



Attic apartment 3.5 rooms

Attractive new building with top quality fittings in a peaceful, family-friendly location

6319 Allenwinden ZG

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DATA SHEET

Newly constructed property

Attic apartment 3.5 rooms

Address

Dorfstrasse 40b, 6319 Allenwinden

Plot

314/1000 in GS 1110

Co-ownership unit

GS 103557

Year of construction

2025

Room height

According to layout plans on page 23

Living area

110.5 m²

External spaces

Terrace	78.5 m ²
Of which covered	16 m ²

Ancillary spaces

Cellar	12 m ²
Laundry room	5 m ²

Parking spaces

1 garage with a forecourt
1 external parking space

Heating

Geothermal air-water heat pump
Underfloor heating

Specials

- Direct access to the lift
- Electric sun awning / sun awning system
- Windows with tilt & turn fittings
- Video intercom system
- FTTH fibre connection
- Decalcification system
- Pre-installation charging station e-cars
- PV system full-surface, 46 modules (total output 21,620 kWh/year)

Availability

2026 (Q2)

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Purchase price
On request

SITUATION

Dorfstrasse 40b
6319 Allenwinden



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



Bus
180 m to the «Grüt» bus stop



SBB
5.8 km to Zug's main train station
6 km to the Baar train station



Shops
545 m to Volg and the post office
5 km to various other stores



Shopping
Zug, Baar, Unterägeri, Zurich, Lucerne



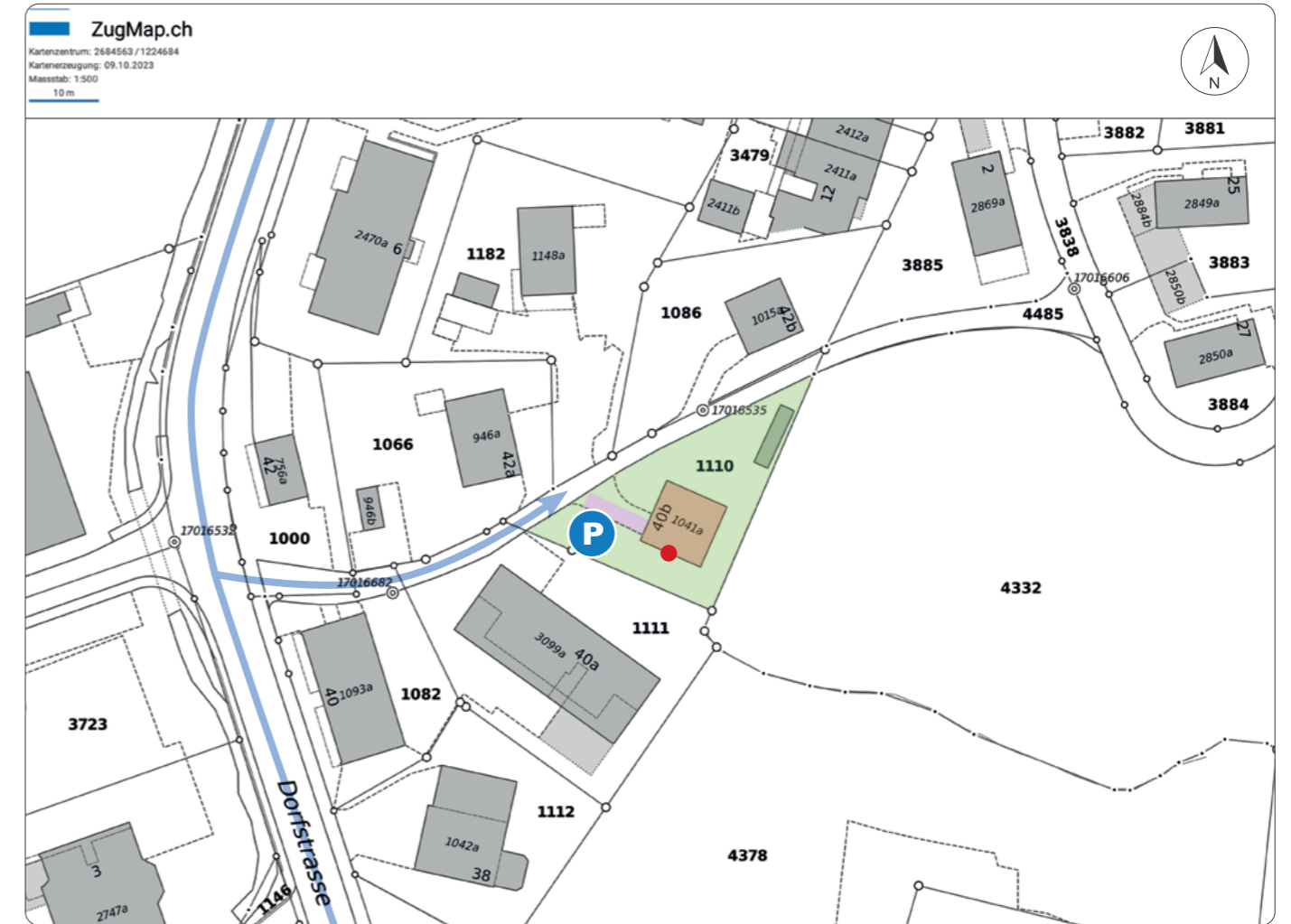
Kindergarten
545 m to the Allenwinden kindergarten



