



For rent

Garden apartment 6.5 rooms

Attractive living with spacious room
offer and a large surrounding area

6340 Baar ZG

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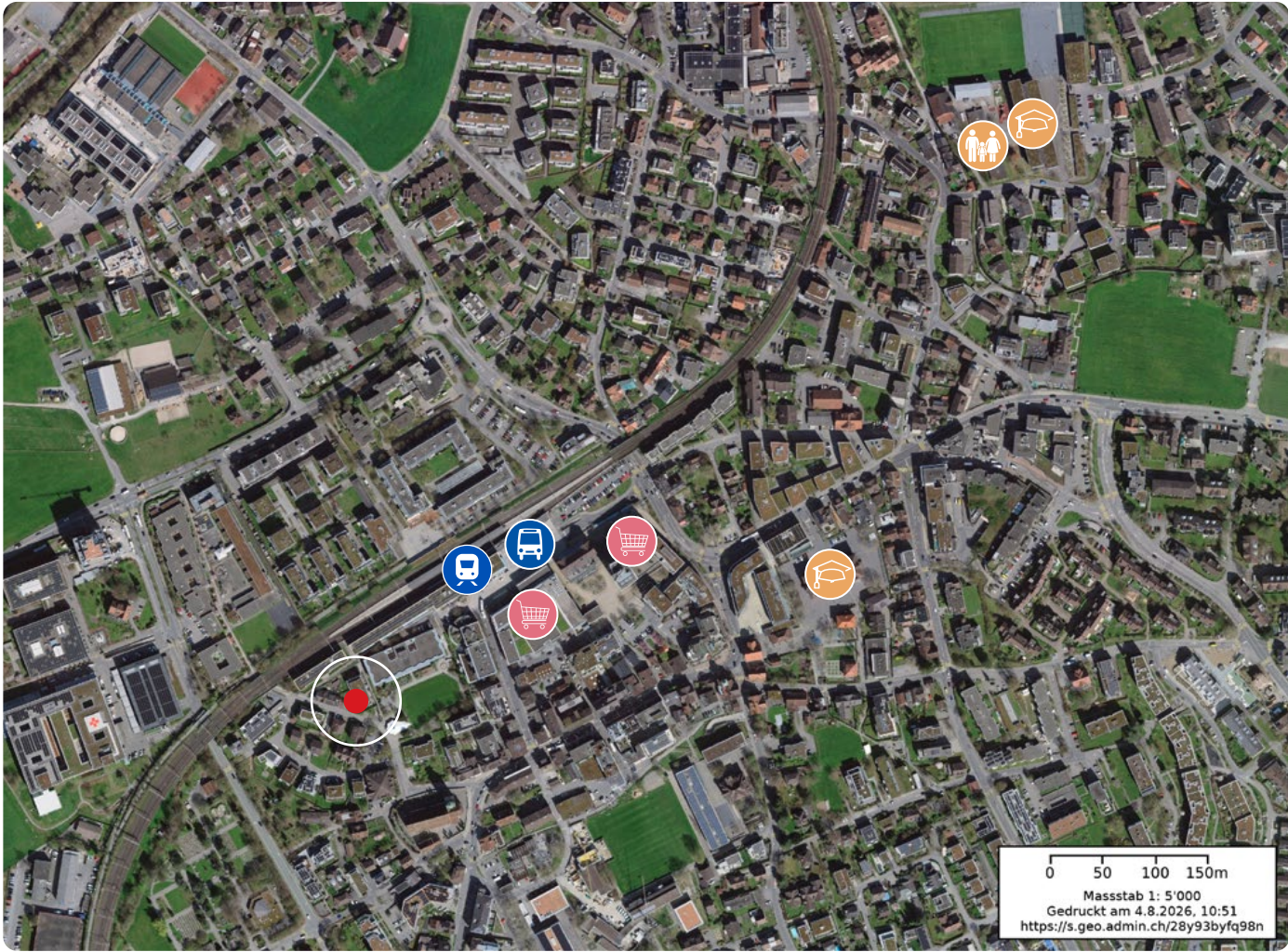
DATA SHEET

