



Garden apartment 4.5 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

Garden apartment 4.5 rooms

Address

Dorfstrasse 40b, 6319 Allenwinden

Plot

316/1000 in GS 1110

Co-ownership unit

GS 103555

Year of construction

2025

Room height

According to layout plans on page 23

Living area

132.5 m²

External spaces

Garden	69 m ²
Terrace 1	12.5 m ²

Ancillary spaces

Cellar	9.5 m ²
Laundry room	8 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
- Empty conduits for optional PV system

Availability

2026 (Q2)

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Purchase price
On request

SITUATION

Dorfstrasse 40b
6319 Allenwinden



Municipal administration Baar | www.baar.ch | Tax rate: 50.88%



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



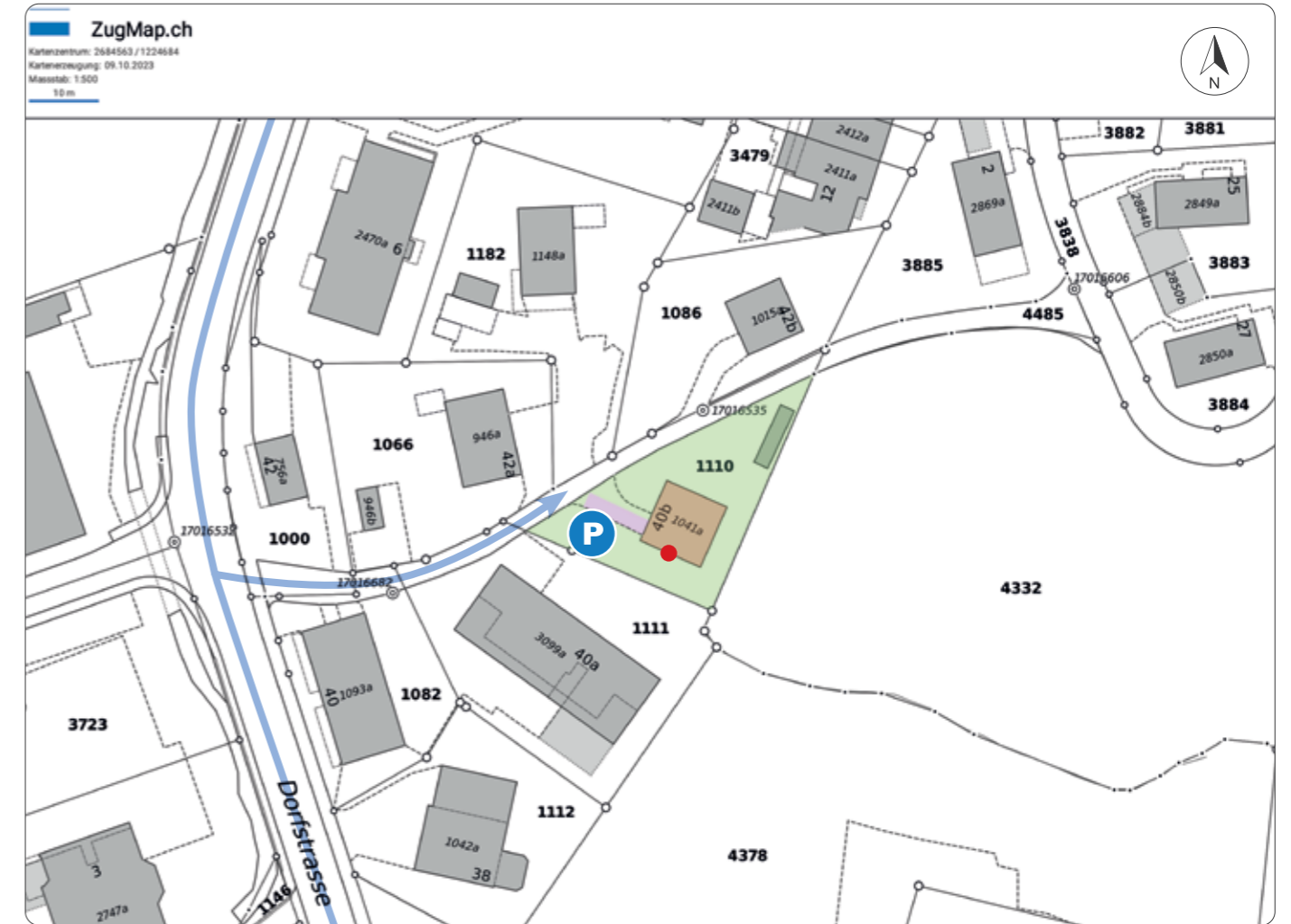
Kindergarten
545 m to the Allenwinden kindergarten



Schools

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

CADASTRAL MAP



Plot

Property

Visitor parking space **P**

Entrance

Parking

1 visitor parking space at Dorfstrasse 40b.



