



## Maisonette apartment 4.5 rooms

Living above the fog belt with lots of comfort –  
in a sunny hillside location in a peaceful family district

**6345 Neuheim ZG**

<b>Property</b> Maisonette apartment 4.5 rooms	<b>Living area</b> 152 m <sup>2</sup>
<b>Address</b> Neuhofstrasse 17, 6345 Neuheim	<b>External spaces</b> Terrace 1 31 m <sup>2</sup> Terrace 2 4 m <sup>2</sup>
<b>Plot</b> 242/1000 in GS 700	<b>Ancillary spaces</b> 31.5 m <sup>2</sup>
<b>Co-ownership unit</b> GS 84222	<b>Room height</b> GF: 2.36 m / 1st floor: 2.40 – 3.37 m
<b>Year of construction</b> 2001	<b>Parking spaces</b> 2 underground parking spaces no. 5 + 6 in GS 689
<b>Renovations</b> 2025 Flooring entire apartment, all baths, terrace stone tiling, walls newly painted, fireplace, new oven and V-Zug ceramic hob, BL: additional office / guest room 2nd bath 2024 Sun awning 2021 Bathroom washbasins 2014 Bathroom shower 2014 Built-in closets, 1st floor 2012 Electrical external blinds, skylight 2006 Wood-fired stove	<b>Heating</b> Oil / Underfloor heating  <b>Specials</b> • Wood-fired stove • Safety device on the windows (entry and room 1) • Video intercom system • Water decalcification system • Heat pump boiler  <b>Availability</b> By arrangement

