

4 Bedroom Semi-Detached House with Endless Views

PRICE CHF 3,290,000

4 BEDROOMS · 2 BATHROOMS · 3 PARKING SPACES

BLATTMATT 16, 6345 NEUHEIM, CANTON ZUG

Bringing decades of experience and deep market knowledge,
Realtor of Excellence Swiss Family Office, combining legacy of
trusted expertise with cutting-edge technology.

Contact Us

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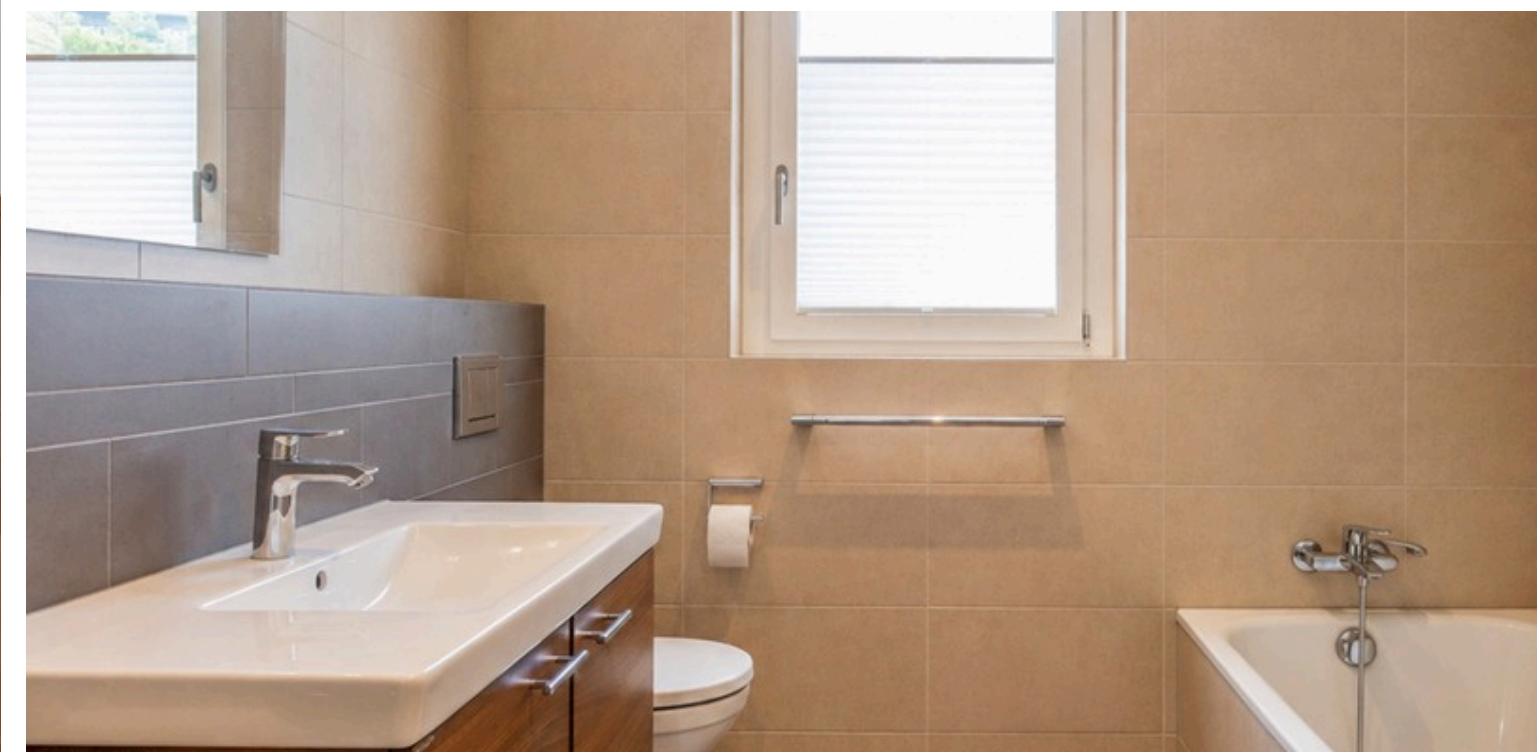
Residence For Sale
Property Portfolio