PROPERTY

Garden apartment 4.5 Zimmer

- 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 areas

- Covered terrace with electric sun awning, southwest orientation
- Optional: conservatory
- Garden
- 1 external parking space

Entrance area

- Entry
- Cloakroom with built-in cupboards
- Direct access to the lift
- Direct access from the garage to the building

Sleeping areas

- Room 1
- Room 2 with access to the garden
- Master bedroom with en-suite bathroom

Further rooms

Basement level

- 1 cellar and laundry room with WM/TU, sink and clothes line
- 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 covered terrace 1 with large sliding doors

Bathrooms

- Bath 1 with floor-flush rain shower, washbasin, toilet and mirror cabinet
- En-suite bathroom with bathtub, double washbasin with base unit, toilet and mirror cabinet

For joint use

- 1 lift
- 1 boiler room
- 1 disposal point

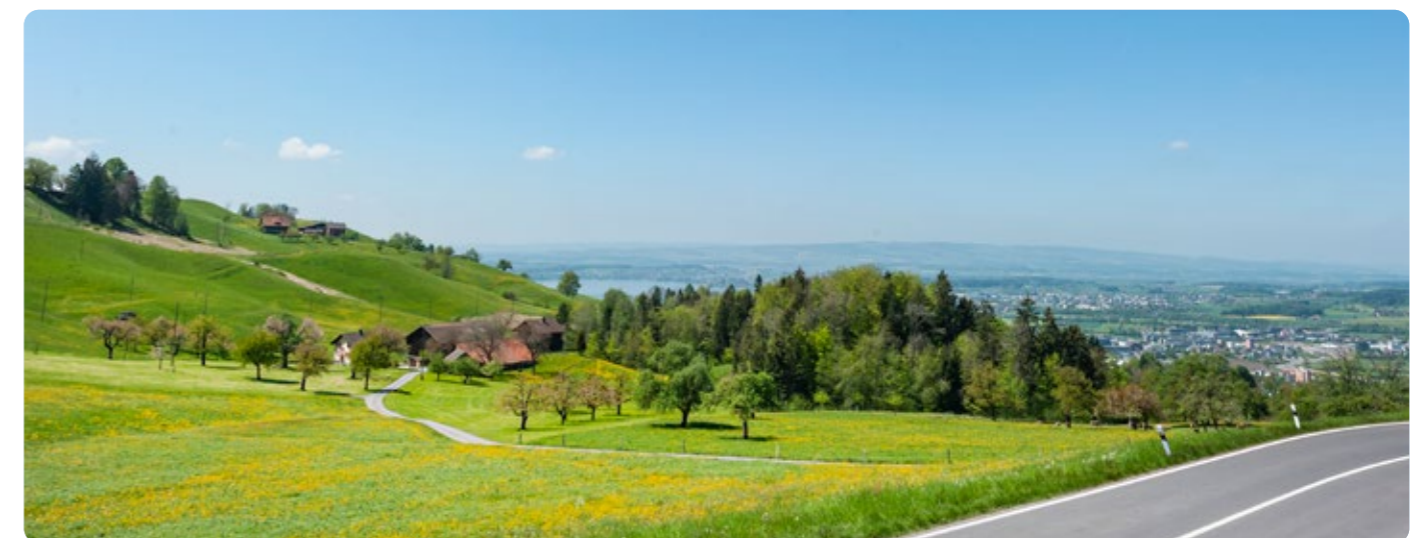
WHAT MAKES THIS APARTMENT SPECIAL

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
- Exquisite, top modern kitchen and island with a breakfast bar as the focal point between living and dining
- Master bedroom with an exclusive en-suite bathroom
- Individual room layout possible

Surroundings

- Family district in a peaceful, idyllic location in green surroundings
- Sunny living above the fog belt
- Garden offers flexible design options and 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