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Purchase price  
On request



# SITUATION

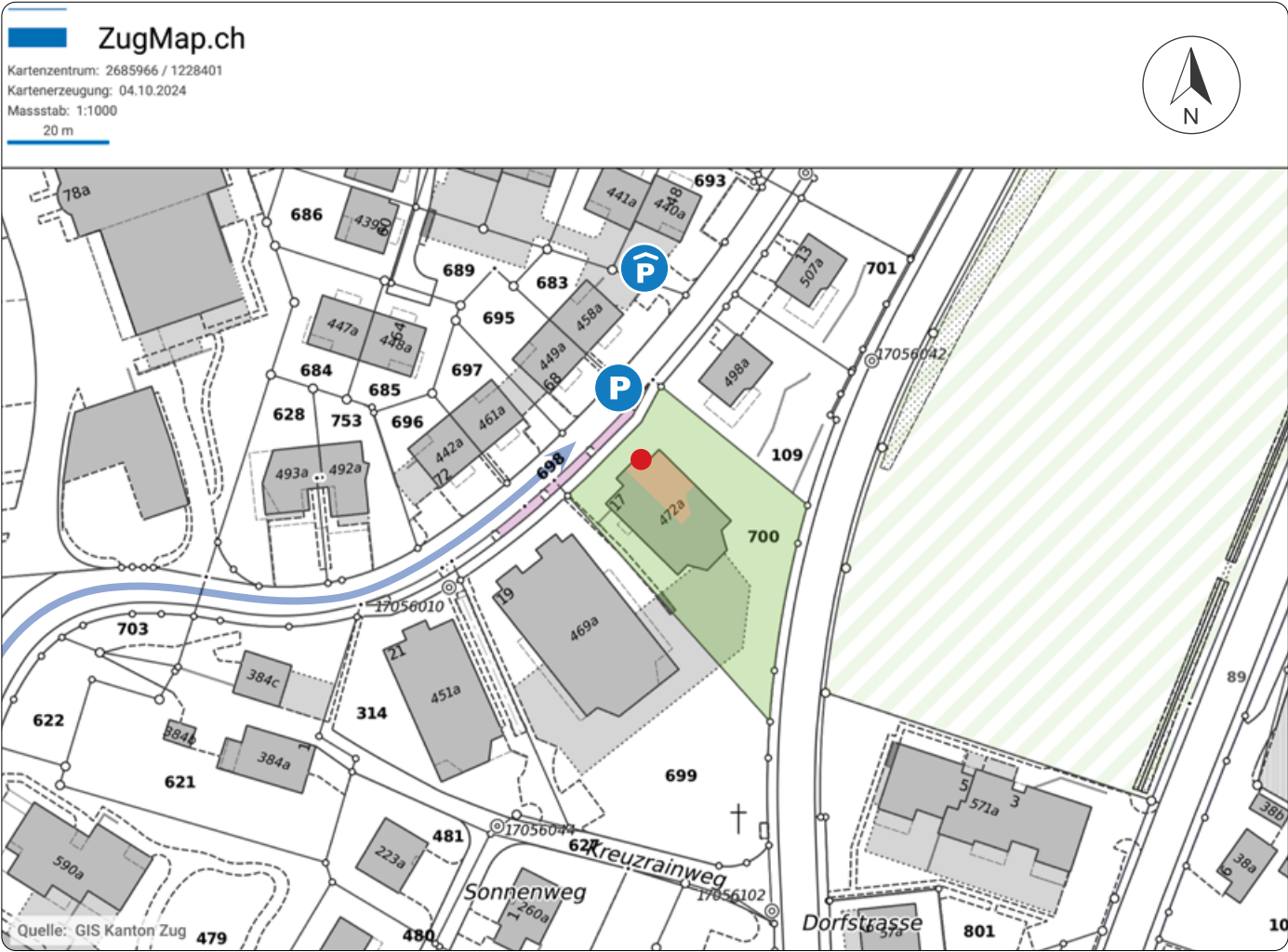
Neuhofstrasse 17  
6345 Neuheim



Municipal administration of Neuheim | [www.neuheim.ch](http://www.neuheim.ch) | Tax rate: 65 %

- Bus**  
150 m to the bus stop  
«Neuheim, Felderhus»
- SBB**  
5.5 km to the train station in Baar
- Shops**  
550 m to Volg  
250 m to the post office and bakery
- Shopping**  
Zug, Baar
- Kindergarten**  
700 m to the «Chilematt» kindergarten
- Schools**
  - 700 m to the «Dorf» school building with primary and lower secondary schools
  - 1 km to the «Elementa» day school
  - Cantonal schools in Menzingen and Zug

# CADASTRAL MAP



- Plot**
  - Property**
  - Agricultural zone**
  - Visitor parking space** **P**
  - Underground garage entrance** **P**
  - Entrance**
- Parking**  
2 visitor parking spaces at Neuhofstrasse 17
-



PROPERTY

Maisonette apartment  
4.5 rooms

- Flooring: ceramic flooring in wood-effect, oak parquet and tiling
- Three levels for a flexible layout
- Spacious terrace with views into the distance

Kitchen with bar

- V-Zug oven and ceramic hob (new in 2025)
- Gaggenau dishwasher
- Miele refrigerator with an integrated freezer compartment

External spaces

- Terrace 1 with southeast orientation, views into the distance and water connection
- Covered terrace 2 facing north

Entrance area

- Covered building entrance
- Friendly entry with a built-in closet
- Video intercom system

Living/Dining area

- Open-plan and sun-drenched
- With a wood-fired oven
- Access to terrace 1 with views into the distance

Further rooms

1st floor / BL

- 1st floor: attic
- BL: Laundry / Drying room with washing machine and tumble dryer
- BL: storage room

Rooms

GF/1st floor / BL

- GF: Room 1 with ceramic tiling
- 1st floor: rooms 2 and 3 with oak parquet
- BL: office / guest room with ceramic tiling

Wet rooms

GF / 1st floor / BL

- GF: Guest toilet
- 1st floor: bath 1 with floor-flush rain shower, large corner bathtub, double washbasin with base unit and toilet
- BL: bath 2 w/ shower, wash-basin, base unit & toilet

Parking spaces

- 2 underground parking spaces no. 5 + 6
- Numerous visitor parking spaces

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Spacious maisonette apartment facing southeast with a well thought-through layout
- Sun-drenched terrace with vistas of nature
- Open-plan and sun-drenched living-cum-dining area with a wood-fired stove
- Open, bright and large kitchen with lots of storage space
- 2025: Additional room on the basement level (office, guest room), incl. bathroom

Surroundings

- Hillside, idyllic location in a peaceful, well-maintained family district
- Sun-drenched living above the fog belt
- Less than 10 km to Zug and Lake Zug
- Close to nature with the local recreational area in the vicinity (Baarburg forest)
- Shopping, schools and sports facilities in the proximity









