

RESIDENCE IMMOBILIEN

Outperform. With passion.



For rent

Single-family house 5.5 rooms

Exclusive living in a magnificent hillside location

6340 Baar ZG

RESIDENCE IMMOBILIEN

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DATA SHEET

Property

Single-family house 5.5 rooms

Address

Sonnrain 11, 6340 Baar

Plot

GS 3614, 826 m²

Year of construction

2000

Heating

Oil / Underfloor heating

Parking spaces

2 garage parking spaces
1 external parking space

Living area

251.50 m²

External spaces

Balcony 1	7.50 m ²
Balcony 2	5.50 m ²
Balcony 3	3.50 m ²
Garden	385 m ²

Ancillary spaces

Conservatory	40 m ²
Garage	41.50 m ²
Storage room	23 m ²
Cellar / Air-raid shelter	11.50 m ²
Anteroom/Other	30 m ²

Room height

BL: 2.22 m – 2.40 m
GF: Split-level: 2.62 m / 3.00 m
TF: 2.68 m

Specials

- Hobby room
- Fitness/Wellness room with a whirlpool bathtub
- Spacious conservatory
- Various WLAN access points
- Fibre optic connections

Conditions

- Non-smoking
- No pets

Commencement of rental term

By arrangement

Rental fee per month

CHF 15,500

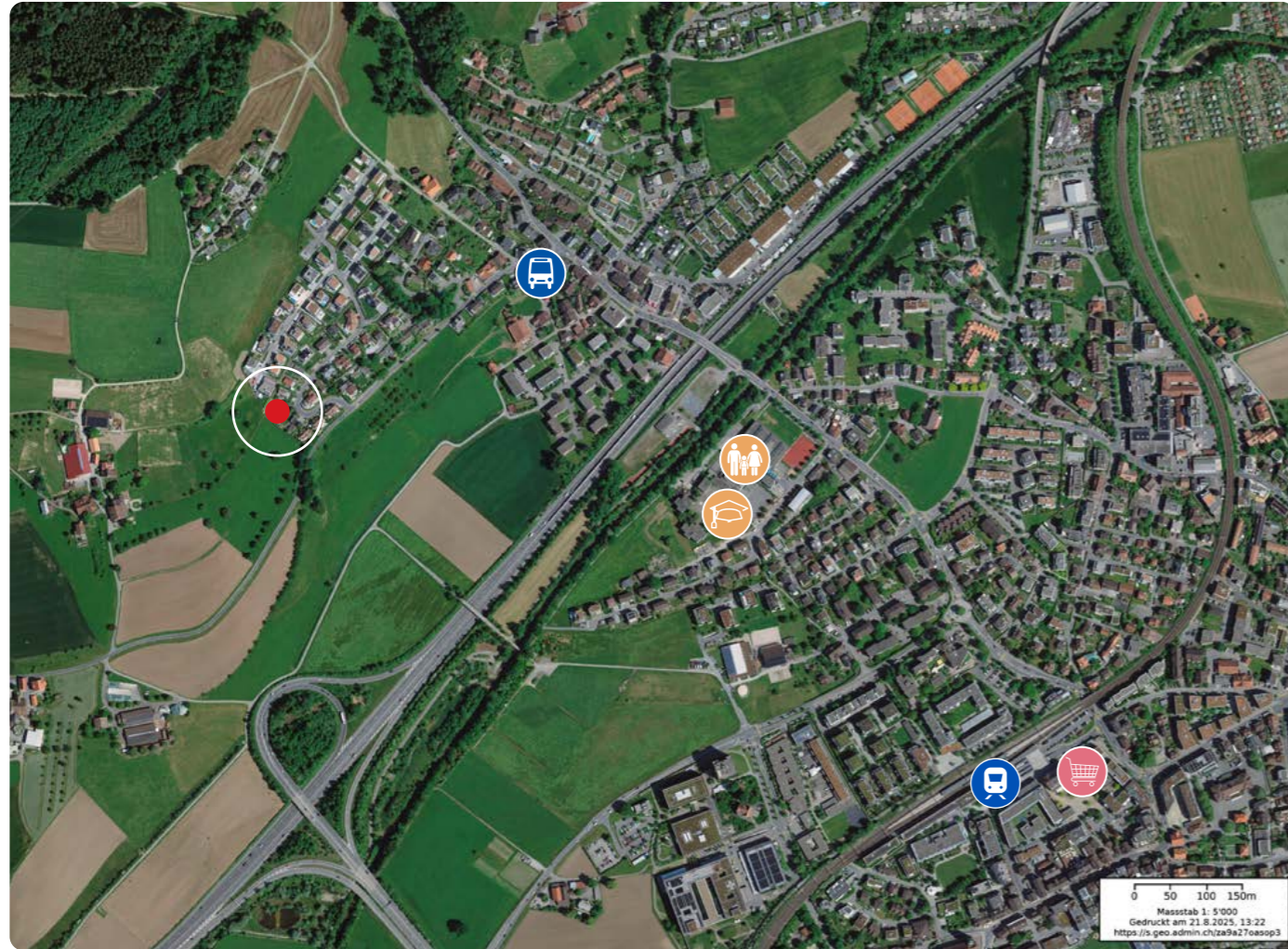
House rent	CHF 14,900
+ Heating costs (incl. fees), flat	CHF 600
+ Water costs (consumption-dependent)	Renter
+ Electrical costs/internet incl. fees (consumption-dependent)	Renter
Garden maintenance	Landlord

