



## Apartment 3.5 rooms

Newly constructed apartment with top quality fittings:  
exclusive, spacious, bright and peaceful in an ideal location

**6345 Neuheim ZG**

## RESIDENCE IMMOBILIEN

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## DATA SHEET

### Newly constructed property

Apartment 3.5 rooms

### Address

Hinterburgstrasse 4, 6345 Neuheim

### Plot

255/1000 in GS 352

### Co-ownership unit

GS 100523

### Year of construction

2024

### Room height

According to layout on page 27

### Living area

93 m<sup>2</sup>

### External spaces

Balcony 11.5 m<sup>2</sup>

### Ancillary spaces

Cellar 6 m<sup>2</sup>  
Laundry room 4.5 m<sup>2</sup>

### Parking spaces

1 underground parking space no. 4

### Heating

Heat pump air-water  
Underfloor heating

### Specials

- Electr. blinds / awning system
- Windows with turn & tilt fittings
- Video intercom system
- Pre-installed charging station for e-cars
- FTTH fibre connection
- Decalcification system

### Availability

2025 (Q1)

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### Purchase price apartment

CHF 1,280,000

### 1 underground parking space

CHF 40,000

# SITUATION

Hinterburgstrasse 4  
6345 Neuheim



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



**Bus**  
115 m to the bus stop  
«Neuheim, Felderhus»



**SBB**  
5 km to the Baar train station



**Shops**  
690 m to Volg  
645 m to the post office and bakery



**Shopping**  
Zug



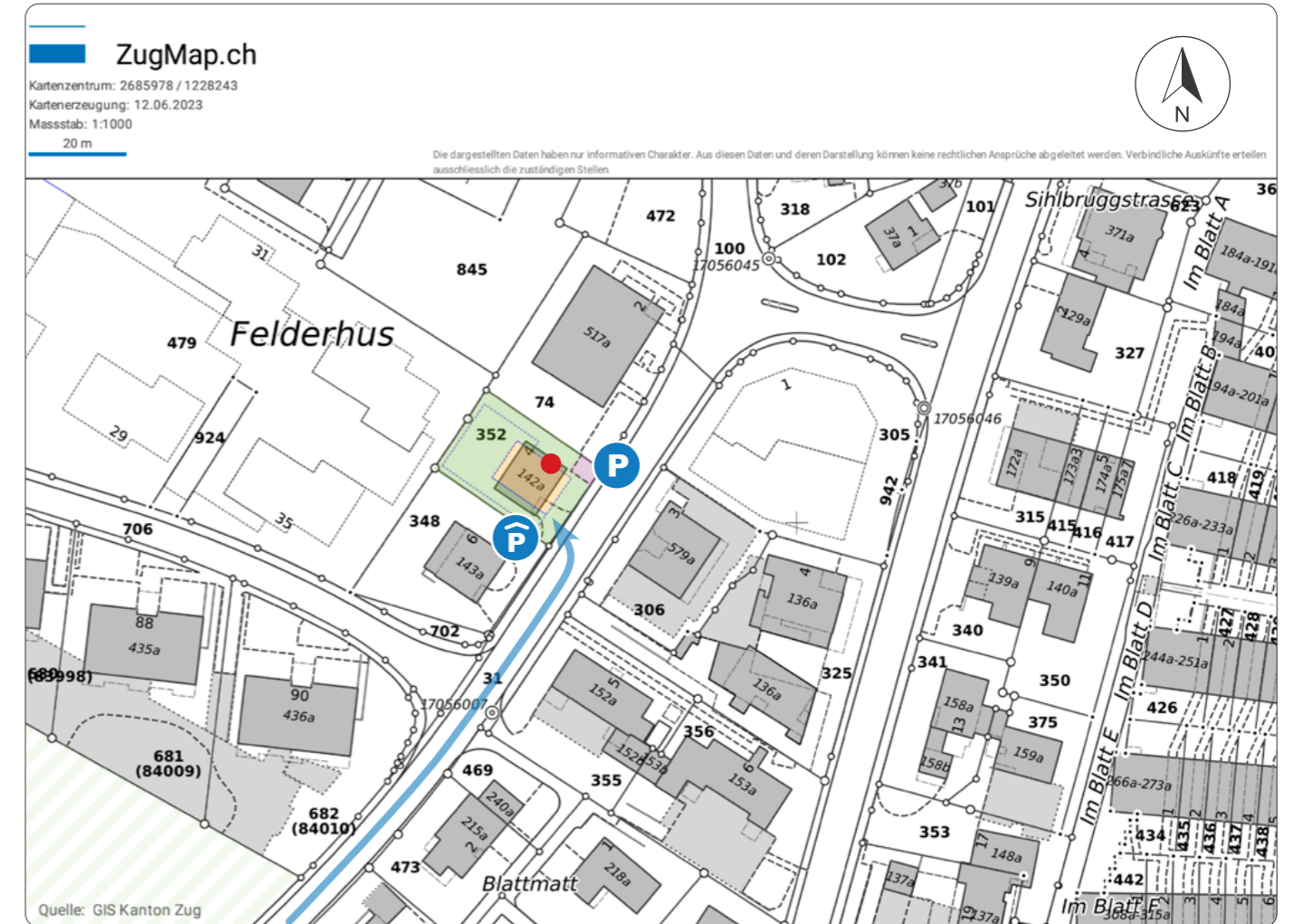
**Kindergarten**  
835 m to the «Chilematt» kindergarten