Property Garden apartment 6.5 rooms	Heating Geothermal heat pump Underfloor heating
Address Asylstrasse 8, 6340 Baar	Parking spaces 2 double underground parking spaces No. 12 + 13 with e-charging station 1 underground parking space no. 15
Plot 157/1000 in GS 5	Specials • No pets • Non-smoking • 2 separate apartment entrances • 2 living areas • 3 bathrooms • Electric blinds system • Fly screens in the entire apartment
Year of construction 2007	Rental commencement By arrangement
Living area 179 m ²	
External spaces Garden 200 m ²	
Ancillary spaces Cellar 15 m ²	
Room height 2.48 m	

	Rental costs per month	
	CHF 9,880	
Apartment rental fee	CHF	8,680
+ 5 underground garage parking spaces	CHF	600
+ Ancillary costs flat	CHF	600
Conditions		
Deposit	CHF	25,000
Minimal rental term		2 years

SITUATION

Asylstrasse 8
6340 Baar

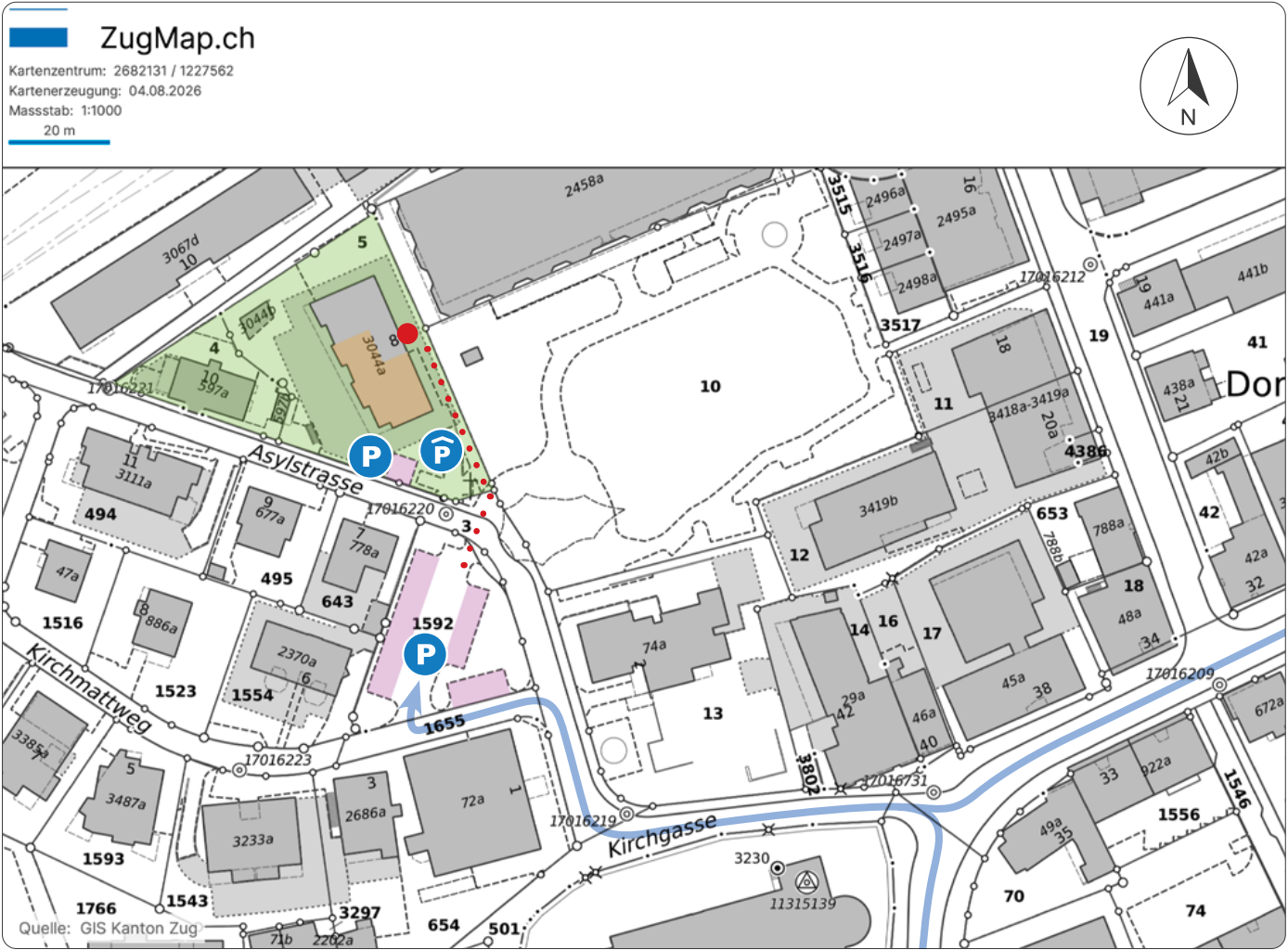


Municipal administration of Baar | www.baar.ch | Tax rate: 47.53 %

- Bus**
230 m to the «Bahnhof» bus stop
- SBB**
200 m to the Baar train station
- Shops**
230 m to various shops
- Shopping**
Baar, Zug, Zurich

- Kindergarten**
1 km to the «Sennweid» school building with kindergarten and primary school
- Schools**
 - 670 m to the «Marktgasse» primary school
 - 1 km to the «OS Sennweid» school with lower secondary level
 - Cantonal schools in Zug + Menzingen
 - ISZL International School in Baar and Hünenberg

CADASTRAL MAP



- Plot
- Property
- Visitor parking spaces
- Underground garage entrance
- Entrance

Parking
Numerous visitor parking spaces on the public parking lot at Kirchmattweg.



PROPERTY

Garden apartment
6.5 rooms

- Beech parquet in the entire living area
- Ceramic tiling in the wet rooms
- Ceiling spot lights
- Electric blinds system
- Fly screens

Kitchen

- Siemens hob, oven, steamer, microwave, refrigerator with an integrated freezer compartment and dishwasher
- Franke extractor hood
- Granite worktops

External area

