



**LINDER**  
IMMOBILIEN

CORNER ROW HOUSE

**ALLMENDSTRASSE 18**

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## LOCATION

The corner detached house is situated in a central location and has a beautiful, unobstructed view. Tram line 6, which reaches the inner city in under 10 minutes, is just 100 metres away and there is a large Migros right next to the station. Extended shopping is possible in the Rauracherzentrum or in the city centre.

The location is particularly suitable for families, as kindergarten, primary school and upper school / gymnasium can all be easily reached on foot in a few minutes.

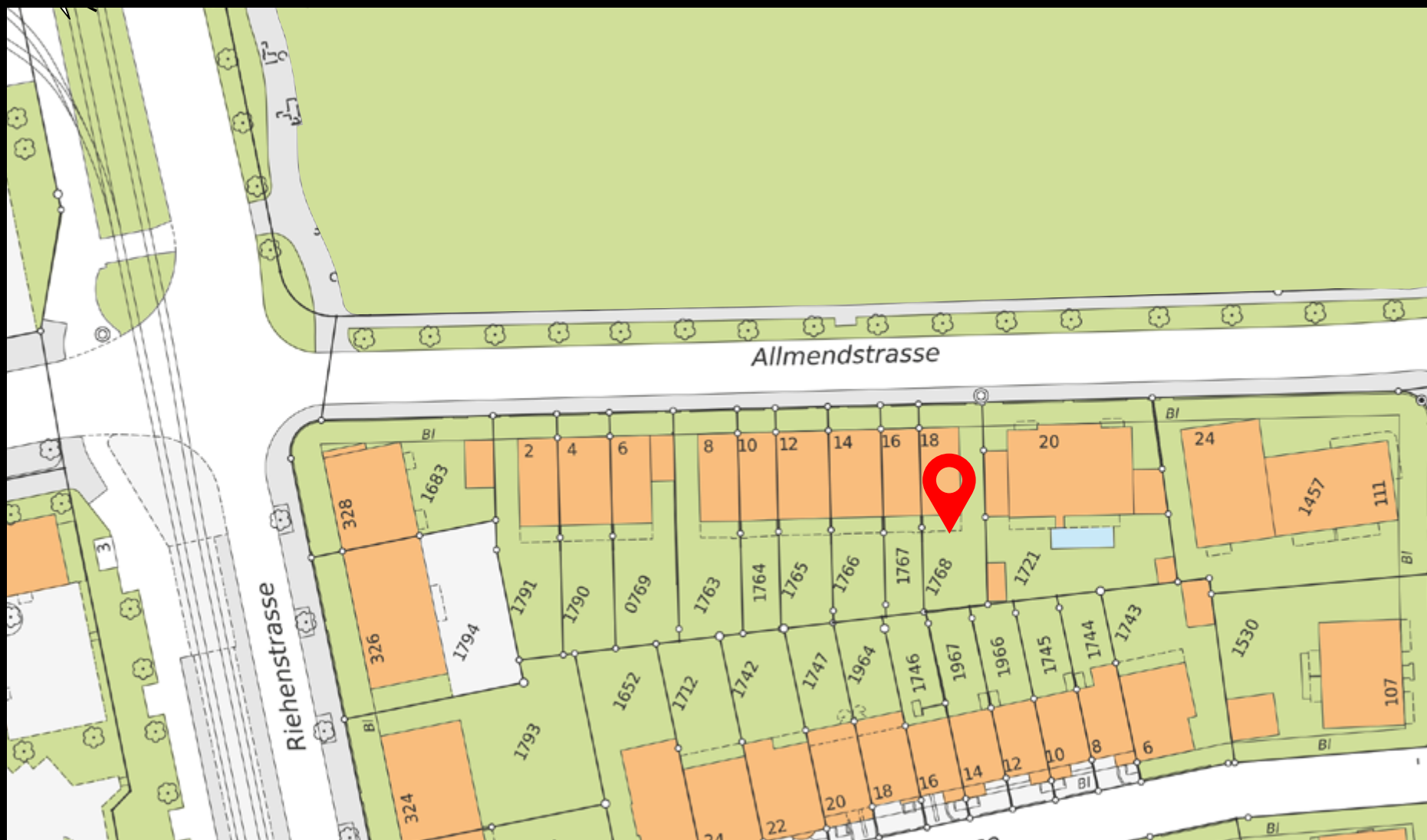
Directly behind the Migros is the Eglisee outdoor swimming pool, which is converted into an artificial ice rink in winter, and the „Lange Erlen“ local recreation area with its own zoo is also not far away.