Access via Neuhofstrasse



External view of the property



Covered entrance area





**Entry**, bright and friendly



**Spacious anteroom** with stairs leading to the 1st floor





With top-quality flooring and convenient built-in closets



Room 1



Elegant guest toilet





U-shaped kitchen



Dining area with cosy moments of togetherness













**Living area** with an ambiance of absolute wellbeing



**Stylish and cosy** – a snug wood-fired stove included



**Al fresco** on the terrace





**Terrace 1** with vistas of nature



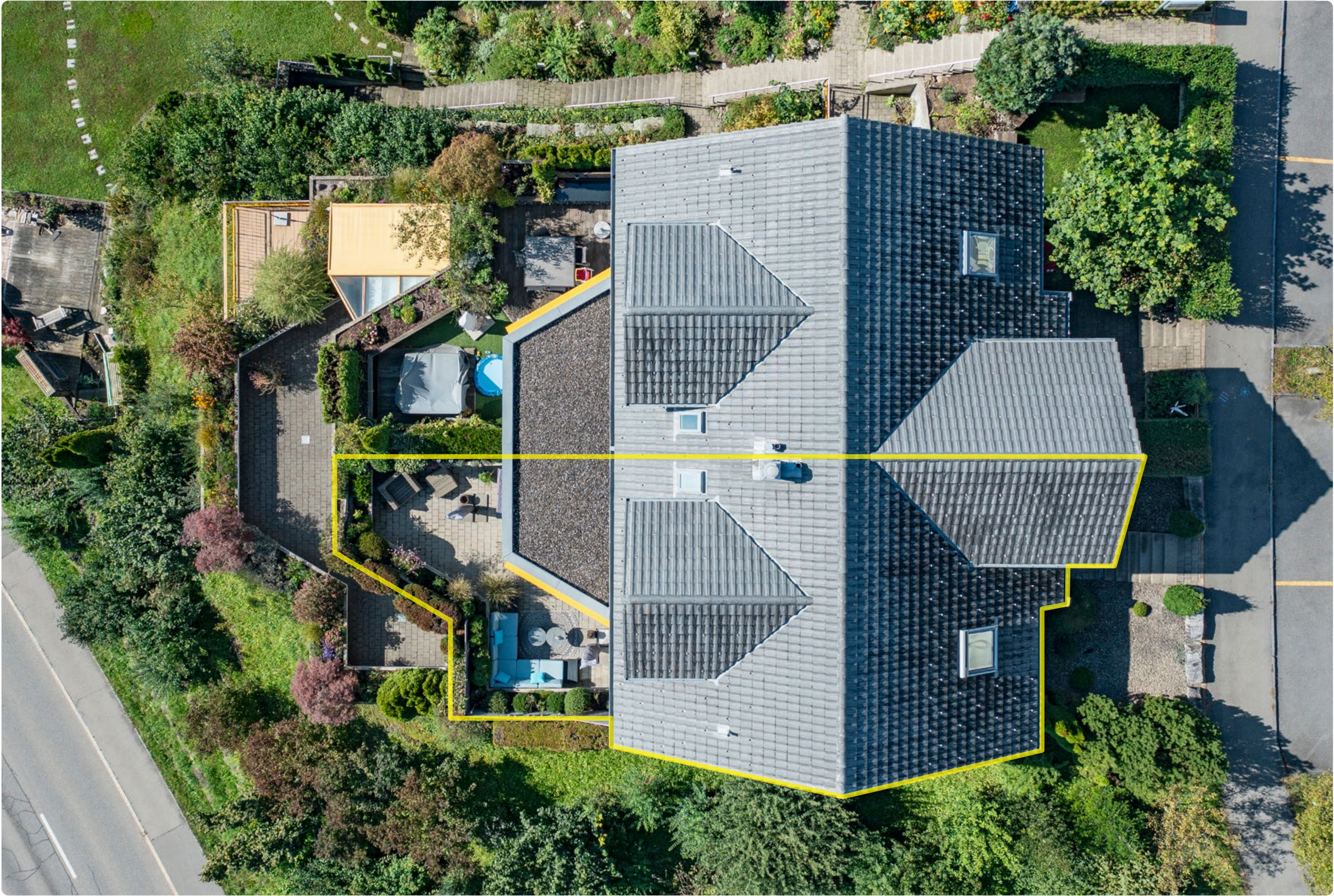
**Southeast orientation** with lots of morning and noon sun