Conditions

Deposit	CHF 40,000
Minimal rental term	2 years

SITUATION

Sonnrain 11
6340 Baar



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



Bus
470 m to the «Blickensdorf» bus stop



SBB
1.7 km to the Baar train station
5.6 km to the Zug train station



Shops
1.7 km to various shopping options in Baar



Shopping
Zug, Zurich, Lucerne



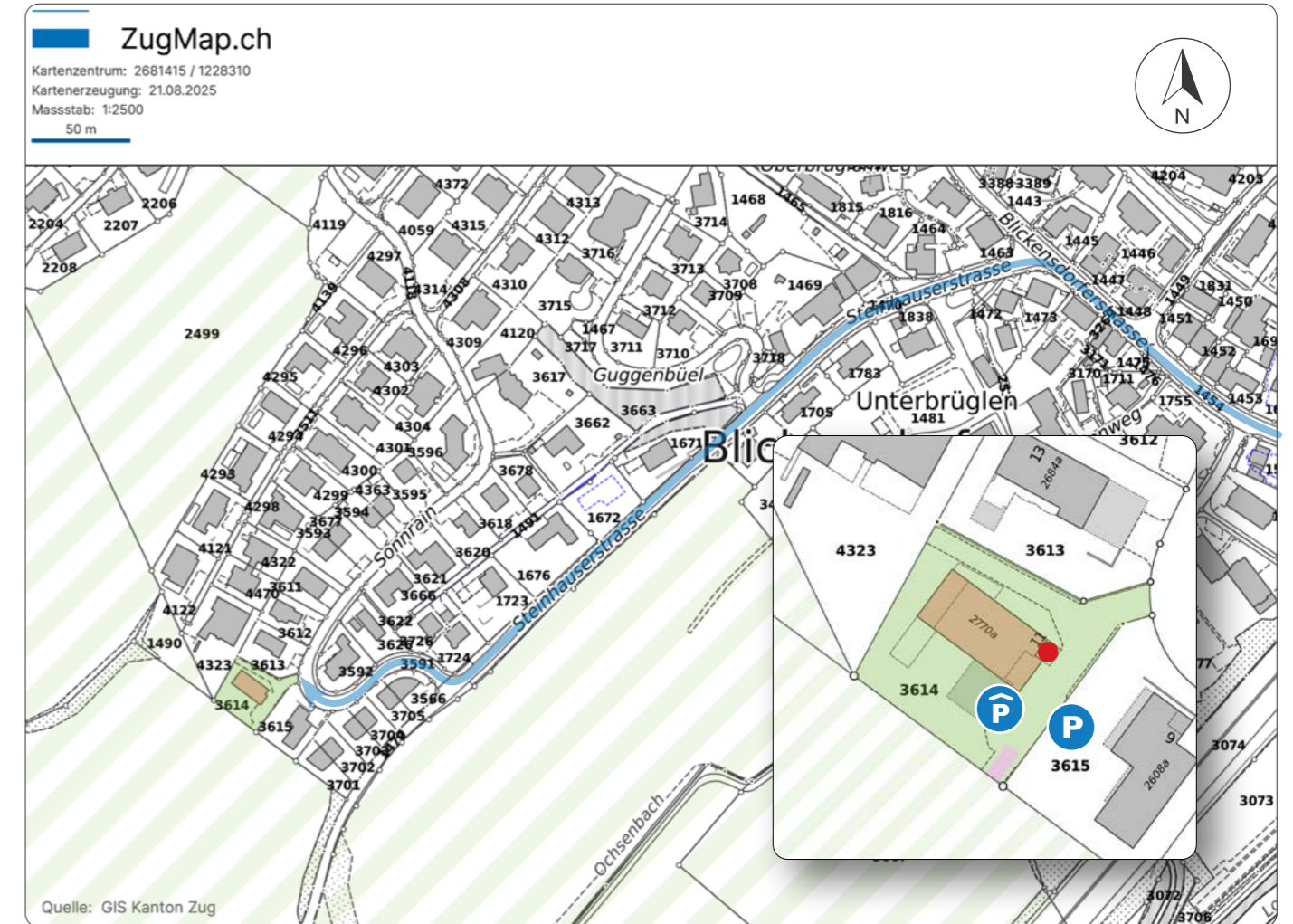
Kindergarten
1 km to the «Wiesental» kindergarten