- |                     |                 |                |                                |
|---------------------|-----------------|----------------|--------------------------------|
| ① Coop              | ④ Tram Nr. 6    | ⑦ Primarschule | ⑩ Claraspital                  |
| ② Migros            | ⑤ Bus Nr. 34/42 | ⑧ Oberstufe    | ⑪ Freibad Eglisee Kunsteisbahn |
| ③ Rauracher Zentrum | ⑥ Kindergarten  | ⑨ Apotheke     |                                |



## MICROLOCATION





## BASEL

Basel is a city of culture with almost 40 museums, 274 registered associations and clubs, a Musical Theatre and many other cultural institutions and events, such as the world's largest art fair, Art Basel. The city has long been an important cultural centre, since the first university in present-day Switzerland was founded here in 1460, where many important personalities such as Erasmus of Rotterdam, Leonhard Euler and Friedrich Nietzsche have taught over the years.

However, Basel doesn't only look back on an illustrious history and lots of culture, but it is also the headquarters of the chemical and pharmaceutical companies Roche and Novartis and an important banking centre. The city has a well-developed public transport network, two railway stations from where you can reach all major destinations in Europe and its own airport. The location in the so-called border triangle with direct borders to Germany and France offers many opportunities or excursions, such as the bird park in Steinen or the



Messtower



Christmas market

monkey mountain in Colmar, restaurant visits and extended shopping.

There is a good education system with 25 cantonal primary schools, 10 secondary schools and 5 grammar schools. An International school, private kindergartens and schools, as well as many day-care centres are available as well. The city has a large number of playgrounds, parks and easily accessible recreational areas such as the Lange Erlen with its animal park or the St. Chrischona forest area.

There is also a wide range of leisure activities available in the immediate vicinity of Basel with many interesting excursion destinations such as the Roman city of Augusta Raurica, the Goetheanum in Dornach or the late Gothic Monastery in Mariastein.

# IMPRESSIONS



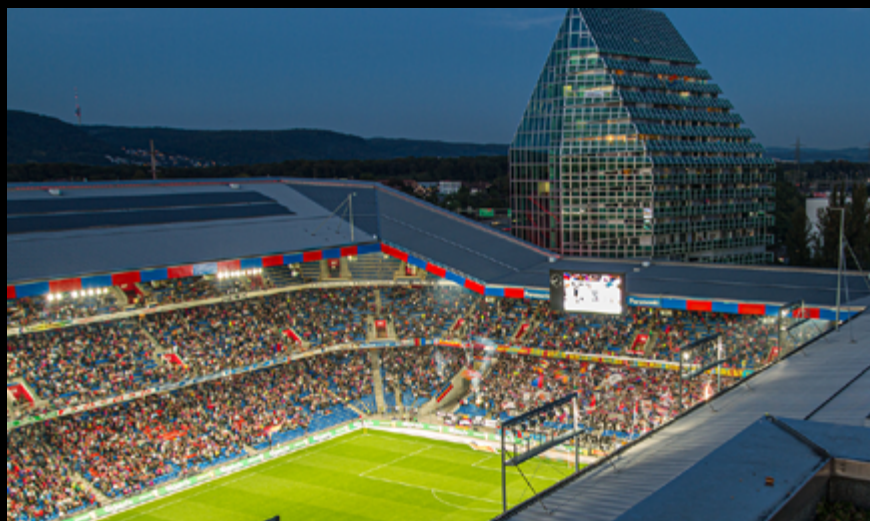
Cathedral



Petersplatz



Fasnacht



Joggeli



## HOUSE DESCRIPTION

### Condition of the House

The house was built in 1937, but is in good condition thanks to continuous renovations. In the last 20 years, the kitchen has been completely replaced, the flooring in the kitchen and hallway has been renewed, a toilet has been installed on the ground floor, the bathroom on the first floor has been completely renovated, the facade has been repainted and all windows have been replaced with high-quality windows with double glazing.