Schools

- 560 m to the Allenwinden school with primary school
- Lower secondary school «Sennweid» in Baar
- Cantonal school in Menzingen and Zug

CADASTRAL MAP



PROPERTY

Attic apartment 3.5 rooms

- Oak parquet
- Fine ceramic tiles in the bathrooms
- Corridor, kitchen and bathrooms with spotlights
- Wheel-chair accessible

Kitchen with island

- Exclusive kitchen according to your own choice and according to budget
- V-Zug appliances or equivalent
- Sophisticated kitchen island with breakfast bar

External spaces

- Large, partially covered terrace with splendid panoramic vistas
- 1 external parking space

Entrance area

- Entry
- Cloakroom with built-in cupboards
- Direct access to the lift
- Guest toilet

Sleeping areas

- Room 1
- Room 2
- All rooms with access to terrace 1

Further rooms

Basement level

- 1 cellar and laundry room with WM/TU, sink and clothes line and ventilation
- 1 garage with room for bicycles and pre-installed charging station for e-cars

Living/Dining area

- Open-plan, flexible room layout
- Access to the partially covered terrace 1 with large sliding doors

Bathrooms

- Bath 1 with floor-flush rain shower, washbasin, toilet and mirror cabinet
- Guest toilet with washbasin

For joint use

- 1 lift
- 1 boiler room
- 1 disposal point

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Newly constructed apartment with modern design and a bright ambiance for a pleasant feeling of well-being
- Top quality fittings and a clear layout concept with exquisite materials
- Sophisticated kitchen island with a breakfast bar and sufficient space with lots of extras
- All rooms with access to the spacious attic terrace
- Individual room layout possible

Surroundings

- Family district in a peaceful, idyllic location in green surroundings
- Sunny living above the fog belt
- Large, partially covered terrace for joyful alfresco moments
- The Mt. Zug local recreational area is right on your doorstep
- Shopping, public transport, schools and sports facilities in walking distance
- Most tax-favourable municipality in the canton of Zug











