

RESIDENCE IMMOBILIEN

Outperform. With passion.



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

RESIDENCE IMMOBILIEN

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DATA SHEET

Property	Living area	152 m ²
Maisonette apartment 4.5 rooms		
Address	External spaces	
Neuhofstrasse 17, 6345 Neuheim	Terrace 1	31 m ²
	Terrace 2	4 m ²
Plot	Ancillary spaces	31.5 m ²
242/1000 in GS 700		
Co-ownership unit	Room height	
GS 84222	GF: 2.36 m / 1st floor: 2.40 – 3.37 m	
Year of construction	Parking spaces	
2001	2 underground parking spaces no. 5 + 6 in GS 689	
Renovations	Heating	
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	Oil / Underfloor heating	
2024 Sun awning		
2021 Bathroom washbasins		
2014 Bathroom shower		
2014 Built-in closets, 1st floor		
2012 Electrical external blinds, skylight		
2006 Wood-fired stove		
Specials		
• Wood-fired stove • Safety device on the windows (entry and room 1) • Video intercom system • Water decalcification system • Heat pump boiler		
Availability		
By arrangement		

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Purchase price
On request

SITUATION

Neuhofstrasse 17
6345 Neuheim



Municipal administration of Neuheim | www.neuheim.ch | Tax rate: 65%

Bus
150m to the bus stop
«Neuheim, Felderhus»