### Advantages

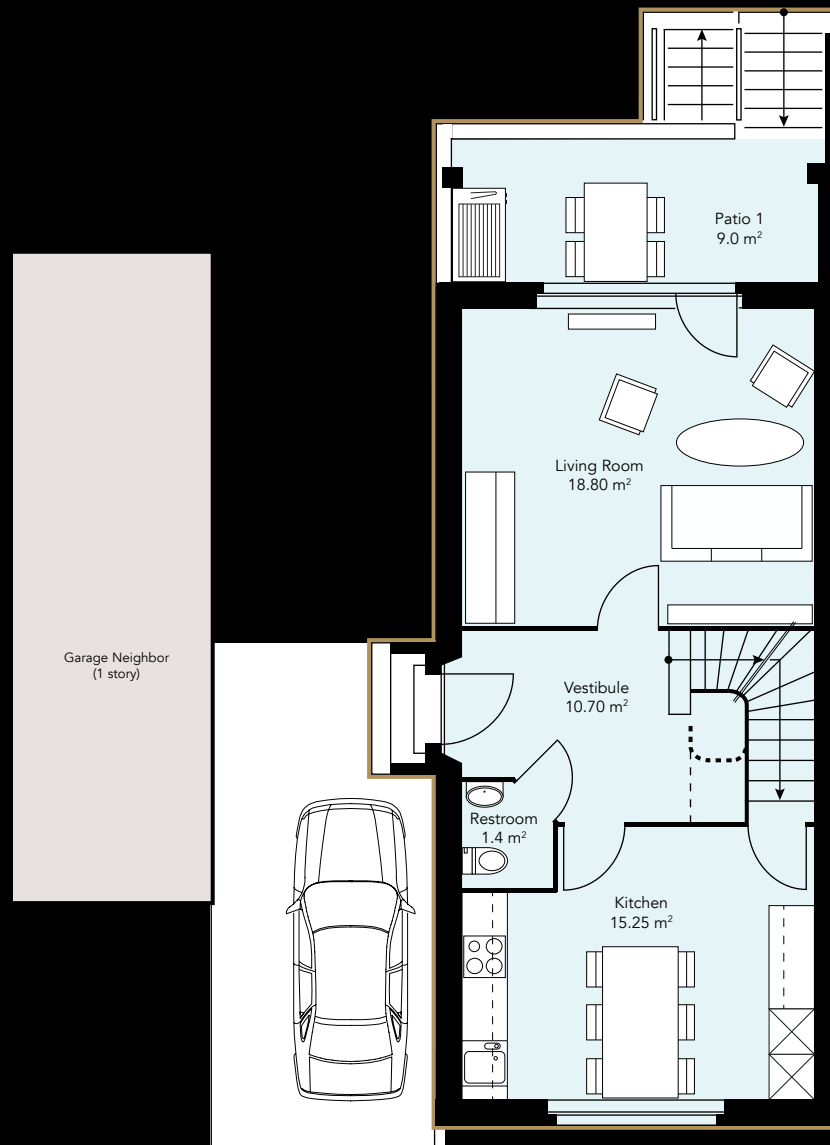
Thanks to the constant and good maintenance, it is possible to move in immediately after the painting work has been finished. The following points are positive:

- spacious entrance hall
- very large kitchen/living room
- beautiful south-west garden
- 3 large rooms (upper floor/top floor)
- covered seating area on the ground floor, covered balcony on the upper floor
- District heating
- New electrical centre