- Large garden facing southwest with a garden shed
- External patio on the east- and south-facing sides

Entrance area

- 2 separate apartment entrances
- Built-in closets

Sleeping area

- Room 1 with access to the garden
- Room 2 with room-width built-in closets and access to the garden
- Room 3 and 4 with access to the outdoor patio

Further rooms

Ground & basement levels

- GF: Large utility room with built-in closet, wine cooler, freezer and WM/TU
- BL: Cellar
- BL: Bike storage room for joint use

Living/Dining area

- Sun-drenched dining area with access to the outdoor patio on the north-facing side
- 2 dining areas (can be separated by sliding door) with access to the garden

Bathrooms

- Bath 1 and 2 with shower, bathtub, washbasin with a base unit, mirror cabinet and toilet
- Bath 3 with shower, washbasin, mirror cabinet and toilet

Parking spaces

- 2 double underground parking spaces no. 12 + 13 with e-car charging station
- 1 underground parking space no. 15
- 2 visitor parking spaces for joint use

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Large garden apartment with an optimal layout: 2 residential areas and 3 bathrooms offer a maximum of flexibility
- Room-width, floor-to-ceiling windows for a sun-drenched atmosphere
- Kitchen in mint condition with top-quality appliances and every comfort
- Spacious utility room in the apartment with washing machine and tumble dryer
- Large, sunny garden with lots of space

Surroundings

- Attractive, central location in a traffic-calmed zone with lots of sunshine
- Shopping, schools, kindergartens and sports facilities in the immediate vicinity
- Optimal public transport connections (only 2 minutes by foot to the Baar train station) and to the motorway
- Short paths to the multiple and varied excursion destinations such as Mt. Albis, Mt. Zug and beautiful Lake Zug
- Most tax-favourable municipality in the canton of Zug