SBB
5.5 km to the train station in Baar

Shops
550m to Volg
250m to the post office and bakery

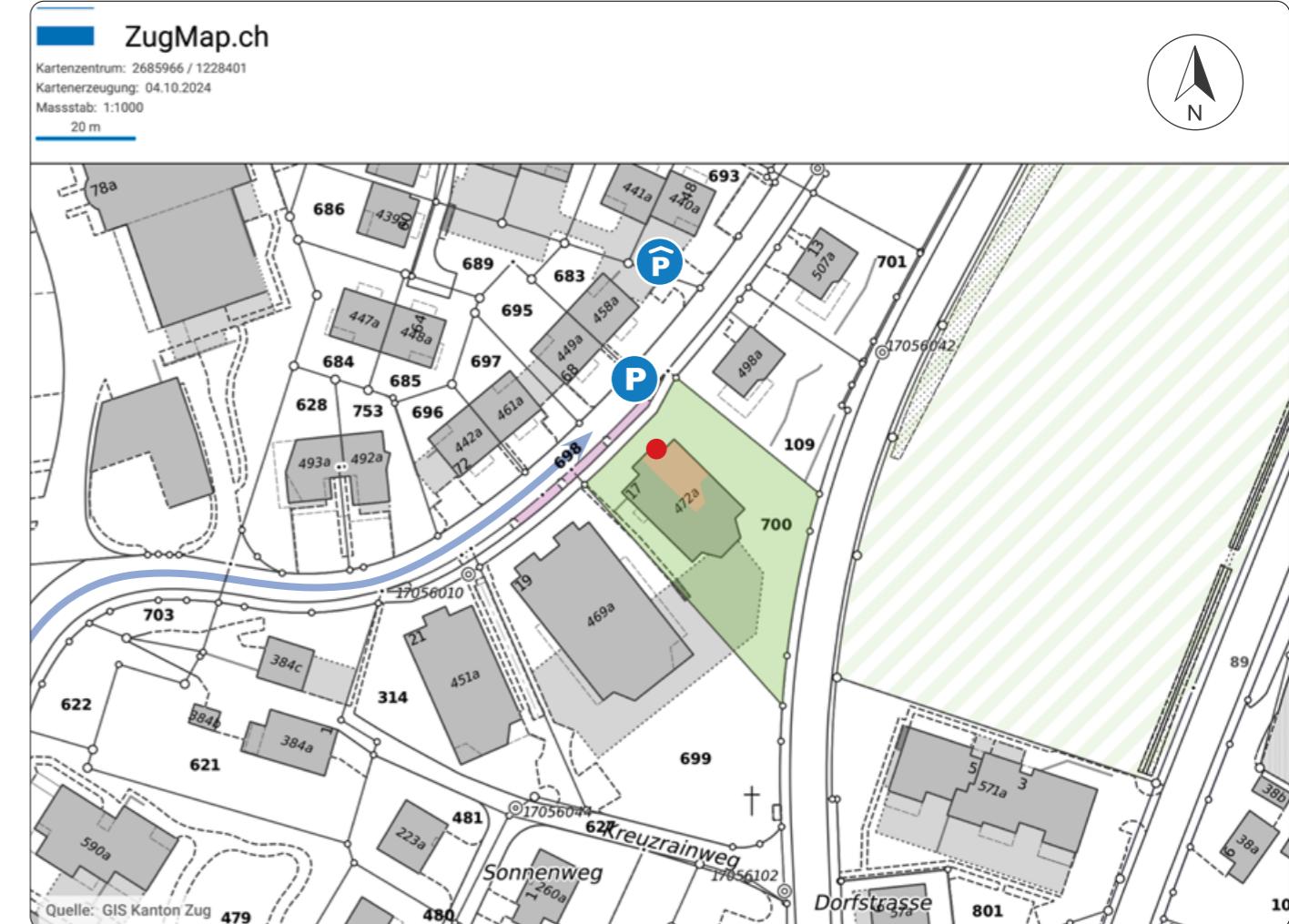
Shopping
Zug, Baar

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



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, washbasin, base unit & toilet