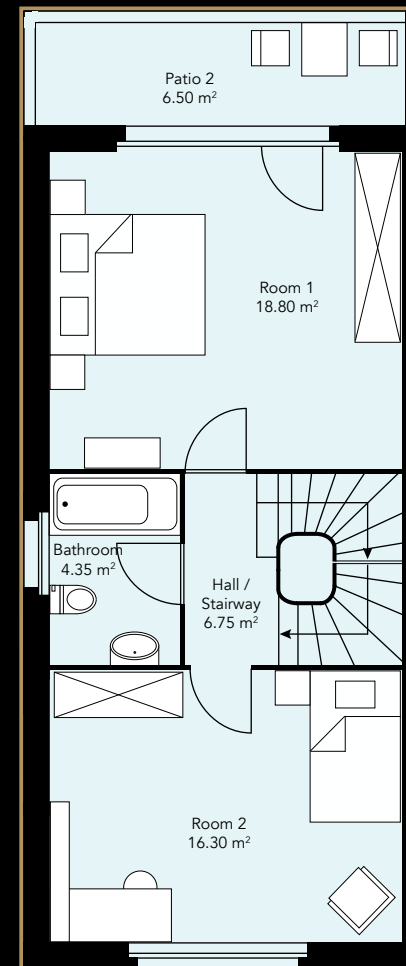
The house has building reserves that can be used to enlarge the living room. In addition, a spacious terrace can be added on the upper floor, which also serves as a roof for a covered parking space. An additional room and a bathroom can be added on the ground floor.