ROOM 1









LAYOUT

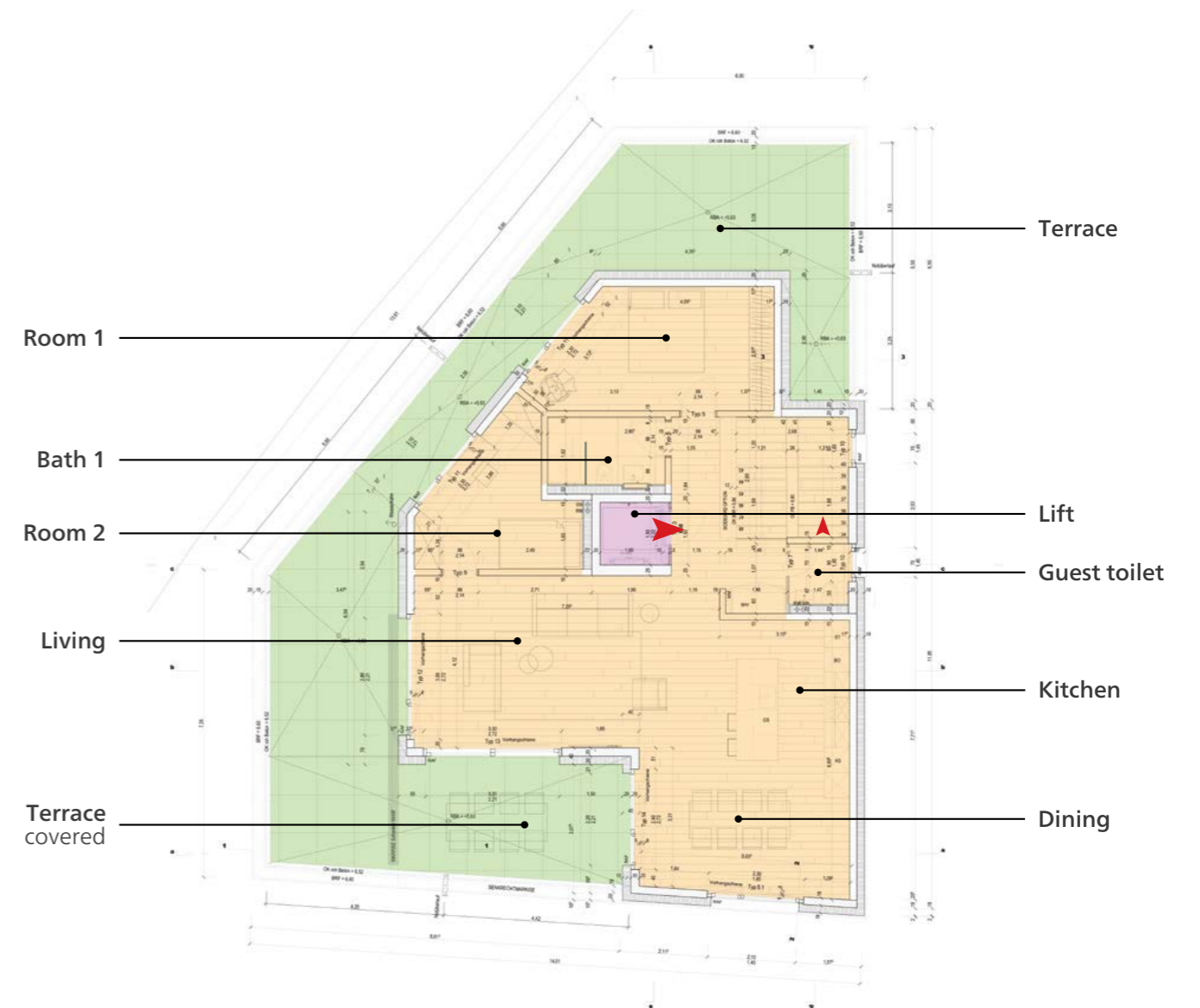
Basement level



- Ancillary spaces
- Joint use

LAYOUT

Attic storey



- Living area
- External spaces
- Joint use

FAÇADE VIEW

Soutwest

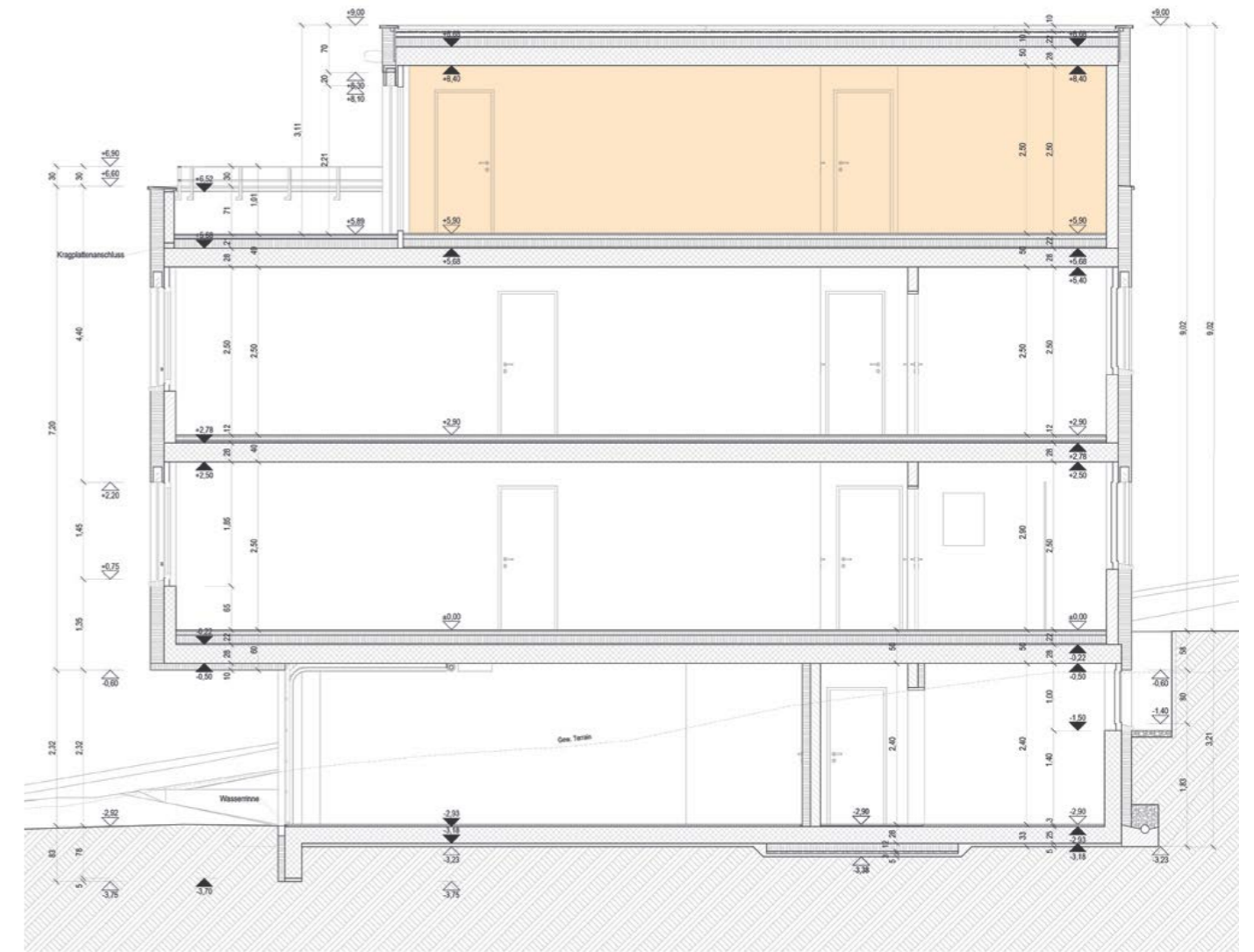


Northeast



PROFILE

Attic storey



COLOUR AND MATERIAL CONCEPT

Note

The surface design (material, colours, structure, etc.) of the buildings (exterior and interior) is carried out according to the architect's colour and material concept. The basis for the selection of materials, colours, structures, etc. are the standard collections of the contractors customary in the industry.

The materials listed below are binding in terms of quality and external appearance. The colours are only indicative. The material samples and/or the colour designation apply.

Parquet flooring

Oak wide plank
2,200×180×14 mm



- «Art. 6173»
 - light brushed
 - white oiled
- «Art. 6211»
 - light brushed
 - natural oiled
- «Art. 6579»
 - light brushed
 - coffee-brown oiled

Ceramic tiles

Mirage series «Glocal»
600×300×14 mm
• Cement or metal effect



Kitchen

Oven V-ZUG Comhair SE
Mirror glass design



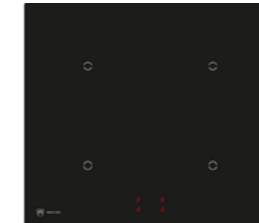
Steamer V-ZUG Comhair-Steam SE
Mirror glass design