Parking spaces

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

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



Covered entrance area



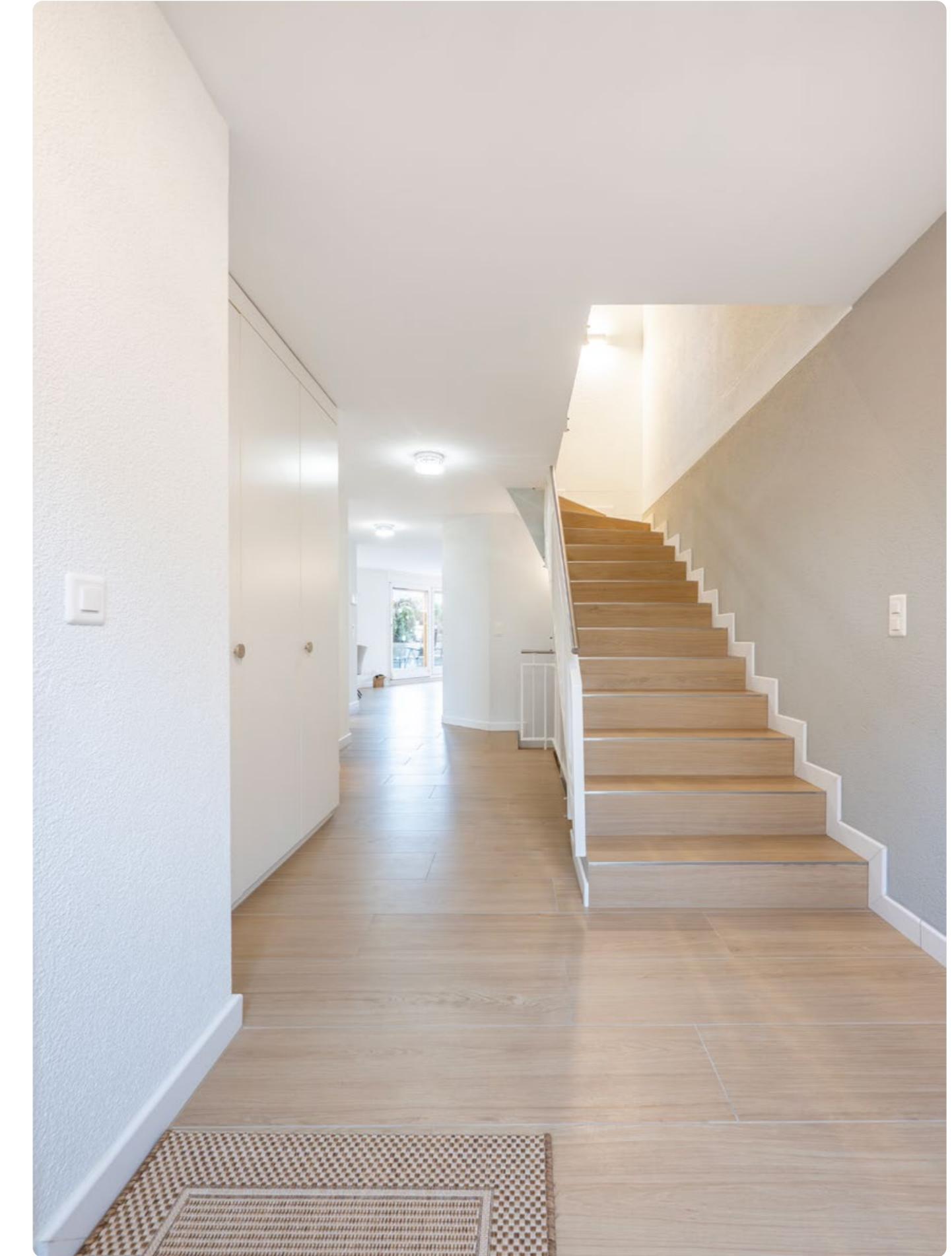
External view of the property



Entry, bright and friendly



Spacious anteroom with stairs leading to the 1st floor



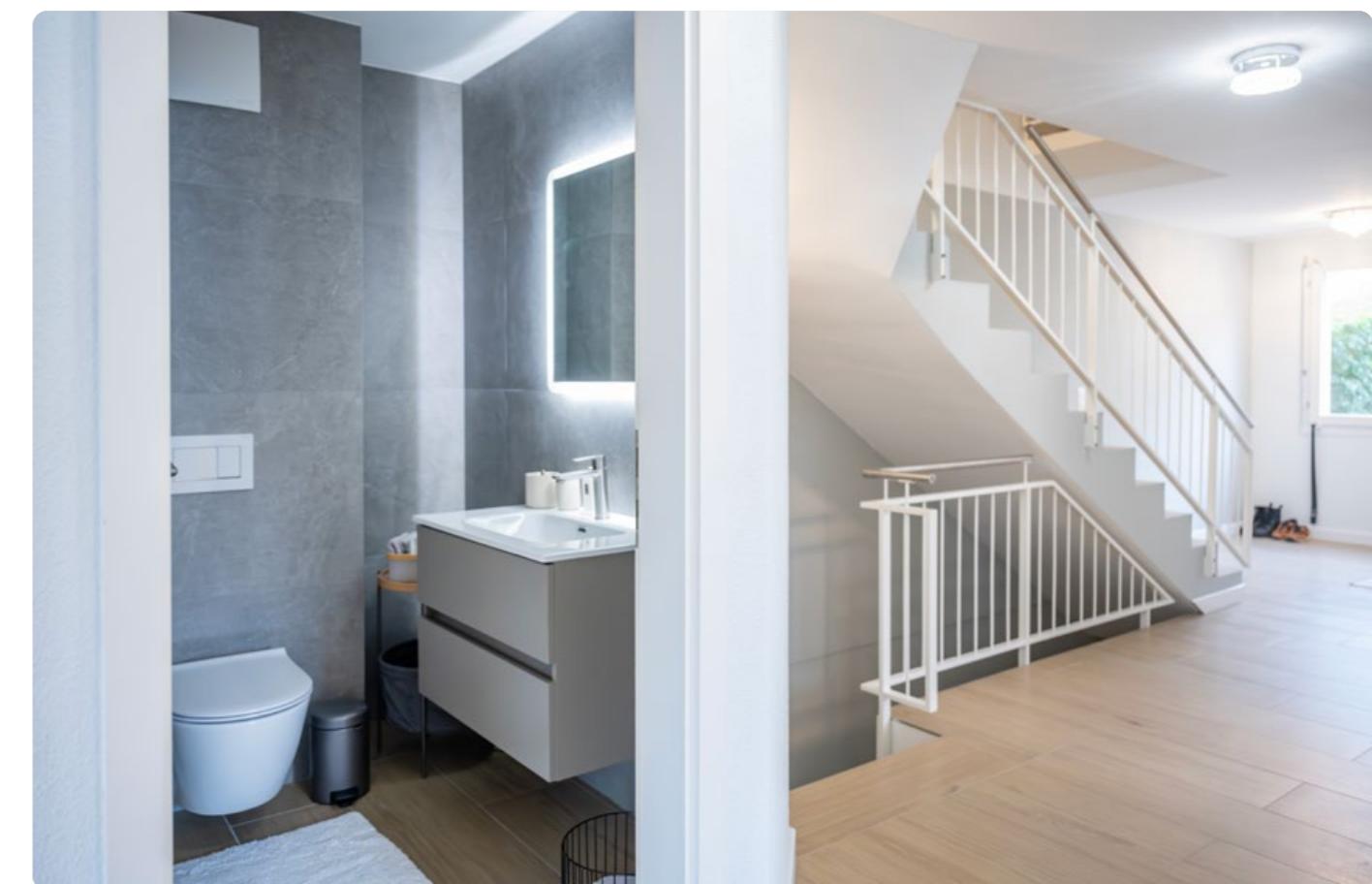
With top-quality flooring and convenient built-in closets