## GROUND FLOOR

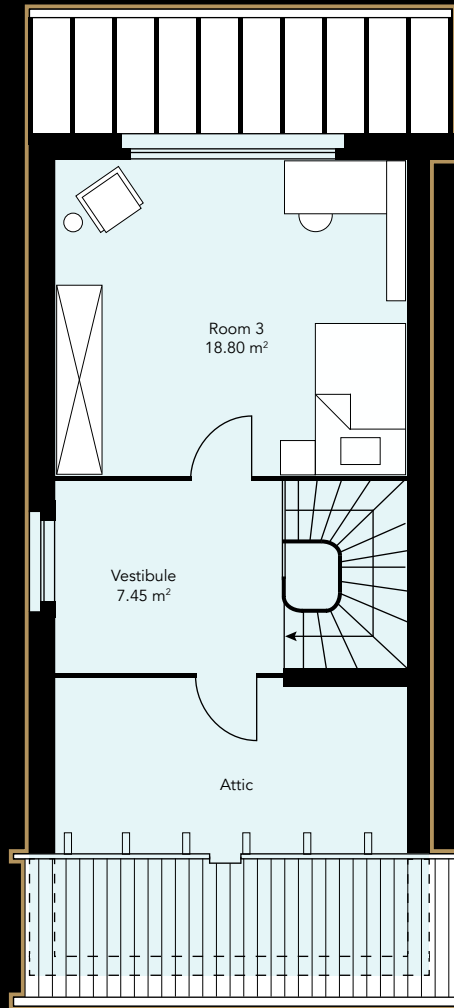


## UPPER FLOOR

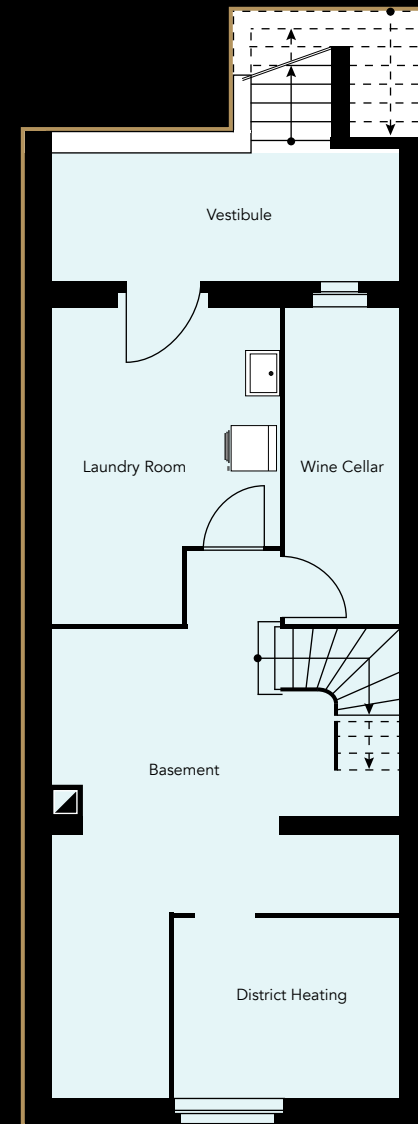




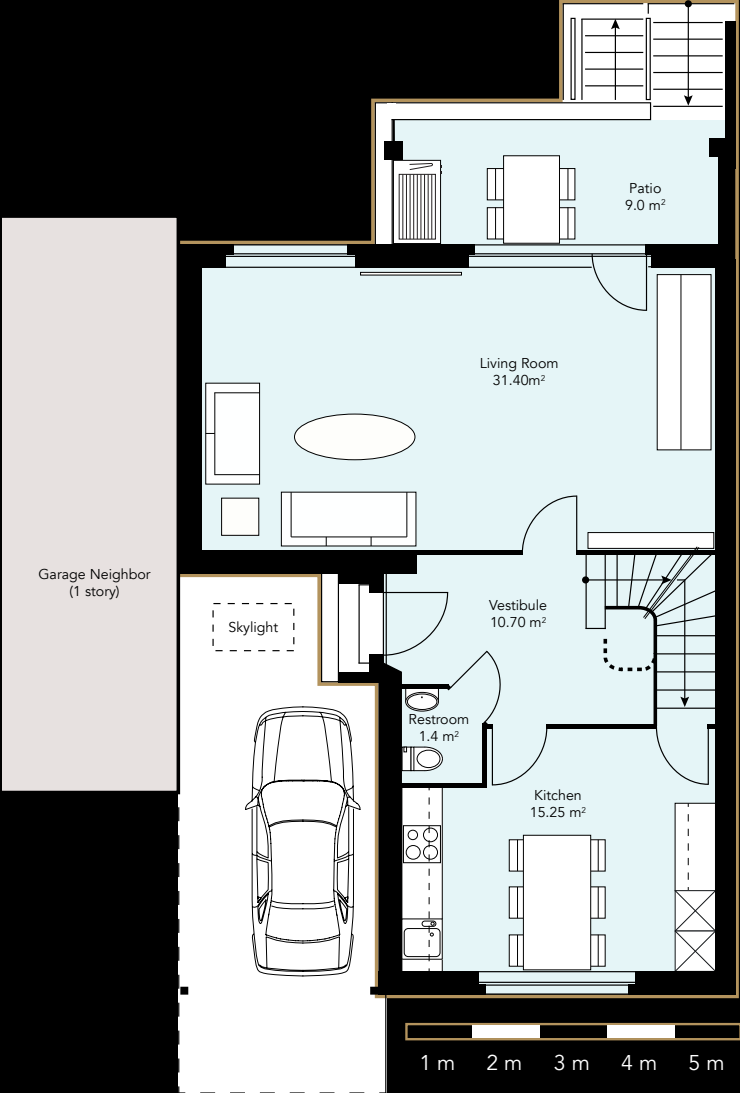
## TOP FLOOR



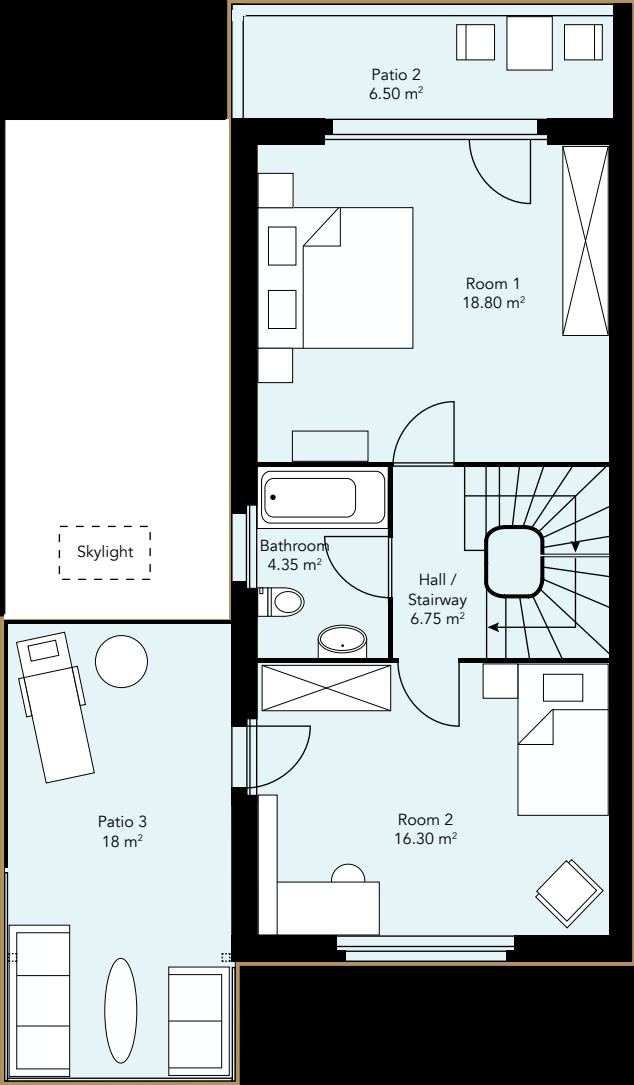
## BASEMENT



GROUND FLOOR ALTERNATIVE

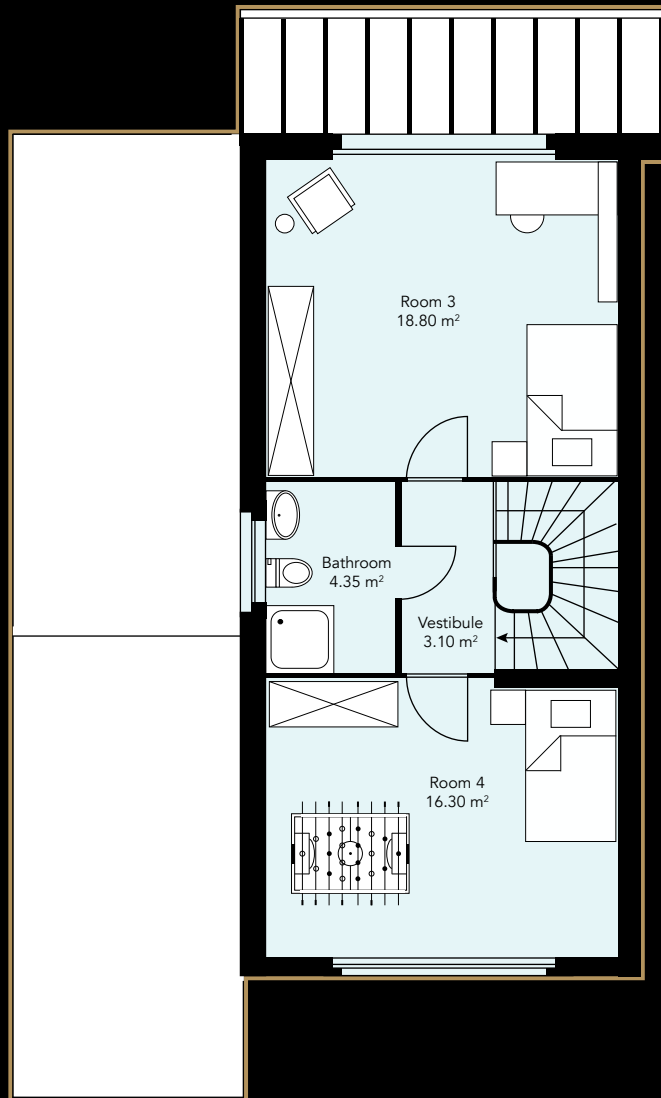


UPPER FLOOR ALTERNATIVE





## TOP FLOOR ALTERNATIVE



## IMPRESSUM

### Concept, Design

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### Photo Credits

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### Note:

The possibilities to expand the existing building are admissible by local building law but will be subject to the approval of the Cityscape Commission, which can only be obtained once a concrete project has been submitted.

No claims whatsoever can be derived from any plans, drawings, representations, area specifications, furnishings and their colours or descriptions.





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