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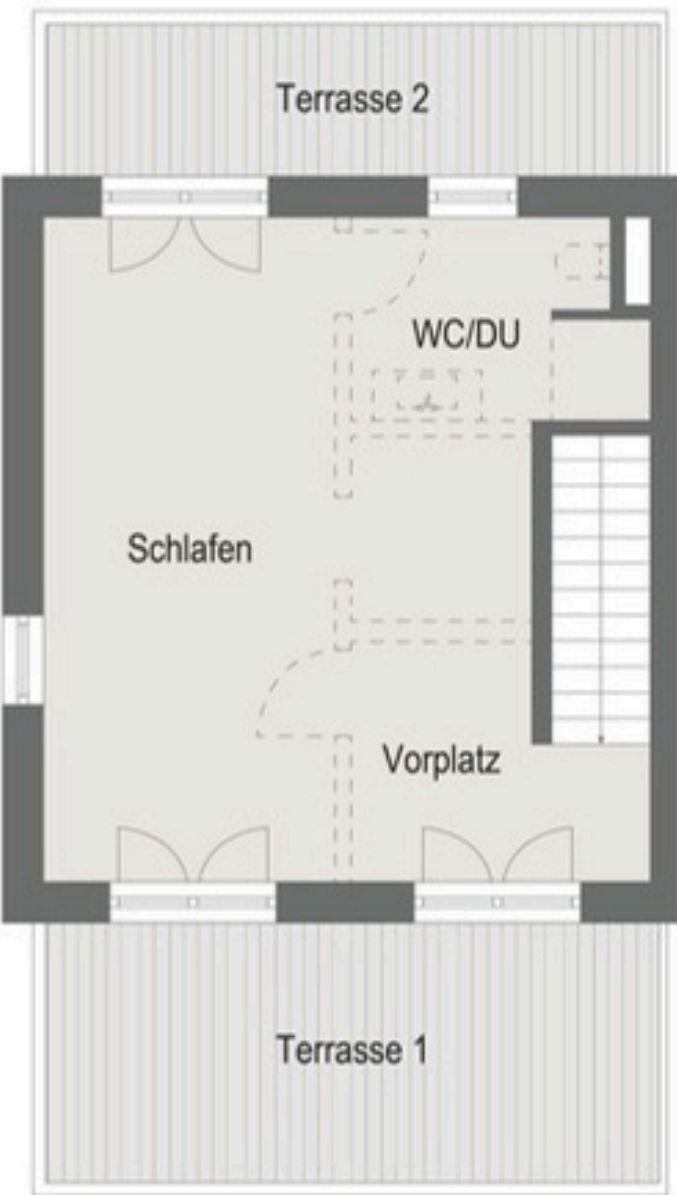


Residence For Sale
Property Portfolio



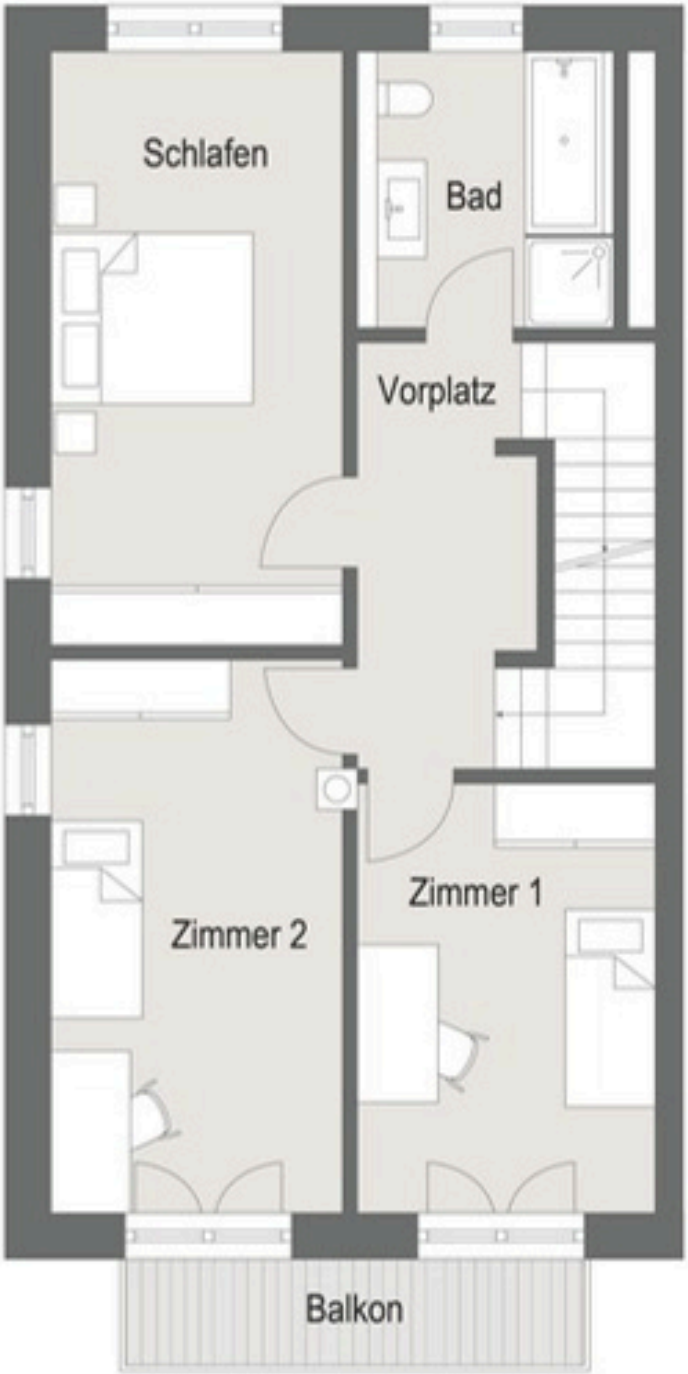
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GRUNDRISS DACHGESCHOSS

