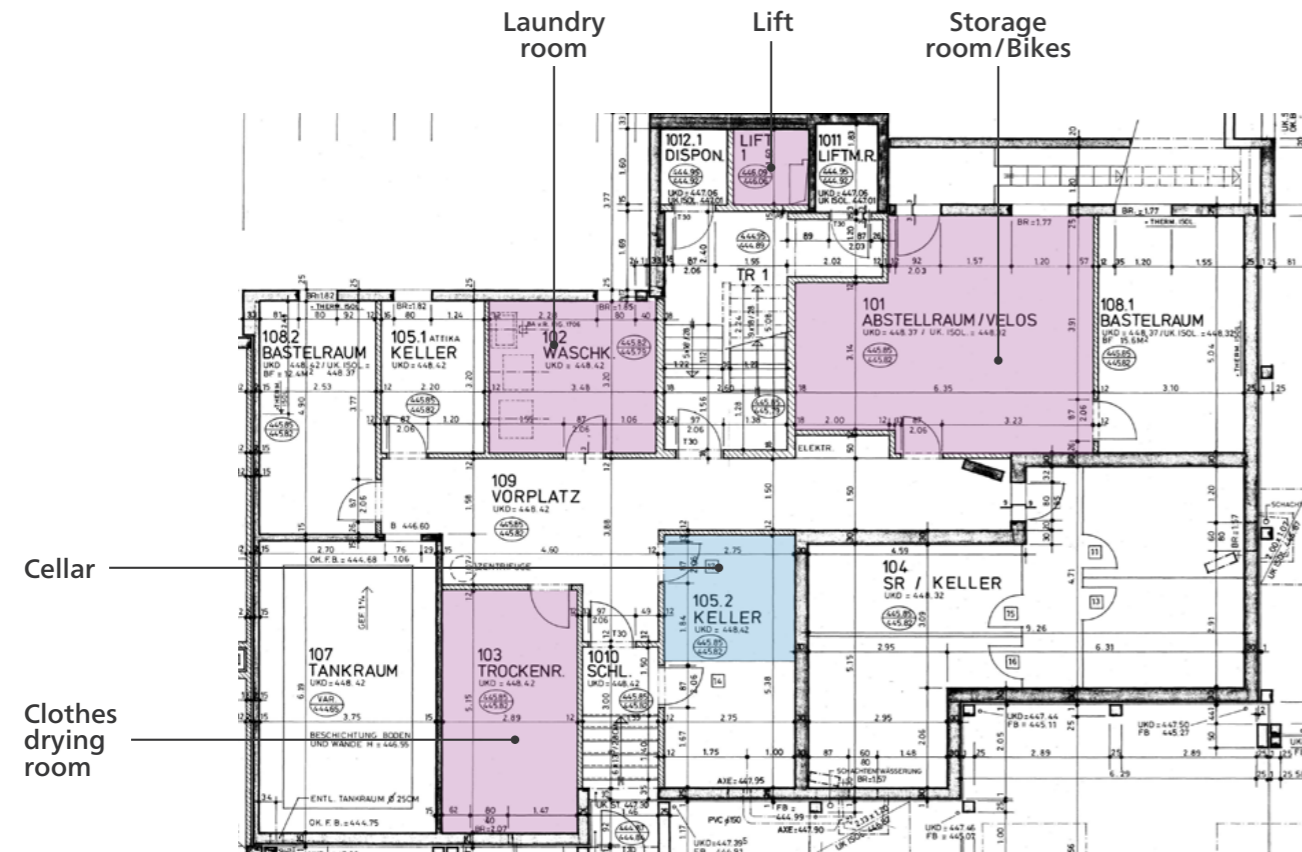


Playground for joint use



LAYOUT

Basement level



- Ancillary spaces
- Joint use

LAYOUT

1st floor



- Living area
- External spaces

Baar train station in short proximity



Sennweid school building with kindergarten, primary and lower secondary levels



Numerous shopping options in the centre of Baar



ISZL International School in Baar and Hünenberg



ZUGERLAND
REGION



RESIDENCE IMMOBILIEN

Outperform. With passion.