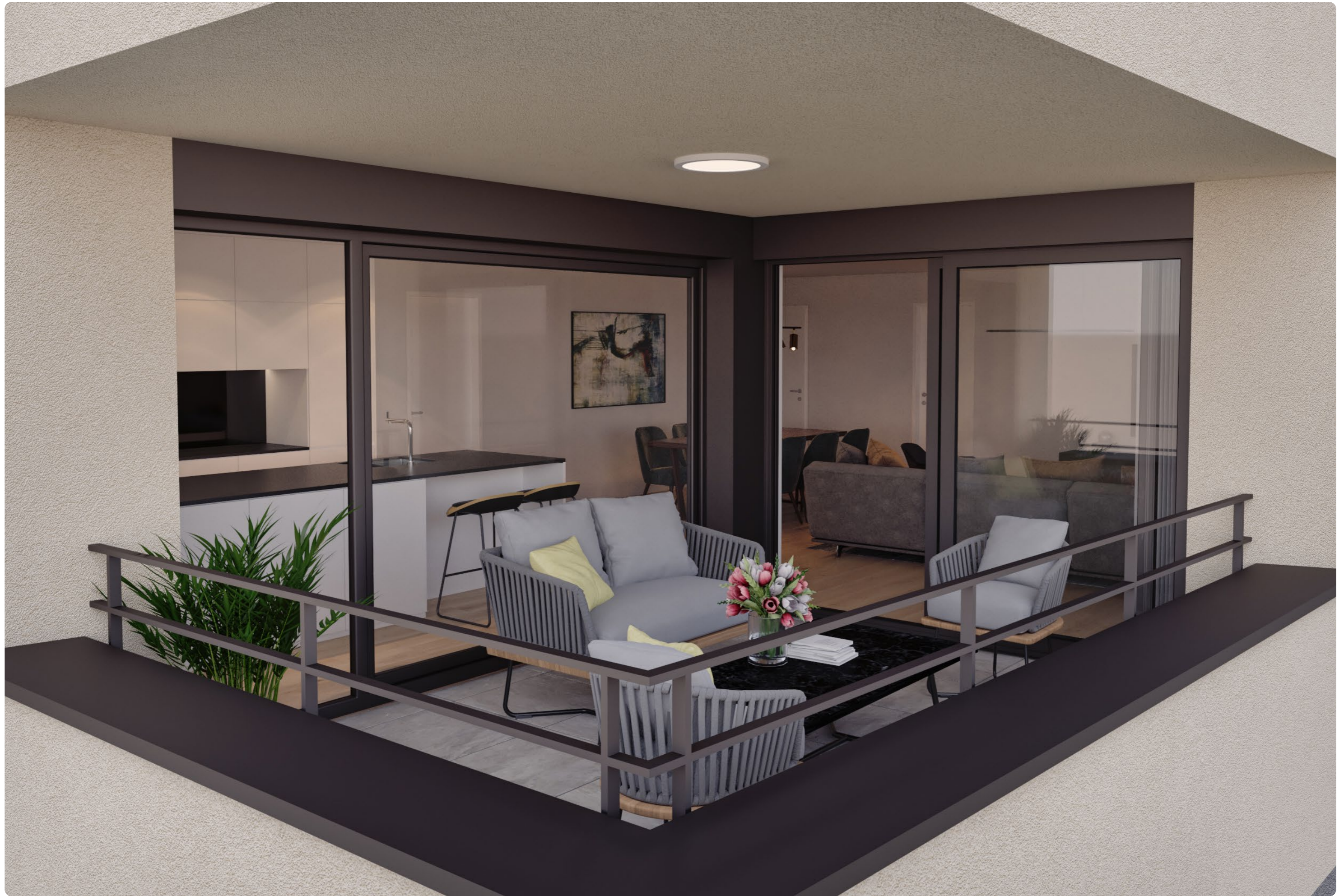


MASTER BEDROOM



EN-SUITE BATH

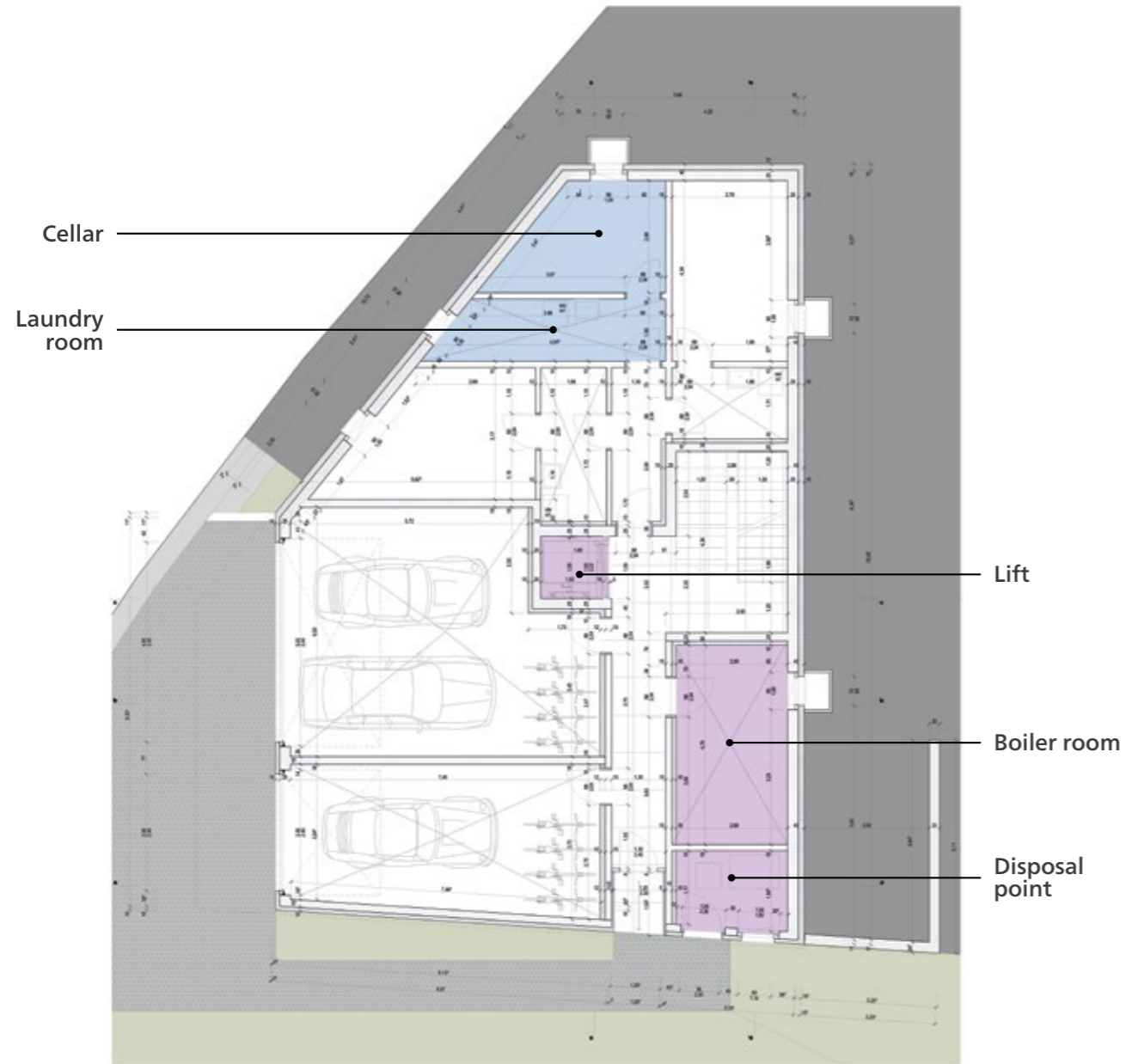






LAYOUT

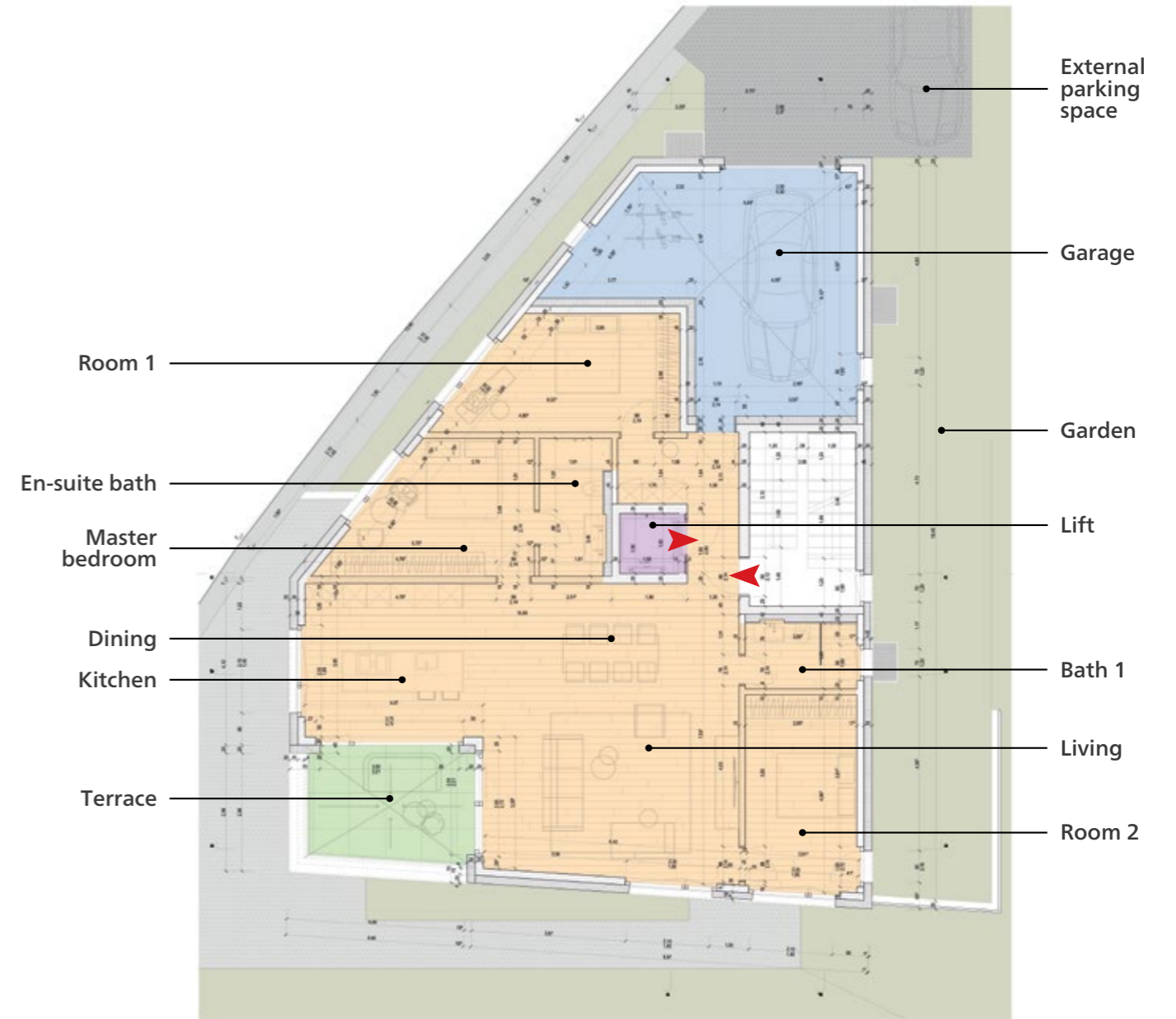
Basement level



- Ancillary spaces
- Joint use

LAYOUT

Ground floor



- Living area
- External spaces
- Ancillary spaces
- Joint use

FAÇADE VIEW

Soutwest

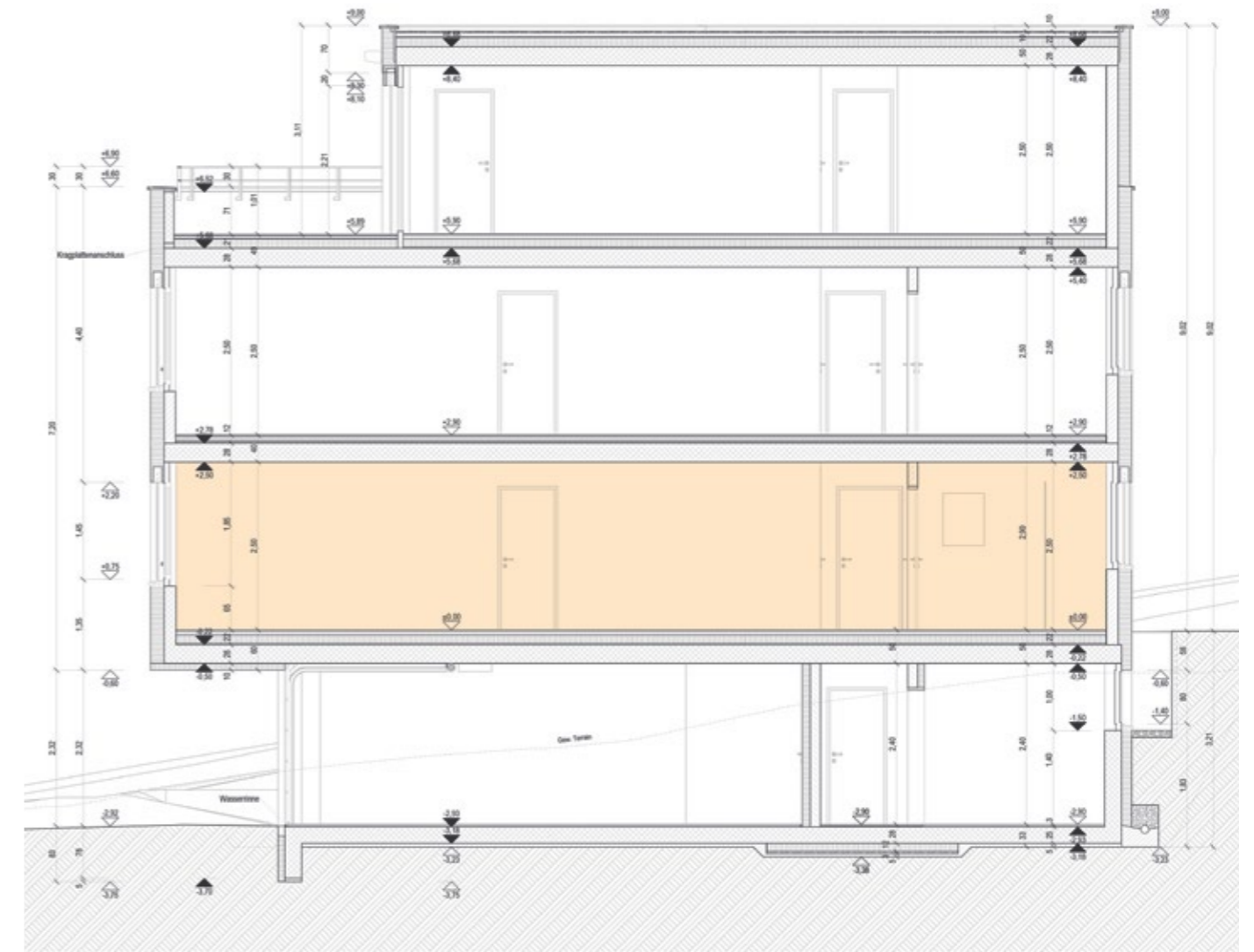


Northeast



PROFILE

Garden apartment



COLOUR AND MATERIAL CONCEPT