**Schools**

- 800 m to the «Dorf» school building with primary and lower secondary schools
- 1 km to the «Elementa» day school
- Cantonal schools in Menzingen and in Zug

# CADASTRAL MAP



- Plot
- Agricultural zone
- Multi-family dwelling
- Underground garage entrance
- Visitor parking spaces
- Entrance

**Parking**  
1 visitor parking space is available to you.



## PROPERTY

### Apartment 3.5 rooms

- Oak parquet
- Fine ceramic slabbing in the bathrooms
- Corridor, kitchen and bathrooms with spot lights
- Barrier-free

### Kitchen with island

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

### External spaces

- Covered balcony with sun awning
- Optional: conservatory

### Entrance area

- Entry
- Cloakroom with a built-in closet
- Access to bath 1

### Sleeping areas

- Room 1
- Master bedroom with en-suite bathroom and access to the balcony

### Further rooms

Basement level

- 1 cellar combined with laundry room with WM/TU, washbasin and clothesline
- 1 underground parking space with room for bikes and preparation for a charging station for e-cars

### Living/Dining area

- Open-plan, flexible layout
- Access to the balcony with a large sliding door

### Bathrooms

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

### Joint use

- 1 visitor parking space
- 1 bike and storage space
- 1 lift
- 1 boiler room

## WHAT MAKES THIS APARTMENT SPECIAL

### Property

- Multifamily dwelling with state-of-the-art, sun-drenched and spacious apartments
- Top quality fittings and a clear layout concept with fine materials
- Noble cooking island as an eye-catcher between living and dining
- Master bedroom with an exclusive en-suite bathroom and access to the outdoors
- Individual room layout possible

### Surroundings

- Peaceful, idyllic location in well-maintained, green surroundings
- Sun-drenched living above the fog belt
- Balcony (optionally as a conservatory) for joyous moments alfresco
- Close-to-nature with the local recreational area directly on your doorstep
- Shopping possibilities, schools and public transport in walking distance



