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

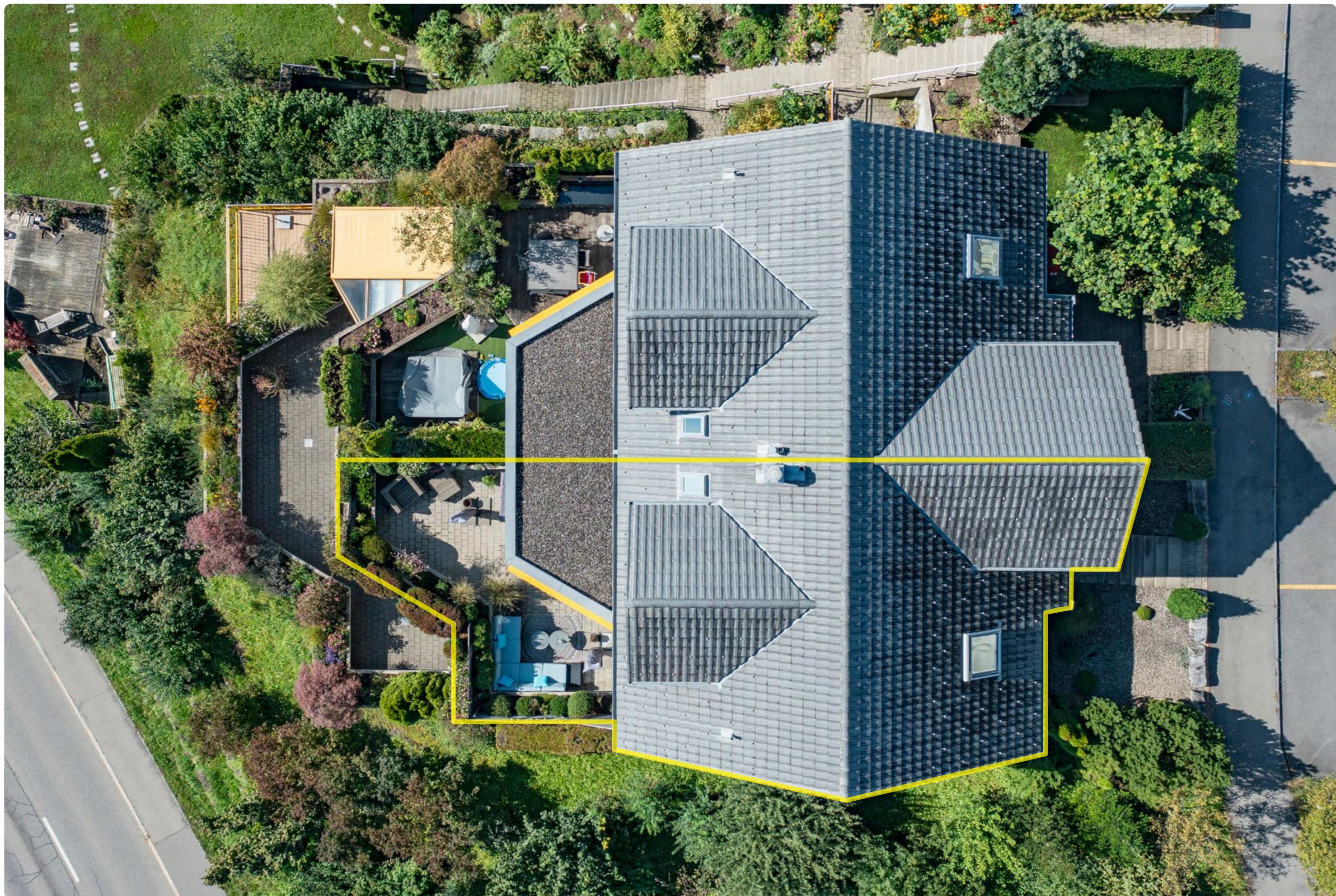


Southeast orientation with lots of morning and noon sun



