



LINDER
IMMOBILIEN

NEW CONSTRUCTION PROJECT

DAVIDSBODENSTRASSE 54

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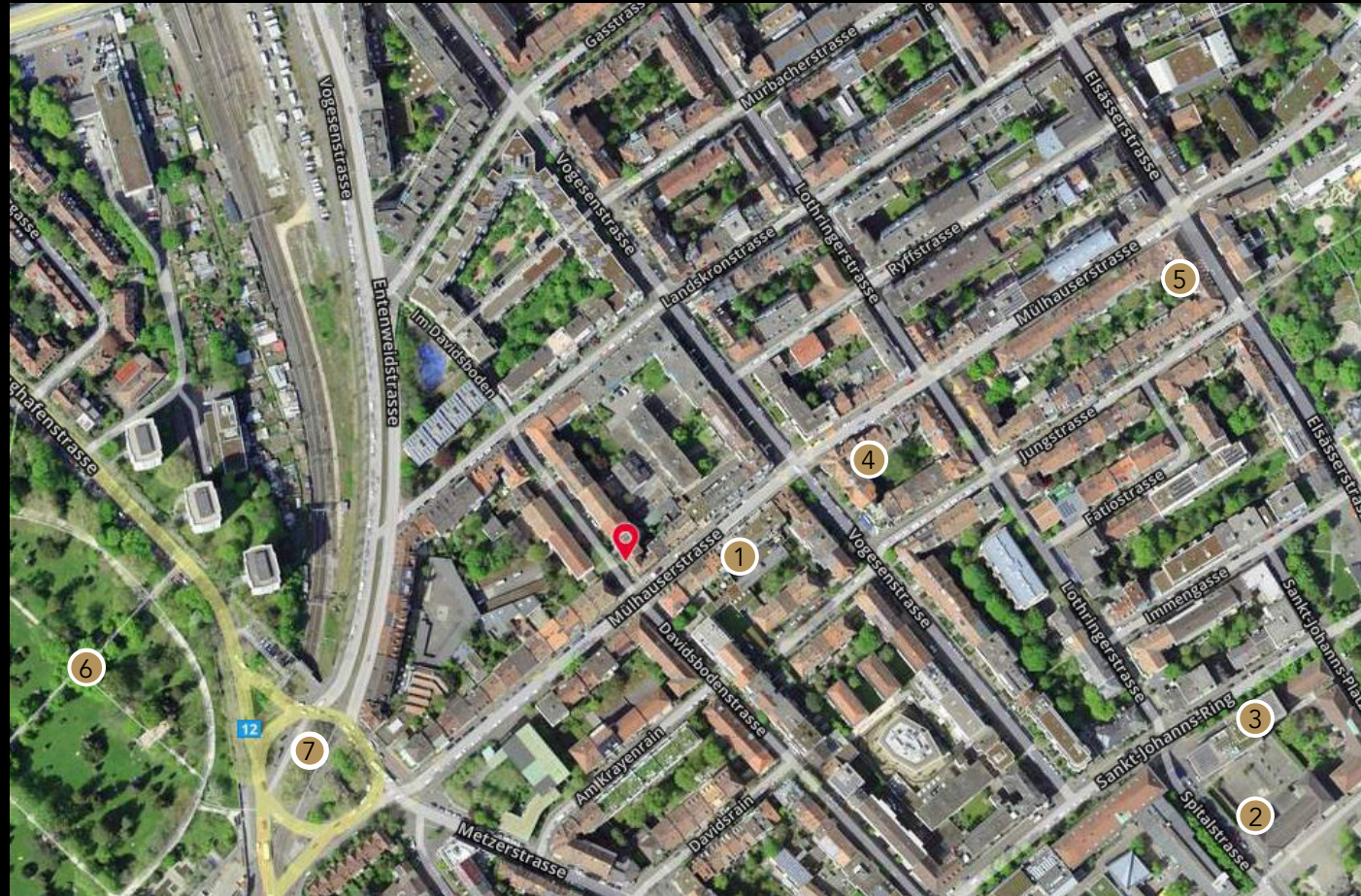


LOCATION

The new building project at Davidsbodenstrasse 54 is located in the St. Johann quarter. The nearest kindergarten (1) is less than 100 metres away on the opposite side of the street and the primary school (2) and secondary school (3) are also within 5 minutes walking distance.

A small grocery shop (4) is about 100 metres away, but Migros, Coop and Denner (5) are also in the immediate vicinity.