Schools

- 1 km to the Wiesental school building with primary school
- Cantonal school in Zug
- ISZL International School in Baar and in Hünenberg

CADASTRAL MAP



- Plot
- Property
- Agricultural zone
- Visitor parking space **P**
- Underground garage entrance **P**
- Entrance

Parking
1 visitor parking space at Sonnrain 11.



PROPERTY

Single-family house 5.5 rooms

- Natural stone flooring and cherry wood parquet
- Numerous ceiling spots
- Electric blinds system (GF south-facing side)
- WLAN-access points

Living/Dining area

- Split-level
- Open-plan and sun-drenched
- Fireplace
- Access to balcony 1
- Access to the garden

Further rooms

- TF: Gallery with access to balcony 3
- GF: Storage room 2
- BL: Fitness/Wellness room with whirlpool bathtub
- BL: Hobby room, heated
- BL: Cellar/Air-raid shelter
- BL: Storage room 1

Entrance area

- Entry
- Access from the garage through the hobby room

Kitchen

- V-Zug hob, oven, steamer, dishwasher and refrigerator
- Gaggenau extractor hood
- Chrome steel worktops

External spaces

- GF: Terrace on the north-facing side
- Balcony 1 (GF), 2 and 3 (TF)
- Spacious conservatory with various glass elements
- Idyllic garden with fountain, outdoor patio and fire pit

Bathrooms

- GF: Bath 1 with a floor-flush shower, washbasin with base unit, toilet and towel heater
- TF: Bath 2 with floor-flush rain shower, double washbasin with base unit WM/TU, shower toilet and towel heater

Sleeping areas

- GF: Room 1 with access to the garden
- TF: Room 2 with dressing room and access to balcony 2
- TF: Rooms 3 and 4

Parking spaces

- Double garage with e-charging station and access to the house
- 1 external parking space

WHAT MAKES THIS SINGLE-FAMILY HOUSE SPECIAL

Property

- Modern architecture meets flexible layout – ideal for individual lifestyle dreams
- The open-plan layout with split-level and gallery provides for a unique, airy ambiance
- Stylish interior fittings with natural and top-quality materials
- Fitness room, hobby room and conservatory open up numerous options for leisure time, sports and relaxation
- Idyllic, well-maintained garden with magical vistas onto the town of Zug, Lake Zug and the mountains

Surroundings

- Exclusive location in a low-traffic cul-de-sac and next to the agricultural zone – far away from the hustle and bustle of daily life
- Surrounded by forests, meadows and idyllic walking paths
- Good connections to public transport and the motorway
- The municipality of Baar boasts a first-class infrastructure for living, working, education, transport and leisure time
- Tax-favourable location with economic strength