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



Anteroom



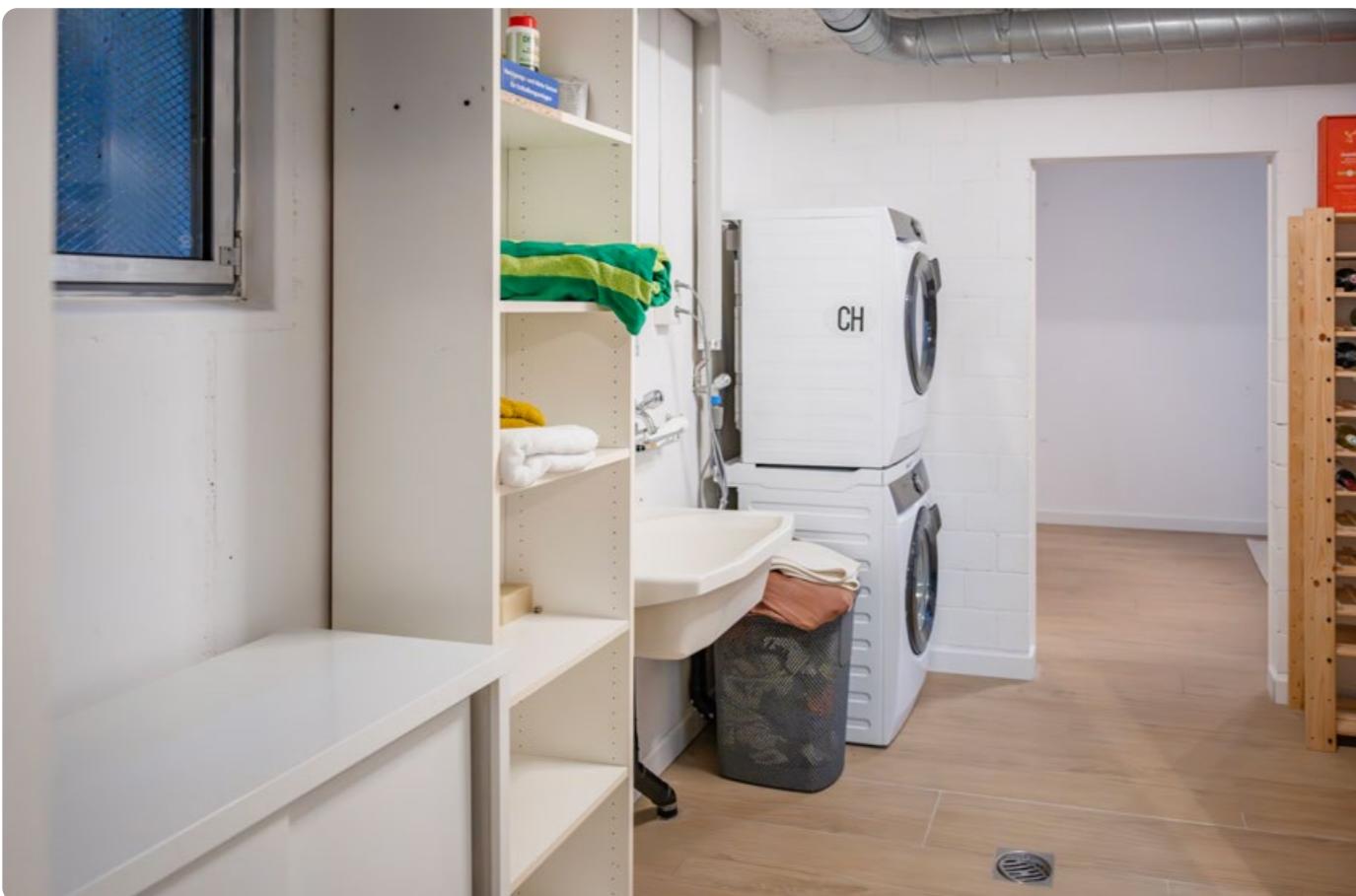
Room 3



Basement level with a laundry room