# LAYOUT

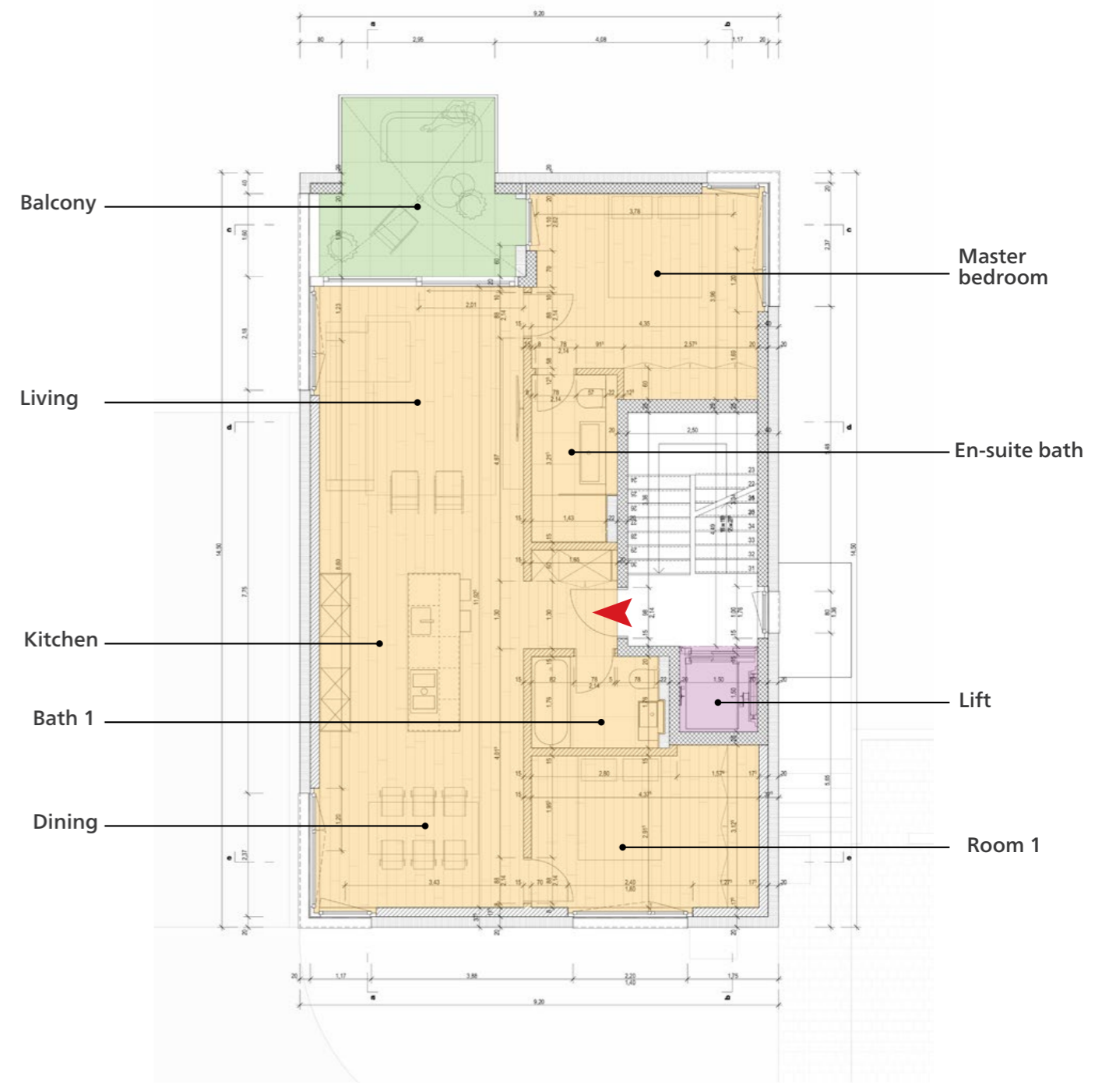
Basement level



- Ancillary spaces
- Joint use

# LAYOUT

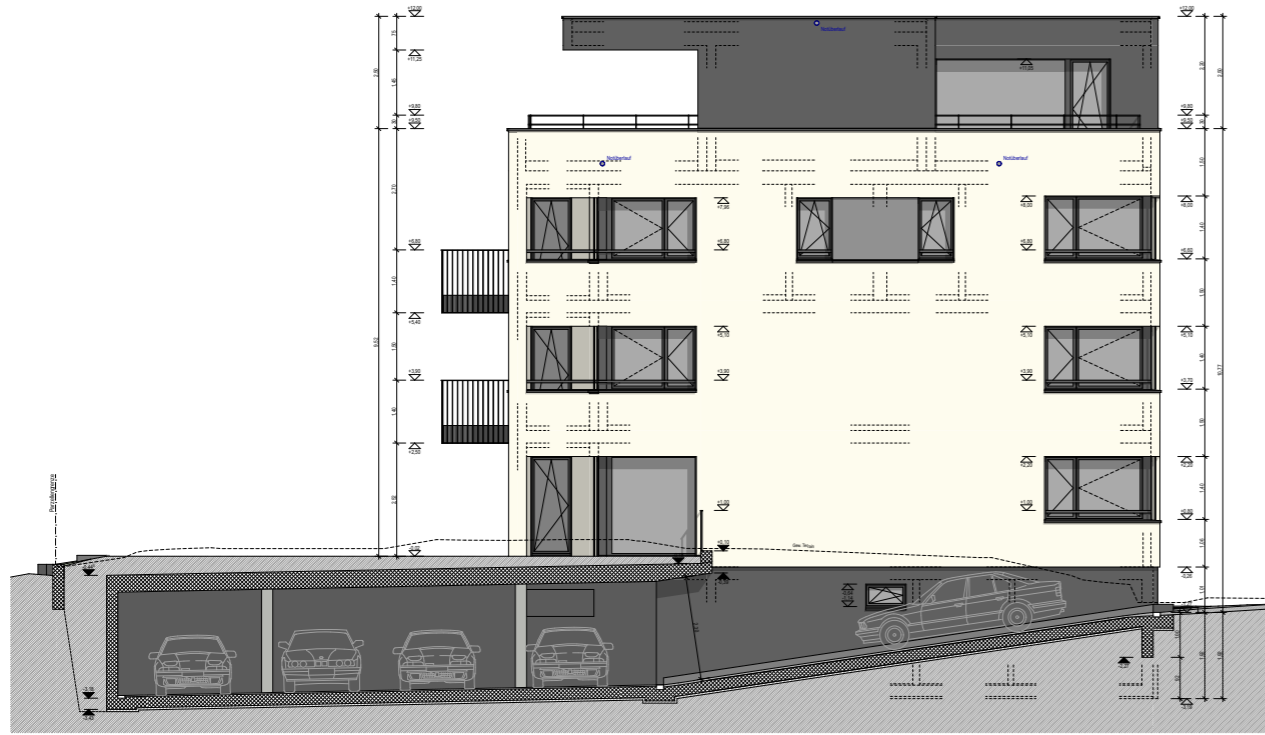
1st floor



- Living area
- External spaces
- Joint use

# FAÇADE VIEW

South-west



# COLOUR AND MATERIAL CONCEPT

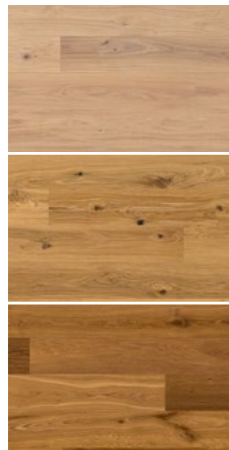
## Note

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 wood «Berg&Berg»  
2,390×198×14 mm



- «Eiger»
  - lively, brushed
  - white oiled
- «Matterhorn»
  - knotty, brushed
  - natural oiled
- «Titlis»
  - smoked, rustic, brushed
  - natural oiled

## Ceramic tiles

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



## Kitchen

Oven V-ZUG Comhair SE  
Design reflecting glass



Steamer V-ZUG Comhair-Steam SE  
Design reflecting glass



Dishwasher V-ZUG  
Adorina, 60 cm, integrated



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



Undermount sink SUTER  
Gastro Star, GS 55U, 55/40/175  
Stainless steel



Refrigerator V-ZUG  
Classic eco, fully integrated



Mixer Vonda BLANCO  
Polished



# COLOUR AND MATERIAL CONCEPT

## Laundry room

Washing trough ProCasa  
55x45x30 cm



Wall mixer SILOR  
AD 15.3 cm, A 14 cm

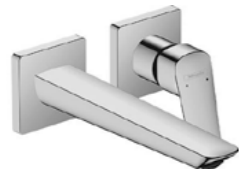


## Bath 1

Shower mixer FIT-X SLIM  
Shower connecting bend LOGIS UP



Washbasin mixer  