Entrance area



Entry 1



Two separate apartment entrances



Sun-drenched dining area



Open-plan kitchen with every comfort



External patio with lots of morning sun



Living area 1



OPEN-PLAN LAYOUT



Sun-drenched atmosphere



Living area 2



Bathroom 1



With shower and bathtub



Room 1 with access to the garden



SUNNY GARDEN AREA WITH
HIGH RECREATIONAL VALUE





Room 2 with a large built-in closet and access to the garden



Bad 2



Relaxation in the bathtub or shower



Room layout



Room 3



Bathroom 3



Room 4



Spacious utility room in the apartment



Large cellar on the basement level



Bike storage room for joint use



5 underground parking spaces no. 12+ 13 (double) and no. 15



With e-car charging station



Underground garage entrance

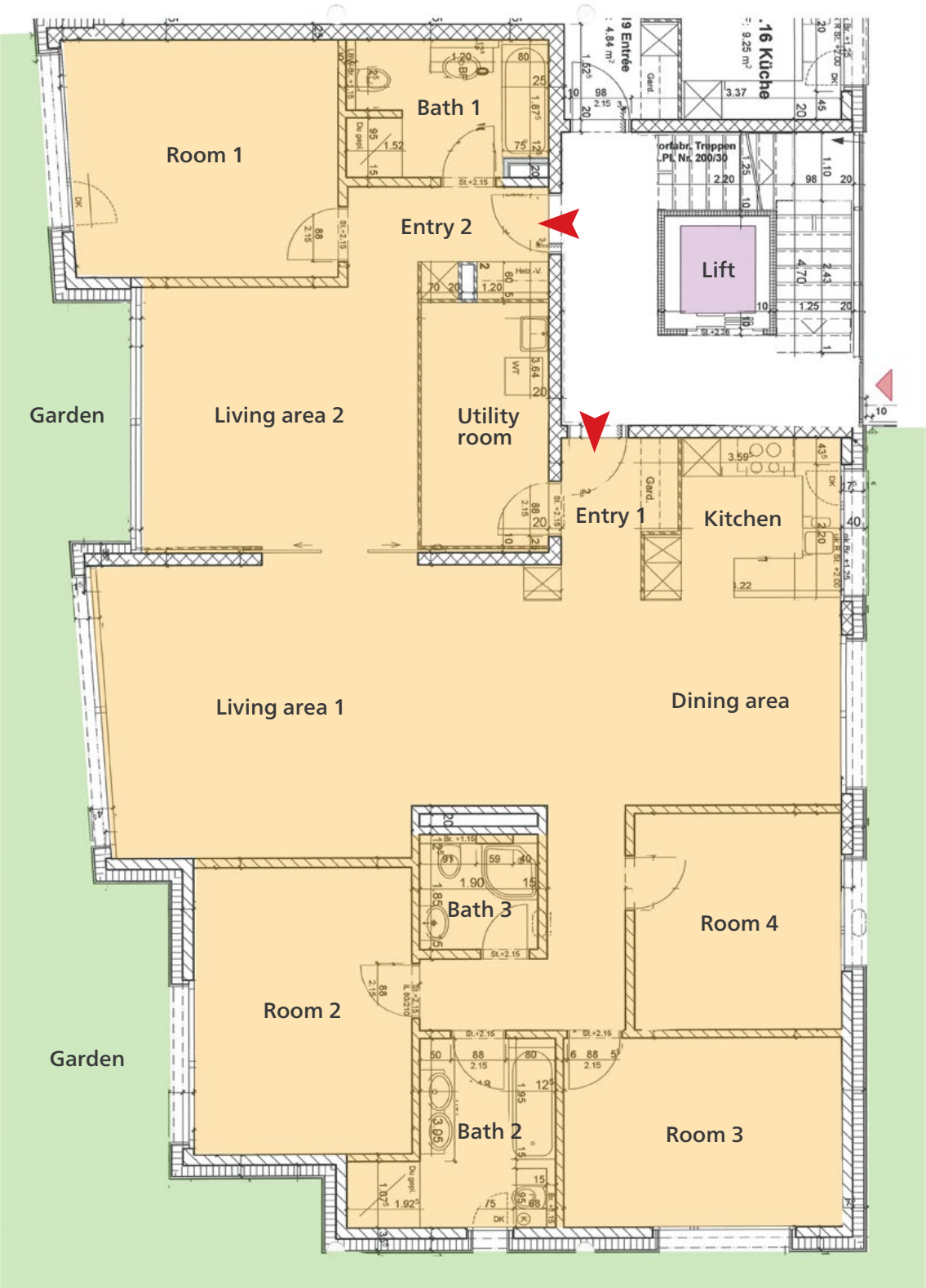


Playground for joint use



LAYOUT

Ground floor



- Living area
- External spaces
- Joint use

LAYOUT

Basement level



- Ancillary spaces
- Joint use

Baar train station in short distance



Sennweid school building with kindergarten, primary and lower secondary levels



Numerous shopping options in the centre of Baar



ISZL International School in Baar and Hünenberg



ZUGERLAND REGION



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