Schlafen	23.04m ²
Terrasse 1	17.42m ²
Terrasse 2	10.25m ²
Vorplatz	6.02m ²
WC/DU	5.68m ²



GRUNDRISS OBERGESCHOSS

Schlafen	17.66m ²
Zimmer 1	13.10m ²
Zimmer 2	16.54m ²
Bad	7.19m ²
Balkon	4.83m ²
Vorplatz	7.15m ²



GRUNDRISS ERDGESCHOSS

Küche	10.16m ²
Essen	15.9m ²
Wohnen	27.47m ²
Entrée	7.32m ²
Sitzplatz	20.46m ²
WC	3.2m ²



GRUNDRISS UNTERGESCHOSS

Keller	30.81m ²
Technik	8.14m ²
WP	5.89m ²
Vorplatz	8.48m ²
Abstellr.	2.10m ²

Modern Corner Semi-Detached House with Endless Views

Welcome to Blattmatt 16, Neuheim, Zug

Located in a quiet and family-friendly residential neighbourhood in Neuheim, this modern corner semi-detached house combines generous proportions, contemporary comfort and a peaceful setting surrounded by greenery.

Built in 2014 and occupied by its first owners since completion, the property offers approximately 247 m² of usable space across four floors, including 186 m² of heated living space, on a 285 m² plot.

With a private garden and terrace, a spacious master suite, excellent storage and three parking spaces, it is an ideal home for families looking for space, privacy and convenient access to Zug and Baar.

Property Features

	4
	2
	3 Parking Spaces
	186 m ²
	Semi-Detached House

Property Highlights

- Four bedrooms in total, comprising three spacious guest bedrooms and a generous master suite on the top floor
- Master suite with private en-suite bathroom and two balconies offering open views over the surrounding green landscape
- Family-friendly bathroom facilities with one guest bathroom featuring both a shower and bathtub, plus a separate powder room
- Approximately 25 m² terrace together with a private garden of around 30 m², creating attractive outdoor living space
- Generous storage areas and a separate laundry room provide excellent functionality for everyday family life
- Energy-efficient technology including a heat pump, underfloor heating and Minergie building standard
- New solar panels installed in December 2025, further enhancing the property's energy efficiency
- One underground parking space and two additional outdoor parking spaces

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Property Surrounds

The Neighbourhood



Neuheim offers an attractive combination of village living, nature and accessibility. The municipality is surrounded by green landscapes and is particularly appealing to families seeking a peaceful residential environment while remaining close to the amenities and employment centres of the Zug region.

Baar is approximately 5–10 minutes away by car, while Zug city centre can generally be reached within around 10–15 minutes by car, depending on traffic. Public transport also provides convenient connections, with Baar reachable in approximately 10 minutes and Zug in around 20–30 minutes via Baar.

The municipal school campus is located within the village, providing convenient access to kindergarten and primary education without the need for a daily commute.

The International School of Zug and Luzern (ISZL) campus in Walterswil, Baar, is also conveniently located for internationally minded families, making Neuheim an attractive base for both local and international residents.

With its combination of generous living space, modern construction, private outdoor areas, energy-efficient technology and proximity to Zug and Baar, this property represents an excellent opportunity to acquire a spacious family home in one of the region's sought-after residential locations.

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Next Steps for Purchasing a Property

1. Financing Check

Confirm with your bank that the purchase price fits your financing and equity feasibility.

2. Property Viewing

Arrange an on-site viewing to ensure the property meets your expectations.

3. Reservation Agreement

Sign the reservation agreement and transfer the deposit to secure the property.

4. Notary & Handover

Schedule the notary appointment for the public deed and define the official handover date.

Contact Us

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