Also in the immediate vicinity is the beautiful Kannenfeldpark (6) with a paddling pool and children's playgrounds. The largest park in Basel not only invites walkers and families to linger, but also offers sufficient space for all those who enjoy sports. Tram lines 1 and 2 as well as bus lines 31, 36, 38 and 50 run from the „Kannenfeldplatz“ stop (7).



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

ARCHITECTURE

At Davidsbodenstrasse 54, 5 new flats are being built in a beautiful location near the Kannenfeldpark. The planned new building has a very attractive facade and interesting floor plans.

There are bicycle parking spaces in the front garden and additional parking spaces in the basement for the more expensive bicycles.

The maisonette flat on the ground and first floor has its own garden with a seating area, the 2-room flats on the 2nd and 3rd floors are very bright thanks to large windows and also have a very efficient room layout.

The large eat-in kitchen, for example, is visually connected to the living room, which makes the rooms appear larger. Thanks to the cantilevered living area of the five flats, they all receive a lot of sun from different directions and the room height of 2.60 m gives them an even more spacious feel.





The maisonette attic flat is the largest of the five flats at almost 160 m² and has a large living and dining room and a beautiful west-facing balcony, in addition to the small balcony in the bedroom.

Three large bedrooms are planned for the lower floor of the maisonnette flat. On the living floor, the fourth room could also be used as a dining room, which would then make the living area appear even bigger. The attic room is an additional room that could also be used as an office.

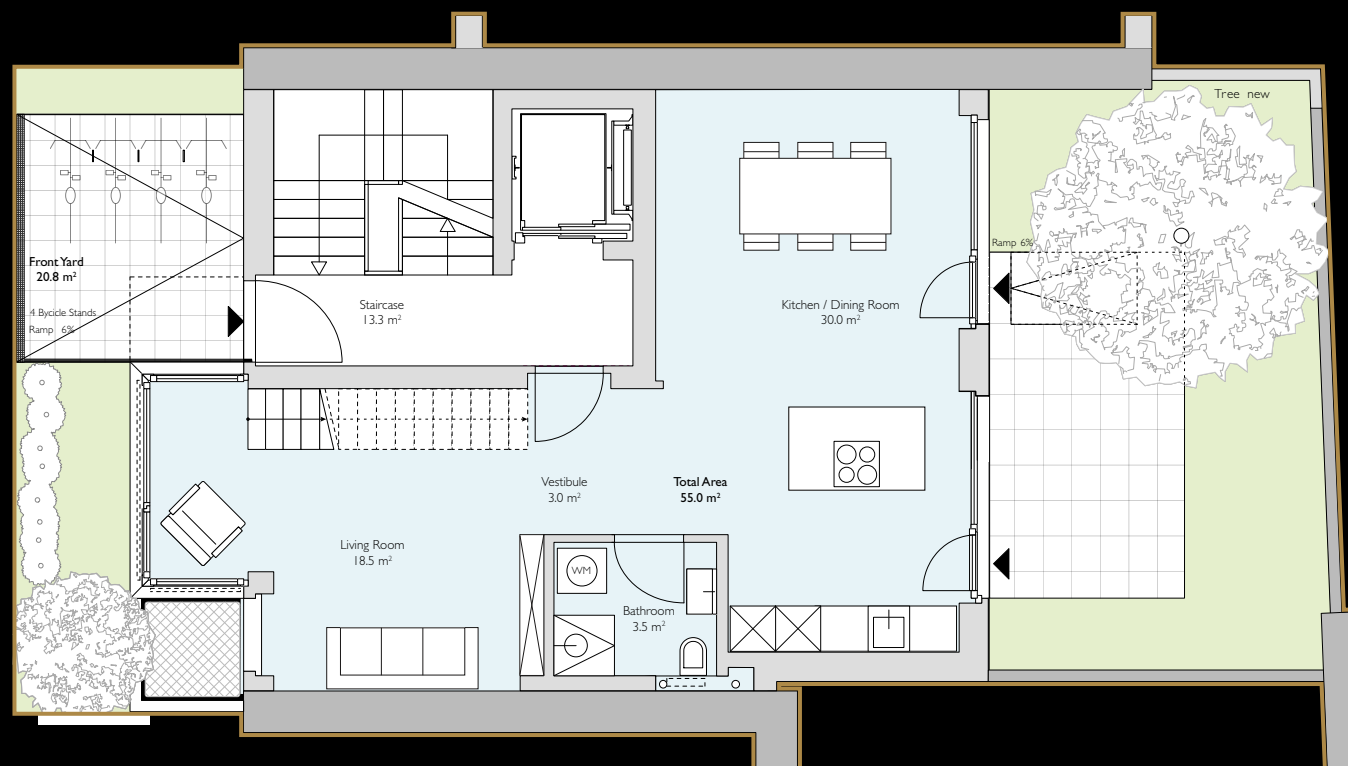
All the flats have their own direct lift access, which is very rare, especially for two-room flats, and their own washing machine and tumble dryer tower, as well as their own cellar.