Dishwasher V-ZUG
Adorina, 60 cm, integrated



Induction hob V-ZUG
GK47TIMD, flush-mounted,
Black Design



Base unit sink SUTER
Gastro Star, GS 55U, 55/40/175
Shiny stainless steel



Refrigerator V-ZUG
Classic eco, fully integratable



Mixer Vonda BLANCO
Polished



COLOUR AND MATERIAL CONCEPT

Laundry room

Sink PROCASA
55x45x30 cm

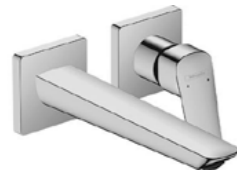


Wall mixer STAR
AD 15.3 cm, A 12.5 cm



Guest toilet

Wall mixer
LOGIS FINE UP



Wash basin white
PROCASA CINQUE
45x34 cm, ceramic

- Sub-mountable
- With overflow
- Without tap hole, standard



Wall toilet PROCASA CINQUE
Rimless, ceramic



Bath 1

Wall shower
RAINDANCE S AIR

- Hand shower FIT-X SLIM
- Bath mixer LOGIS UP



Wall mixer
LOGIS FINE UP



Washbasin white
PROCASA CINQUE
75x47.5 cm, ceramic

- Sub-mountable
- With overflow
- 1 tap hole, standard



Mirror cabinet LOWLINE BASIC
60x70/74.8x12 cm

- Double mirror door
- Double power outlet
- LED-lighting 12W, IP 44



Wall toilet PROCASA CINQUE
Rimless, ceramic



Main train station Zug



International airport Zurich



Metalli shopping centre with lots of shops and restaurants



KKL concert hall Lucerne



ZUGERLAND REGION



RESIDENCE IMMOBILIEN

Outperform. With passion.