**Your personal retreat**









**Stairs** leading to the 1st floor



**Anteroom** with built-in closets and access to terrace 2



**Covered** and facing north





**Bathroom 1:** modern and stylish



**Enjoy** a well-deserved break





Room 2



Room 3



Anteroom





Basement level with a laundry room



Office / Guest room





Bathroom 2 on the basement level

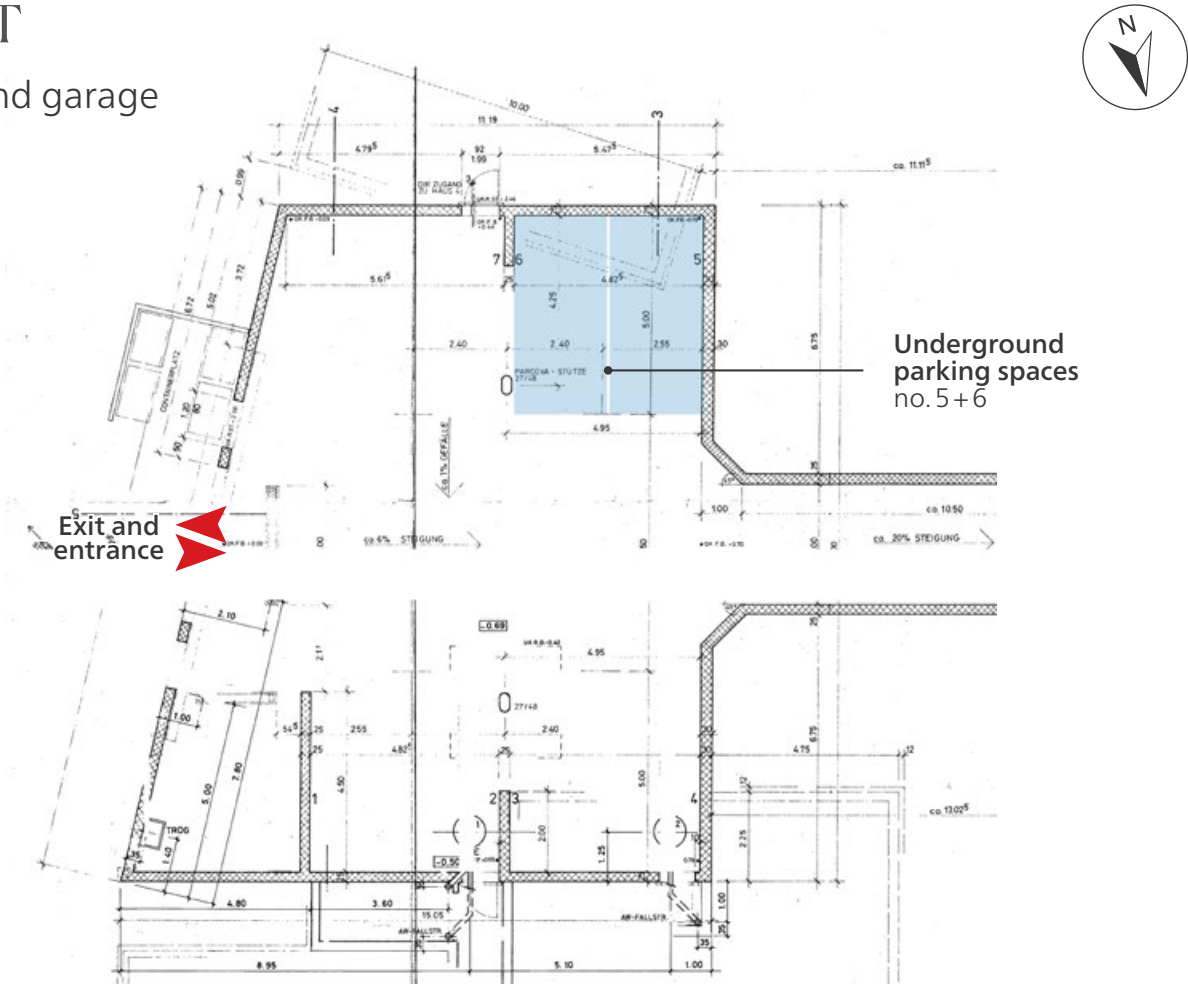


Two underground parking spaces no. 5 + 6

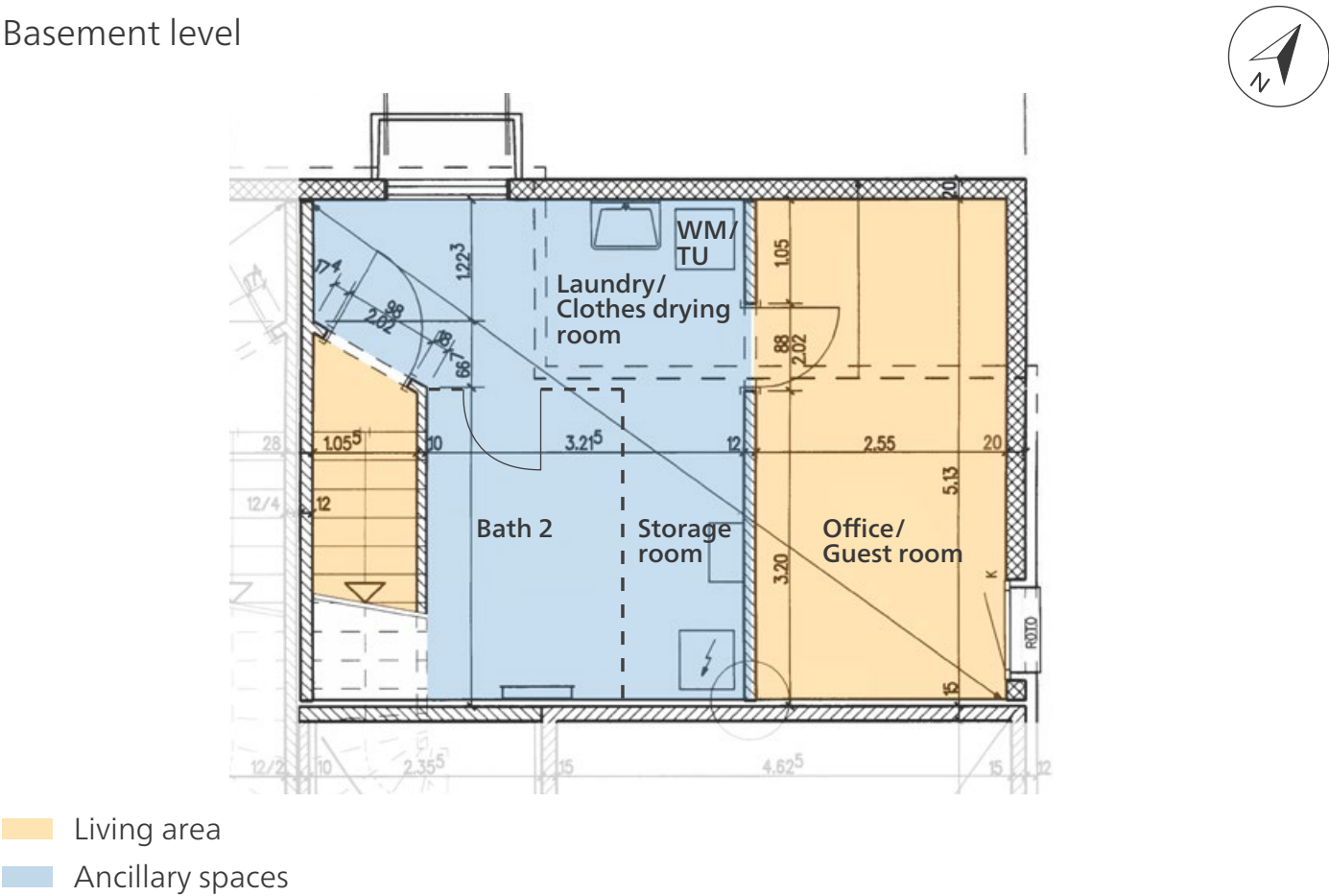


LAYOUT