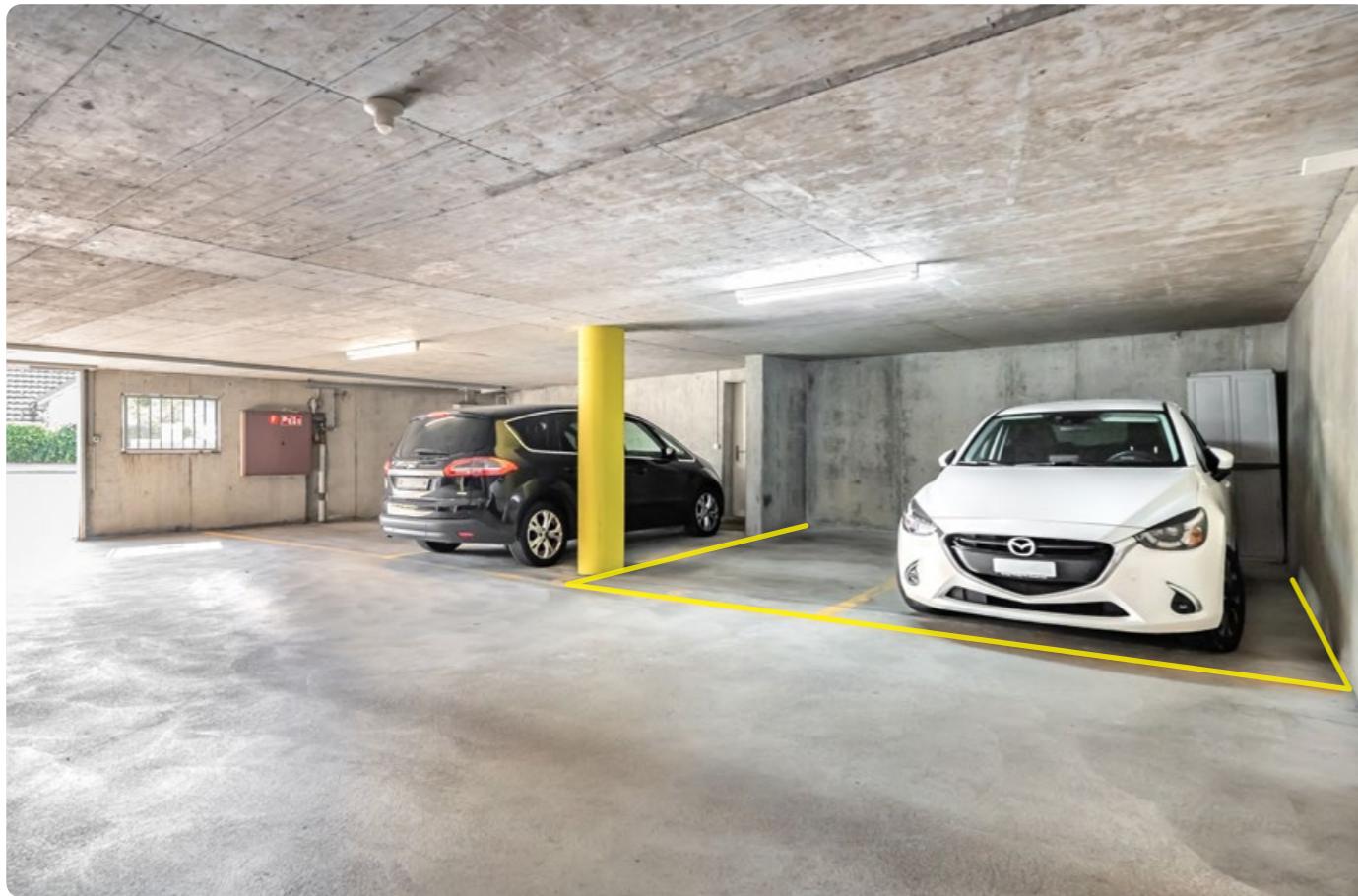
Office / Guest room



Bathroom 2 on the basement level

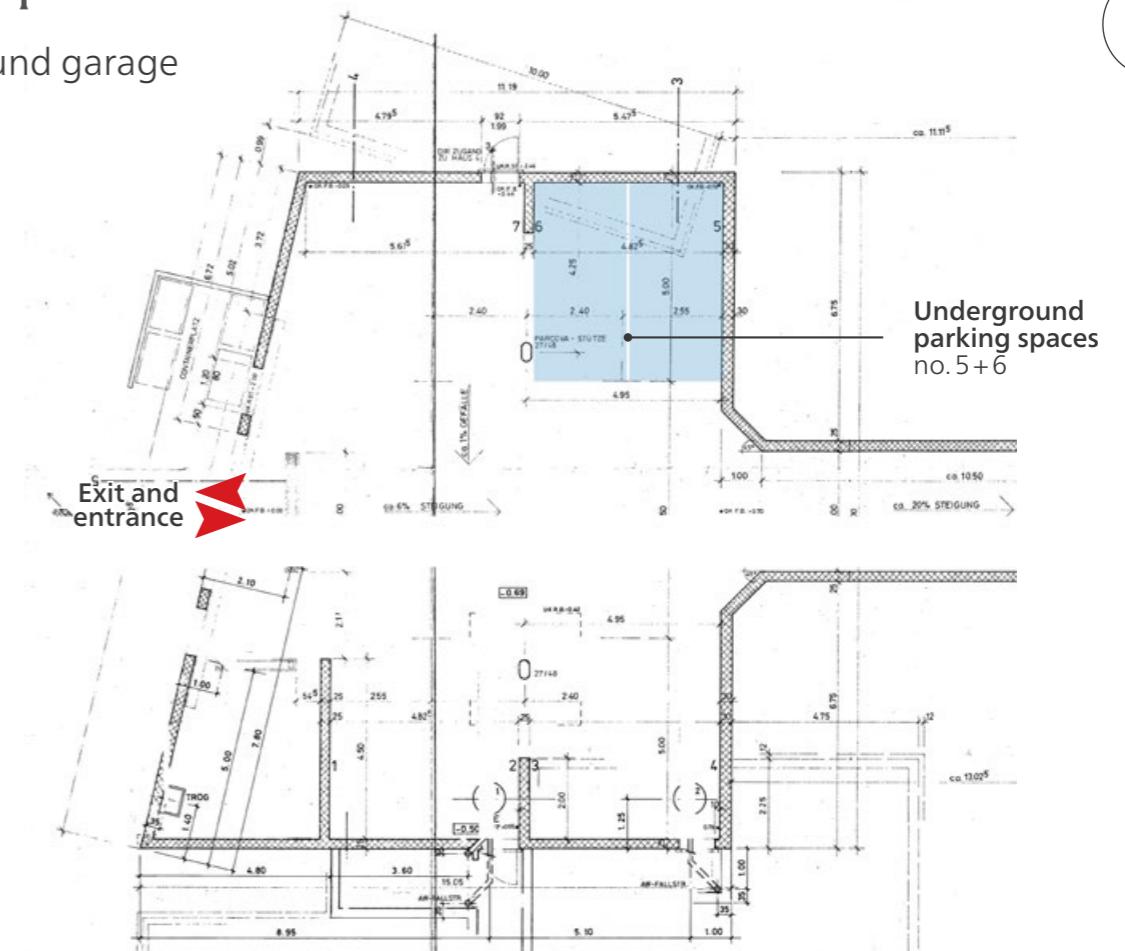


Two underground parking spaces no. 5 + 6