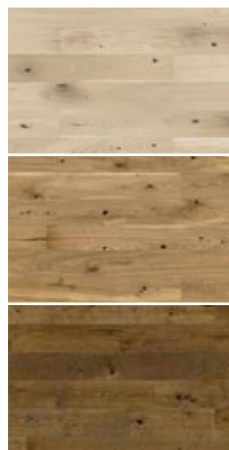
Note

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 VESCO
WKA 83 Piana Start, flush-mounted
Circulating air with activated carbon filter



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



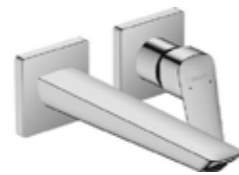
Bath 1

Wall shower
RAINDANCE S AIR

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



Wall mixer
LOGIS FINE UP



Wash basin white
PROCASA CINQUE
75x47.5 cm, ceramic

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



Wall toilet PROCASA CINQUE
Rimless, ceramic



En-suite bath

Hand shower FIT-X SLIM
Bath mixer LOGIS UP



Wall mixer
LOGIS FINE UP



Washbasin PROCASA CINQUE
120x47.5 cm, ceramic

- With overflow
- Without tap hole, standard



Wall toilet PROCASA CINQUE
Rimless, ceramic



Bathtub white
NORM CLASSIC
180x80x45 cm, steel



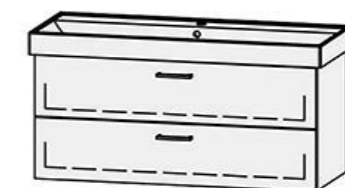
Mirror cabinet LOWLINE BASIC
120x70/74.8x12 cm

- 2 double mirror doors
- Double power outlet on top
- LED-lighting 25 W, IP 44



Base unit PROCASA CINQUE 120
116x50x46 cm, polar white

- 2 drawer elements
- Full pullout with Blumotion



Bus stop Grüt



Shopping in Allenwinden only a short distance away



School building Allenwinden



The most beautiful sunsets in the canton of Zug



ZUGERLAND REGION



RESIDENCE IMMOBILIEN

Outperform. With passion.