Underground garage



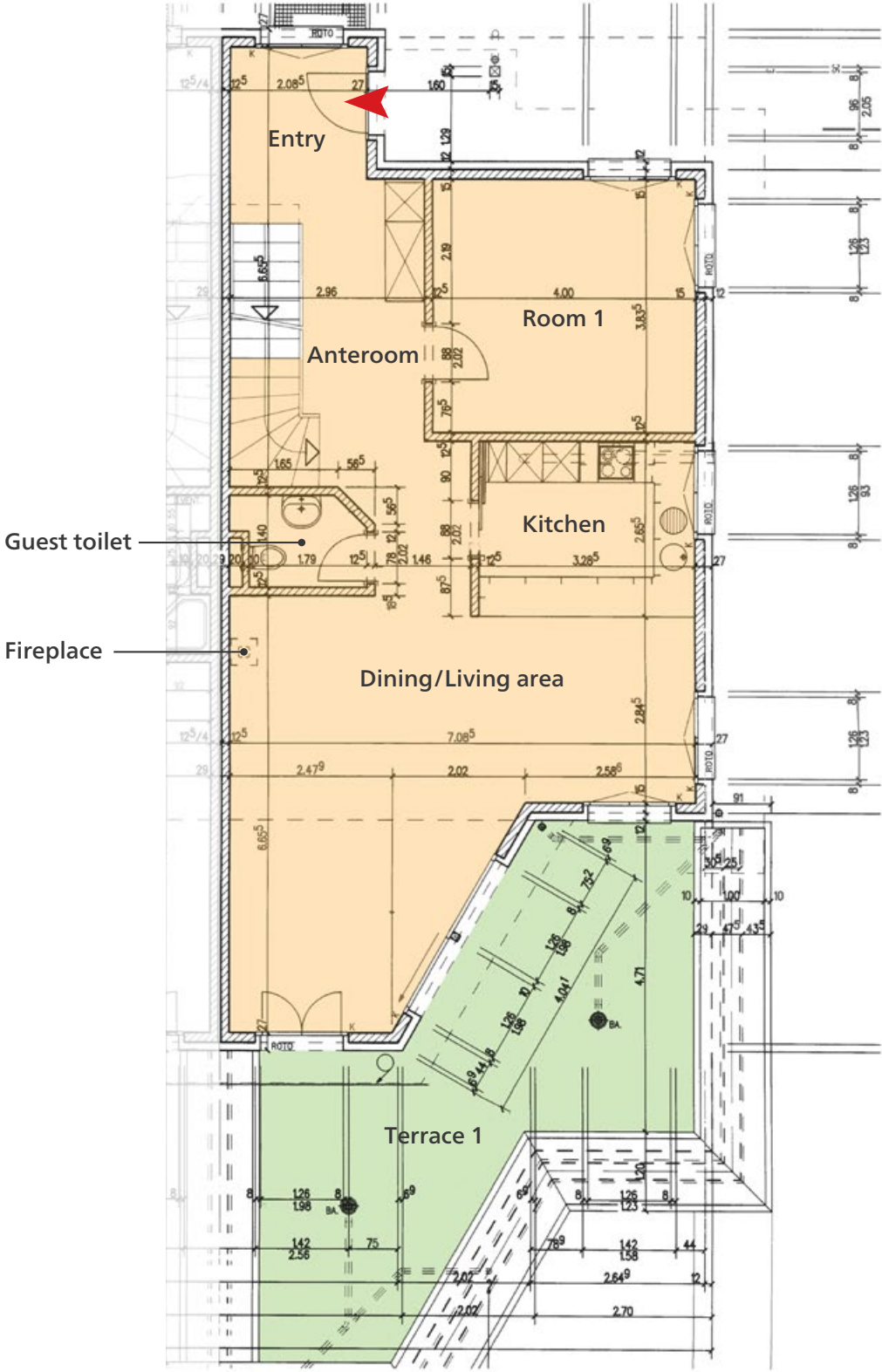
Basement level





LAYOUT

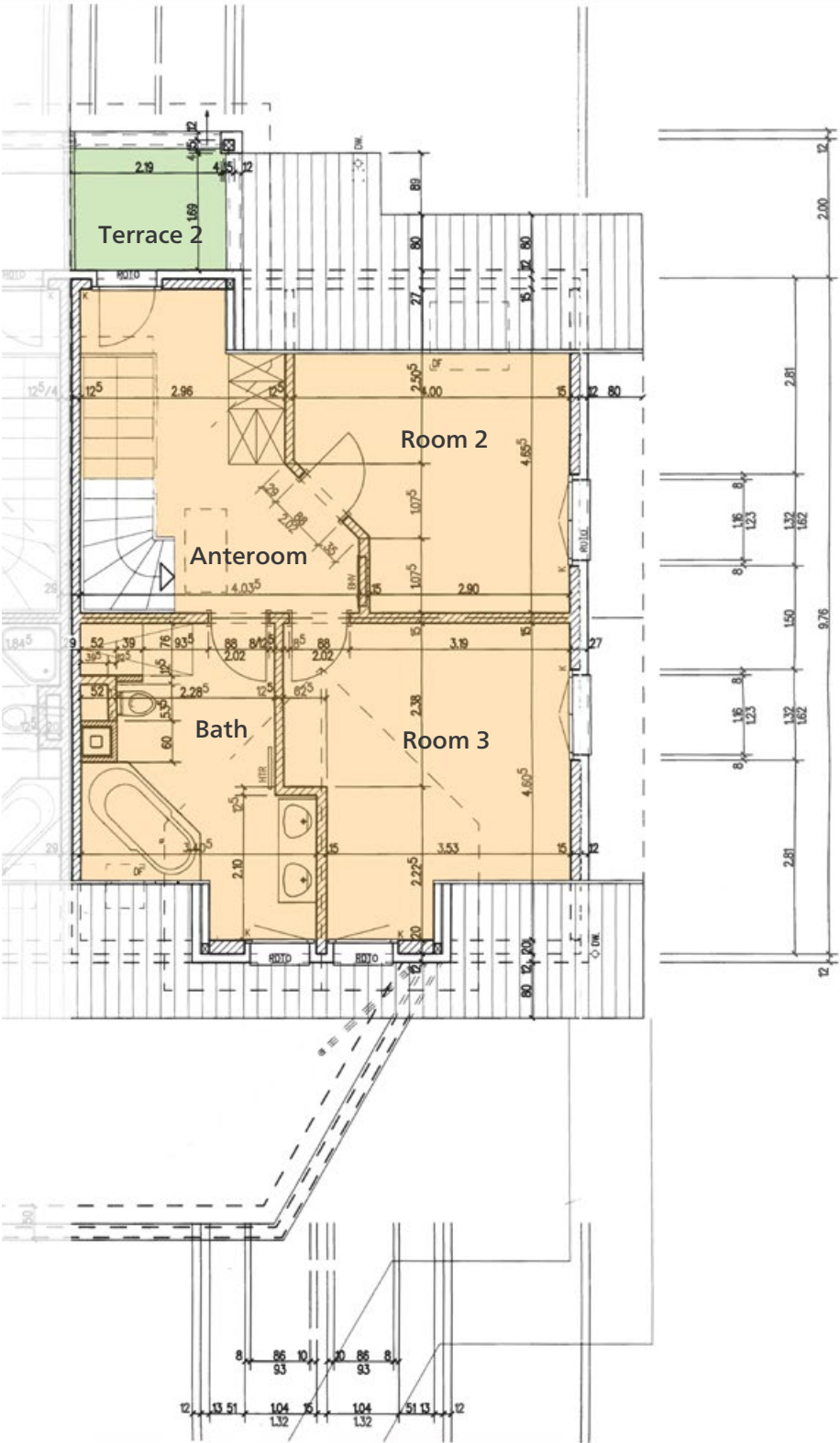
Ground floor



- Living area
- External spaces

LAYOUT

1st floor



- Living area
- External spaces



Felderhus bus stop directly below the property



Dorf school building in Neuheim



Neuheim village centre



Shopping options in Baar can be reached within minutes





NEUHEIM – PEACE,  
ENJOYMENT & PURE NATURE





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