LOGIS FINE UP



Double washbasin white  
PROCASA CINQUE  
75x47.5 cm, Ceramic  

- underbuildable
- With overflow
- Without tap hole, standard



Wall-mounted toilet PROCASA CINQUE  
Rimless, ceramic



Bathtub white  
NORM CLASSIC  
175x75x45 cm, steel



Mirror cabinet ProCasa Cinque  
60x78.5 cm, 5x 13/15 cm  

- Double mirror doors
- Double power outlet
- LED lighting 13W, 1815 lumen



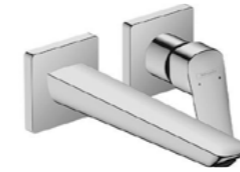
## En-suite bath

Shower mixer PowderRain  
RAINDANCE S 240  

- Shower mixer FIT-X SLIM
- Shower connecting bend LOGIS UP



Washbasin mixer  
LOGIS FINE UP



Double washbasin  
PROCASA CINQUE  
120x47.5 cm, Ceramic  

- With overflow
- Without tap hole, standard



Shower basket ProCasa  
16.8x6.5x 16.8 cm, chromed



Wall-mounted toilet PROCASA CINQUE  
Rimless, ceramic



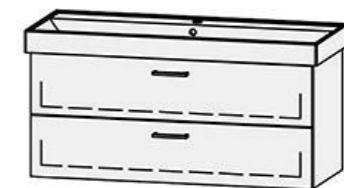
Mirror cabinet LOWLINE BASIC  
120x70/74.8x12 cm  

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



Base unit PROCASA CINQUE 120  
116x50x46 cm, polar white  

- 2 drawer elements, 2-part
- Full pullout with Blumotion
- Without siphon covers



**Bus stop** Felderhaus



**School building** Dorf



**Neuheim village centre**



**Shopping possibilities** in Baar, in close proximity





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