All rooms in the building have a good size and can be furnished well in different styles.

KITCHEN GROUND FLOOR



MAISONETTE GROUND FLOOR



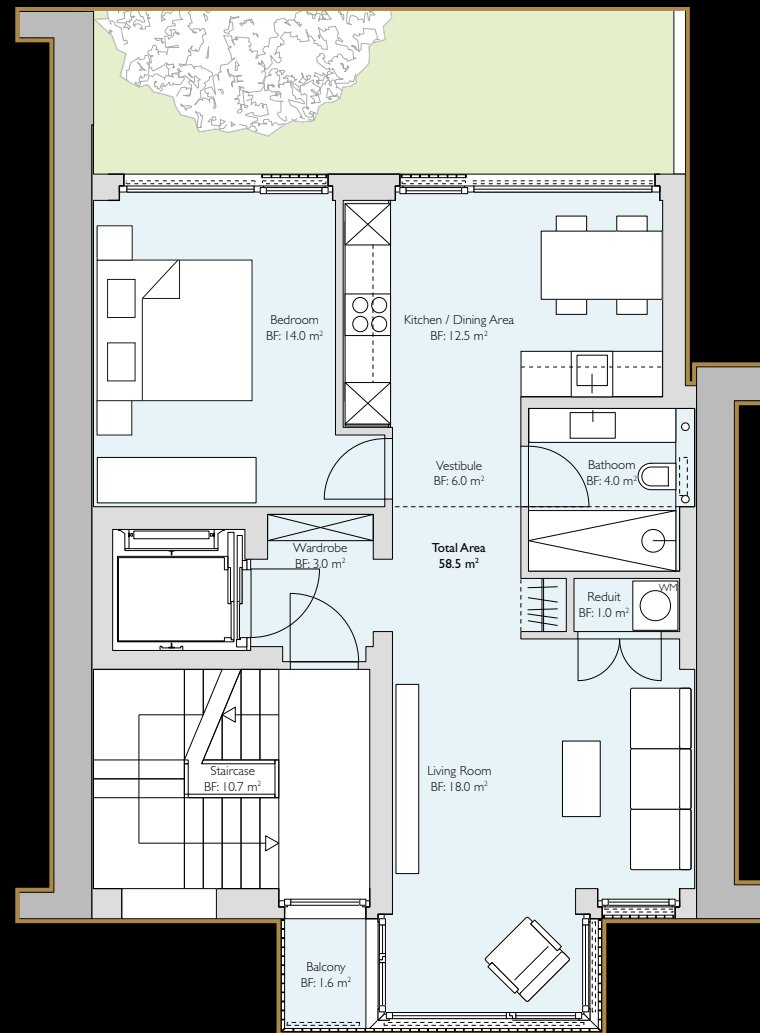
MAISONNETTE UPPER FLOOR



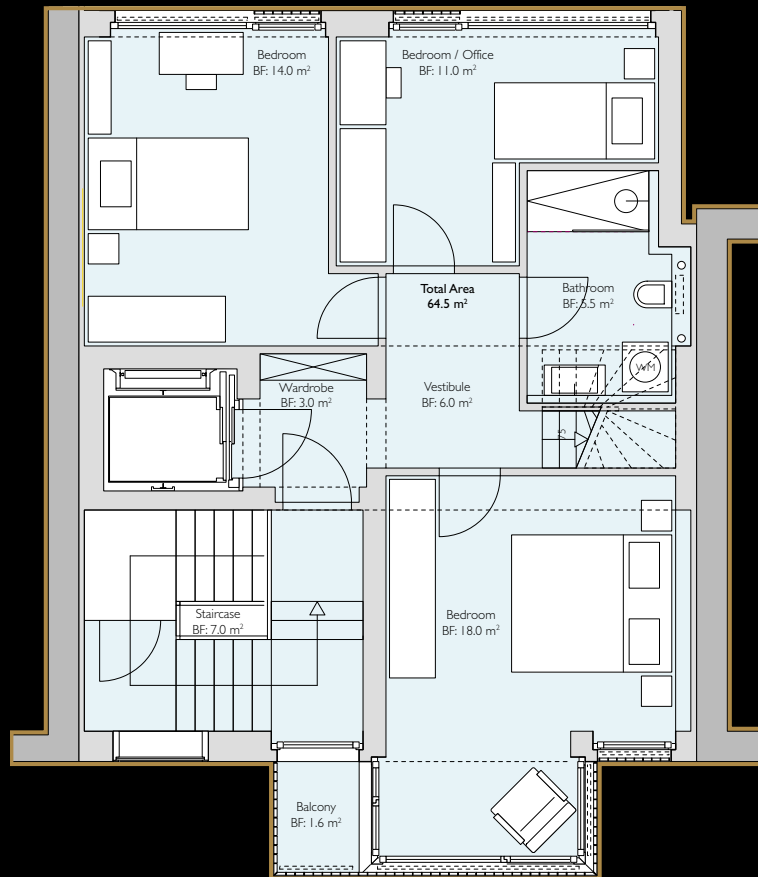
GARDEN



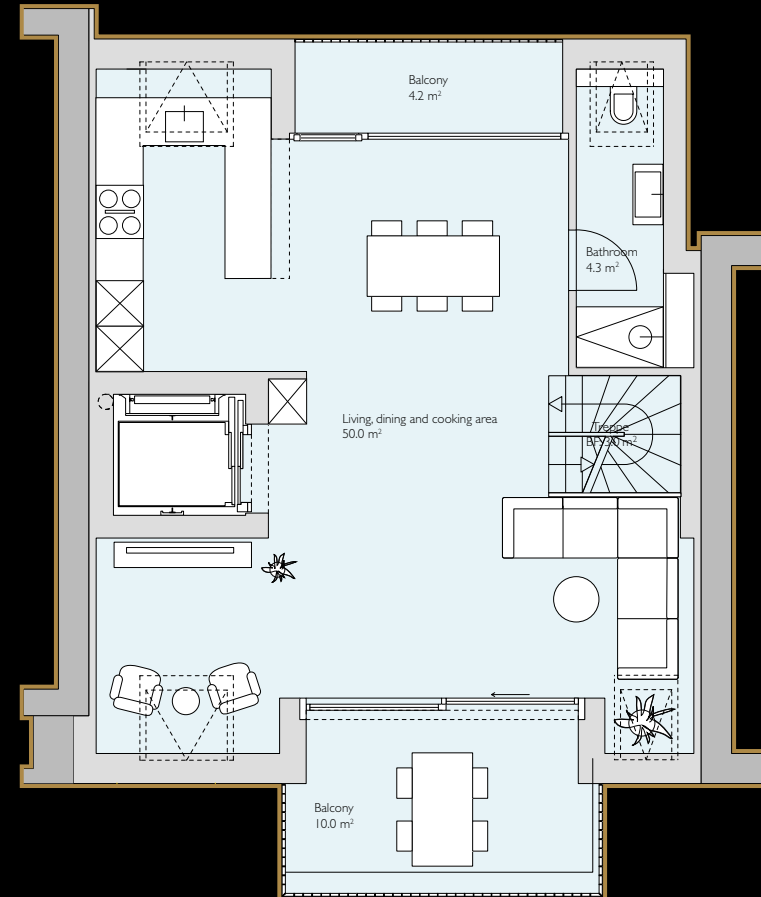