Access via Steinhauserstrasse



Property is located in a low-traffic cul-de-sac



Entrance to the single family house



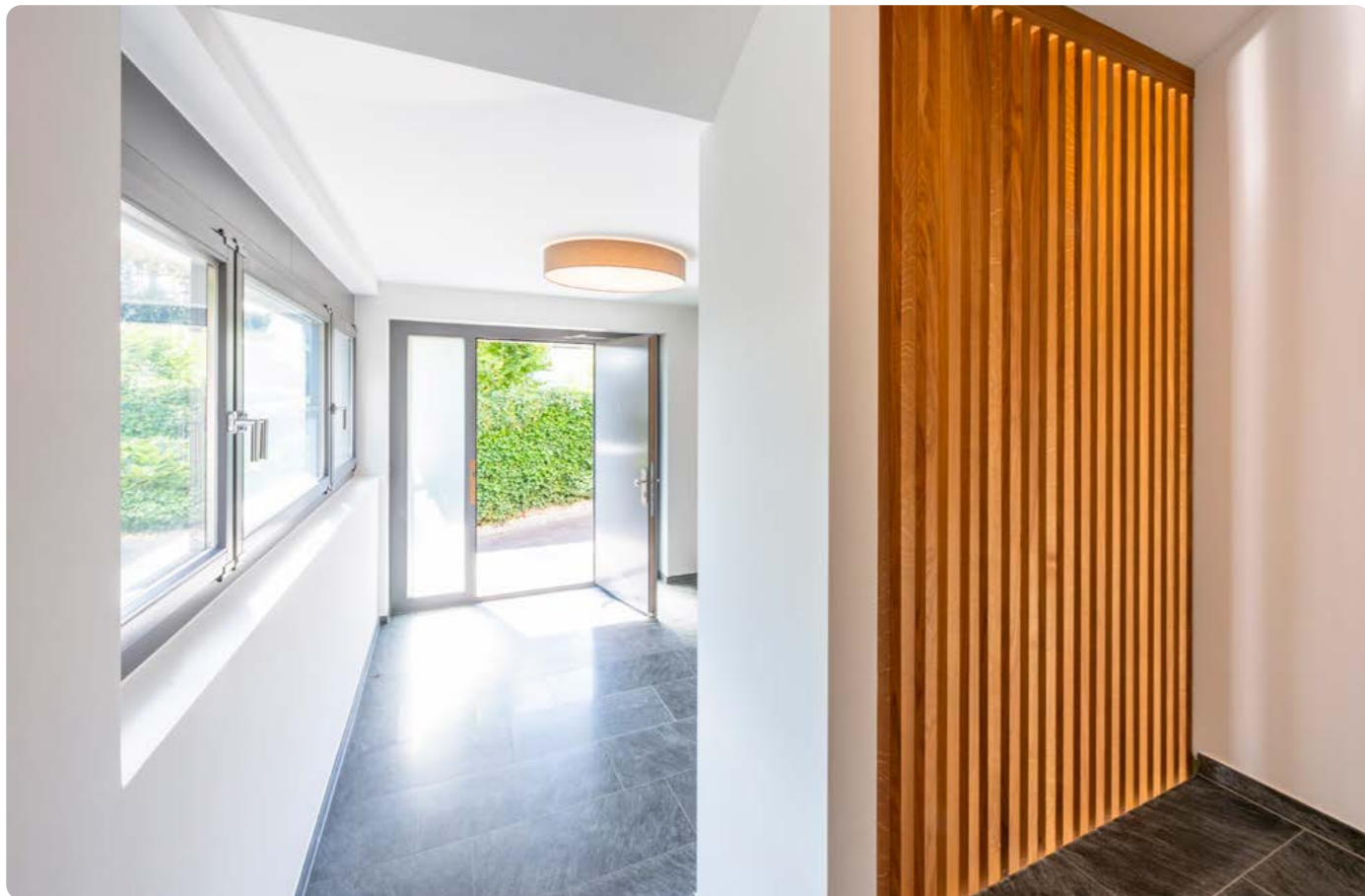
Covered house entrance



Stylish welcome



Entry on the basement level



On the ground floor



Bathroom 1



Terrace on the north-facing side



Room 1 with access to the garden





OPEN-PLAN LAYOUT
WITH SPLIT-LEVEL



SUN-DRENCHED,
MODERN AMBIANCE



SUNNY LOCATION
WITH MAGICAL VISTAS

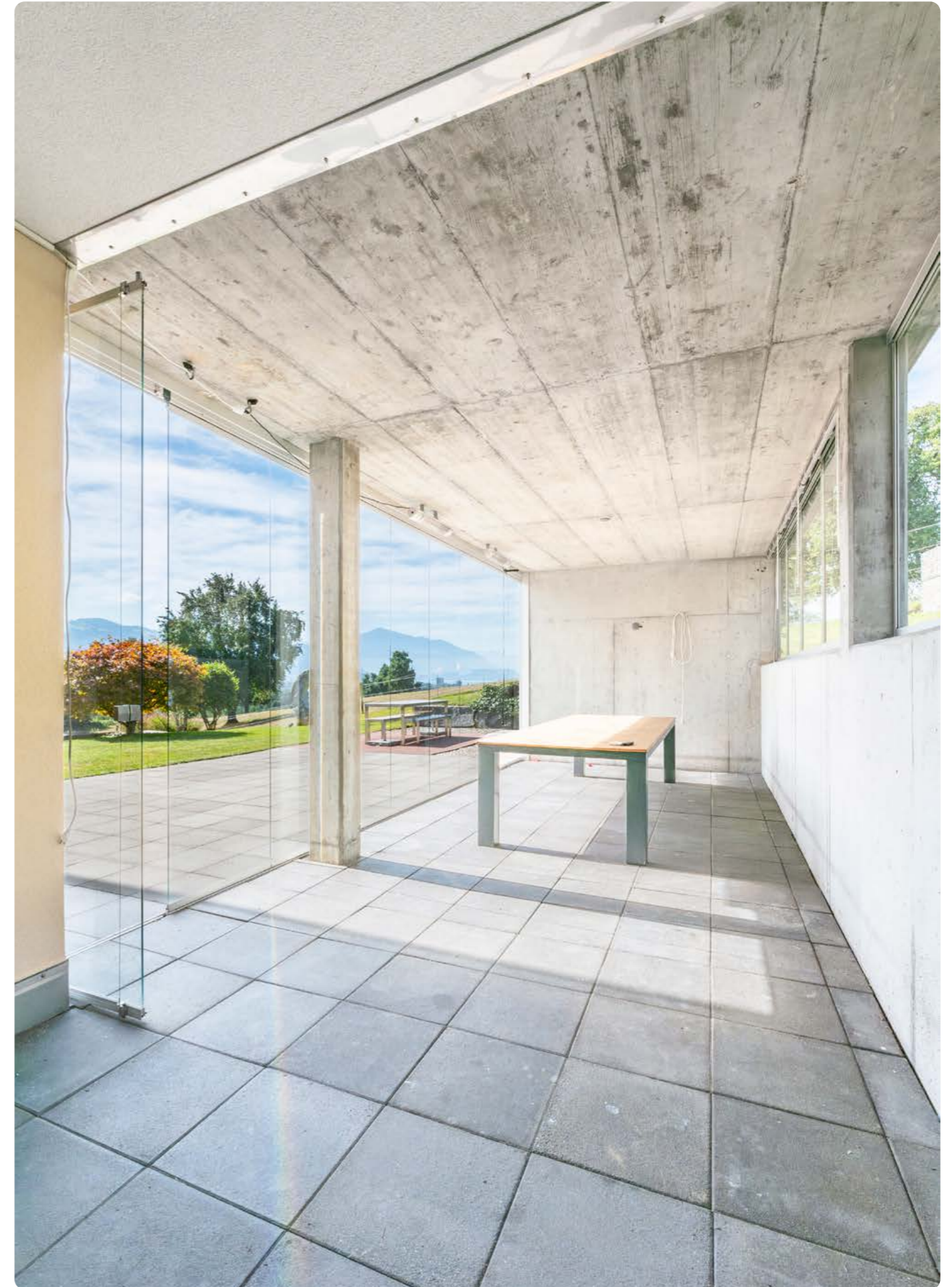




Multiple options for use



Connects the living area with nature



Conservatory with various glass elements and radiant heater



Room layout on the top floor



Dressing room



Room 2 with dressing room and access to balcony 2



Balcony 2 – a private place of retreat



Bathroom 2 in a modern, clear design



Elegant material combination



With floor-flush rain shower





GALLERY - OPEN,
BRIGHT AND SPACIOUS

Fitness and wellness room on the basement level



Pure relaxation in the whirlpool bathtub



Cellar/Air-raid shelter on the basement level



Double garage with e-charging station



Hobby room, heated



Storage room



Exclusive, idyllic hillside location



LAYOUT

Basement level



- Living area
- Ancillary spaces
- External spaces

LAYOUT

Ground floor



- Living area
- Ancillary spaces
- External spaces

LAYOUT

Top floor



- Living area
- External spaces

Numerous shopping options in the centre of Baar



ISZL International School in Baar and Hünenberg



Train station Baar



Zurich Airport reachable in about 45 minutes





QUALITY OF LIFE
AT ITS BEST

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