LAYOUT

Underground garage



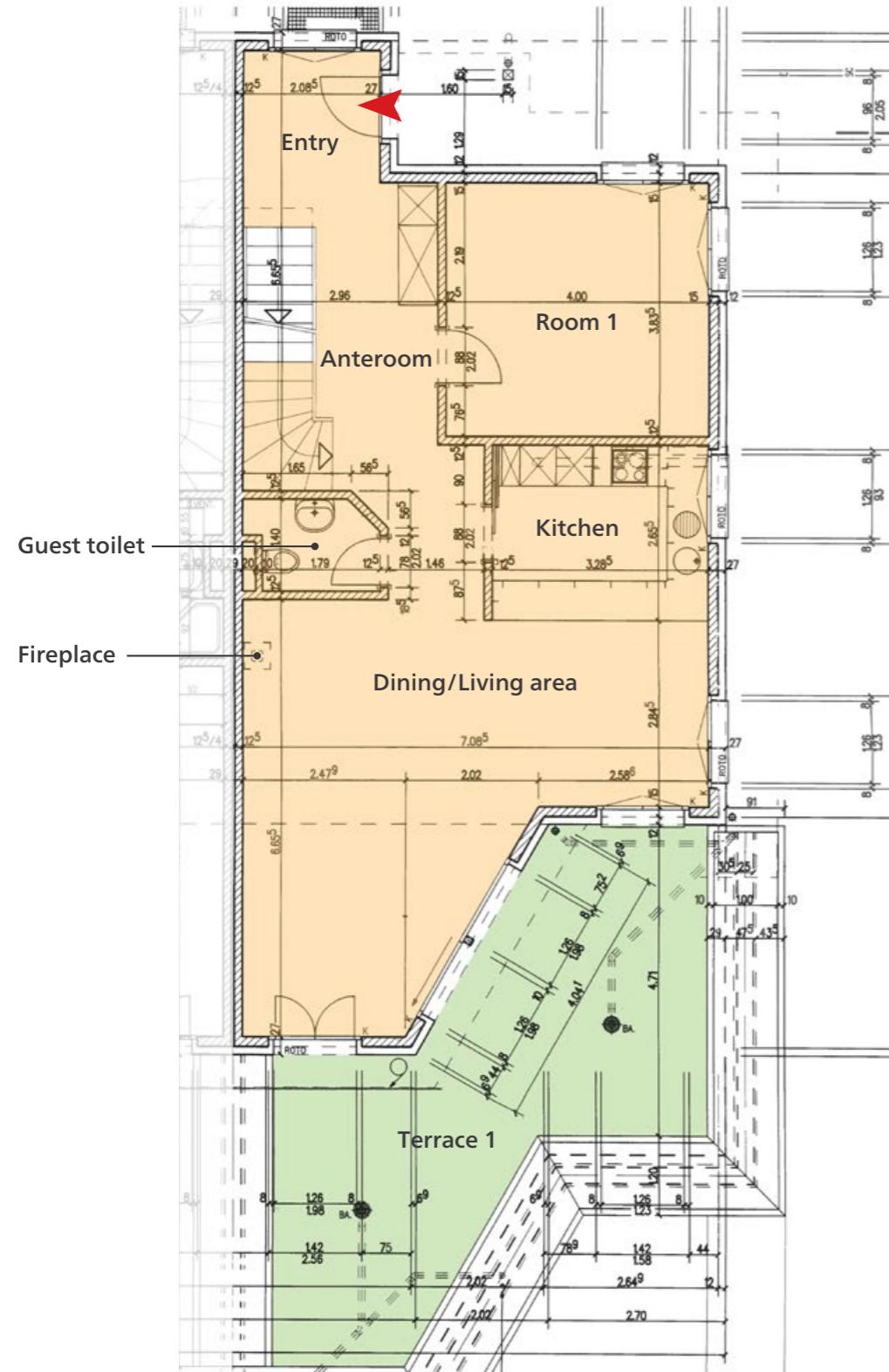
Basement level



Living area
Ancillary spaces

LAYOUT

Ground floor