UPPER FLOOR, 2. + 3. LEVEL



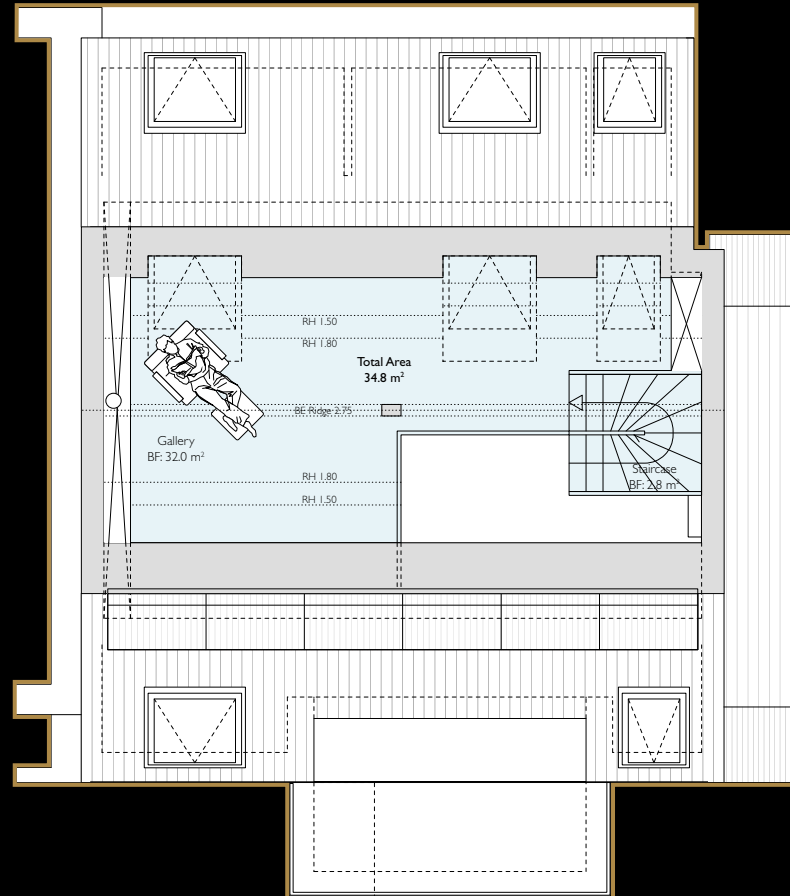
TOP FLOOR 1



TOP FLOOR 2



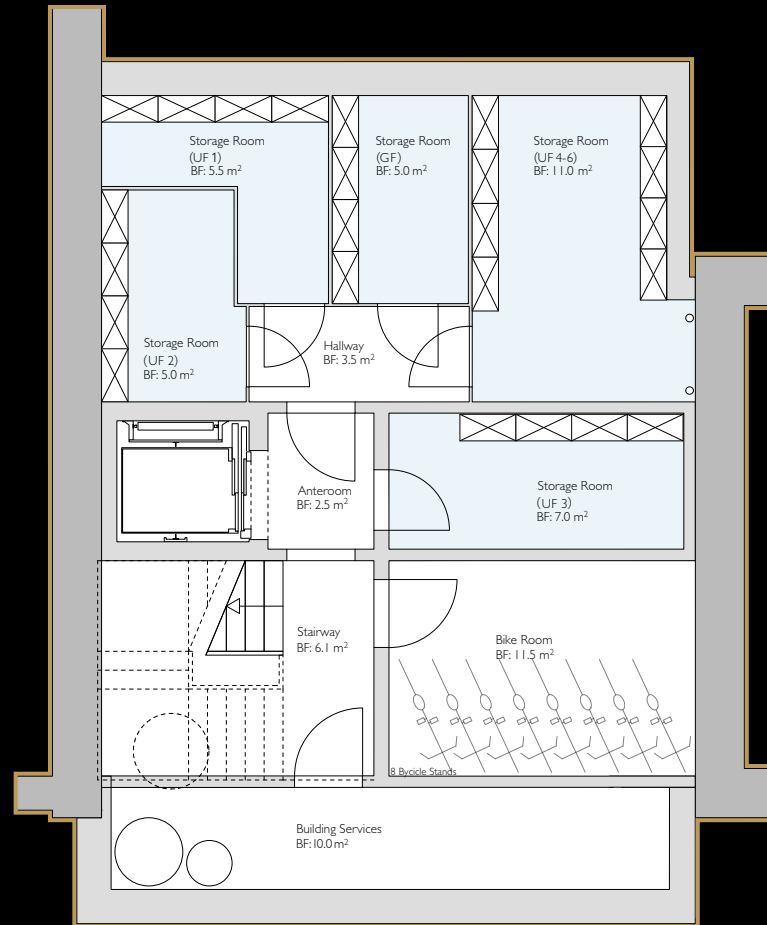
GALLERY TOP FLOOR



GALLERY TOP FLOOR



BASE FLOOR



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Photo Credits

Visualization: Dynacom GmbH

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Note:

All information (plans, visualizations) without guarantee. No claims whatsoever can be derived from any plans, drawings, illustrations, area details, furnishings and their colors or descriptions.



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