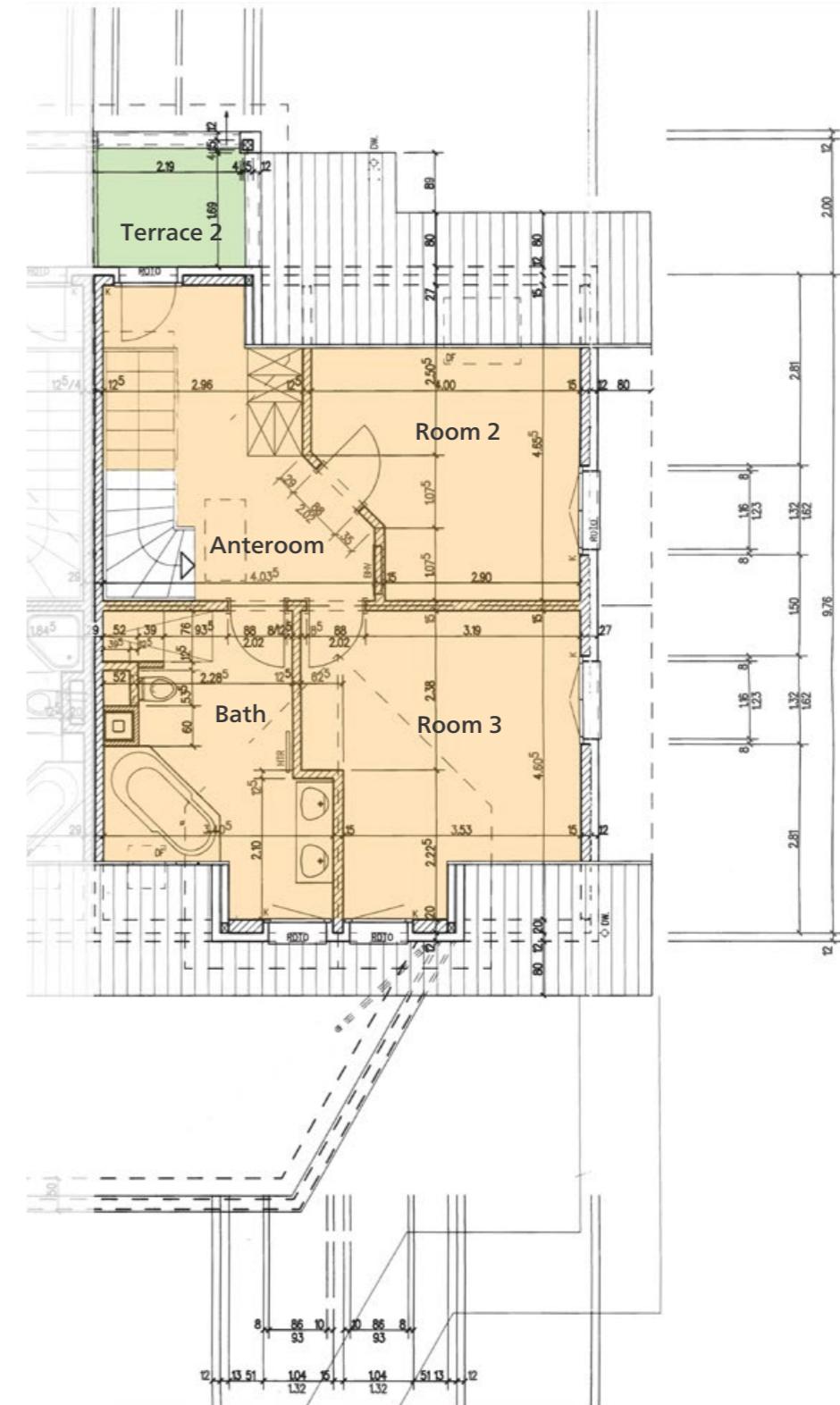


Living area

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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