



LINDER
IMMOBILIEN

CONDOMINIUM

GSTALTENRAINWEG 14

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LOCATION

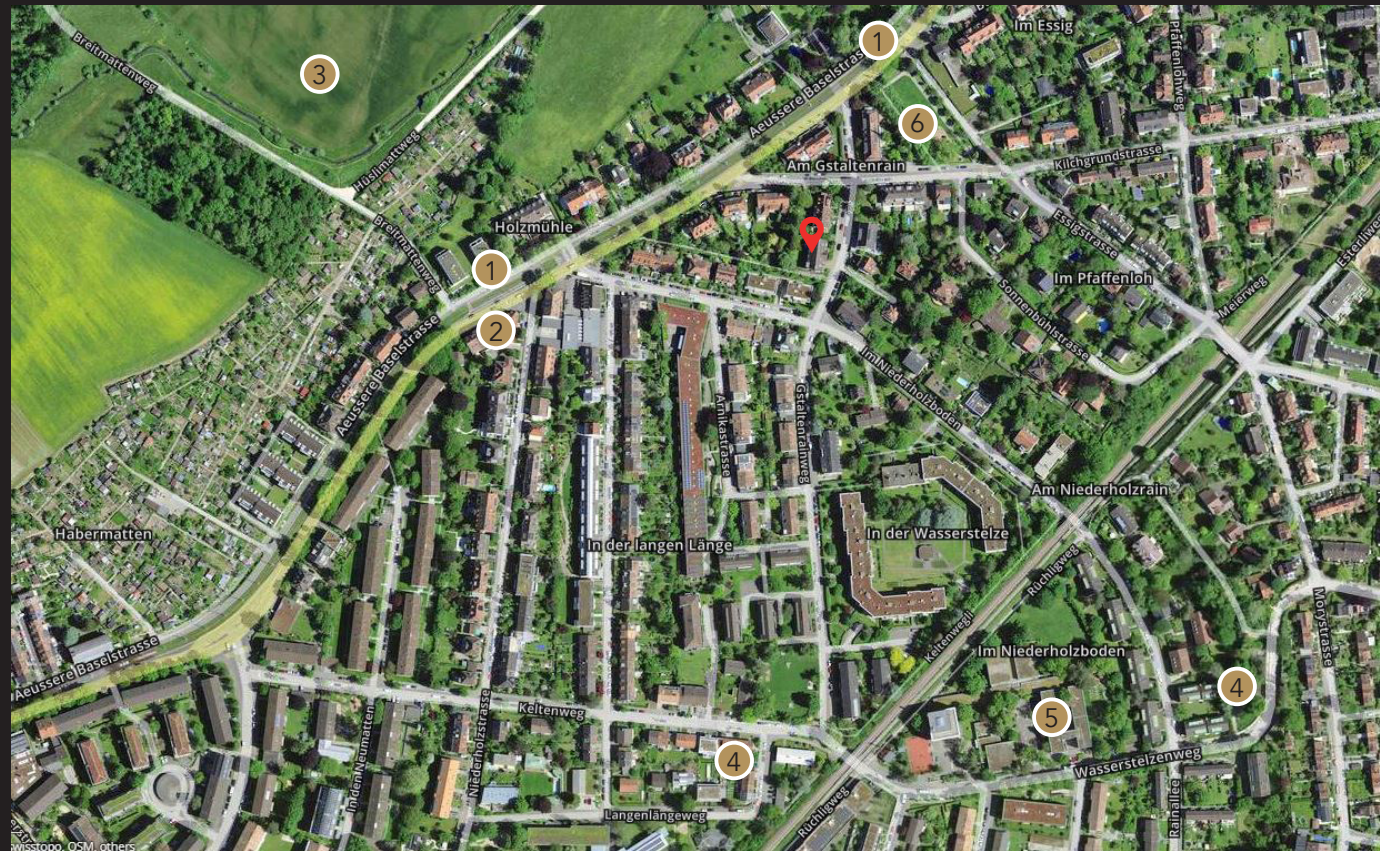
This beautiful condominium on Gstaltenrainweg is in a quiet location, less than a 5-minute walk from the Lange Erlen recreation area. Just around the corner is a Coop Pronto, which is open until 10 pm all year round, as well as a pharmacy.

Extended shopping is possible in the Rauracherzentrum. It takes just 7-8 minutes to walk there.

Two stops on tram line 6 are in the immediate vicinity, so Basel city centre can also be reached easily in 10-15 minutes thanks to public transport.

Due to the optimal connection to public transport and the nearby shopping facilities, the single story flat is particularly interesting for older people.

The location is also ideal for families with children. A children's playground is in the immediate vicinity and the kindergarten and primary school are also very close by. The upper school can be attended in the Bäumlhof school building. The sports ground Grendelmatten is also close by, where the Amicitia football club and the Riehen gymnastics club train future football and athletics talents.



- | | |
|---------------|------------------|
| ① Tram Nr. 6 | ④ Kindergarten |
| ② Coop Pronto | ⑤ Primary School |
| ③ Lange Erlen | ⑥ Playground |

SITUATION



INFORMATION ABOUT RIEHEN

Riehen calls itself a „big, green village“ and rightly so. The many parks, large and small, as well as the extensive forest areas in the Lange Erlen and on the St. Chrischona offer a variety of beautiful local recreation areas. Riehen makes great efforts to preserve these and is therefore committed to a sustainable environmental and energy policy. Riehen has the largest geothermal plant in Switzerland and was awarded the „European Energy Award in Gold“ in 2004.

Over 100 clubs, from the Taekwondo School to the Whisky Circle Rieche, offer a wide range of leisure activities for children and adults, while the Fondation Beyeler and six other galleries, the Kunstraum Riehen and the Toy Museum also provide valuable cultural offerings. A music school for the musically talented is also available in Riehen.



Entrance Wenkenpark



Wenkenpark

Riehen has six daycare centers and 20 daycare families that look after infants of two months and older. Four elementary schools take care of the education of school-age children, while the grammar school and secondary school are located at Bäumlihof, which lies on the border between Basel and Riehen. Due to its family and youth policy, Riehen has also been the proud bearer of the Unicef label „Child Friendly Community“ since 2011.

Despite the rural character of the village, extended shopping is easily available in nearby Basel, which can be reached by public transport in 15 minutes. Riehen also has a well-developed public transport network and after 7 pm the Ruftaxi will take you from the Habermatten or from the Riehen Dorf tram stop directly to your front door upon presentation of a valid BVB ticket. Due to the proximity to the German border, a number of inexpensive shopping facilities and restaurants are available as well.

IMPRESSIONS



Fondation Beyeler



Fondation Beyeler Park



Riehen Village Center



Spring in Riehen

LIVING ROOM



GARDEN VIEW



FACADE



LIVING- / DINING ROOM



ROOM



CONDOMINIUM

The flat is located on the 1st floor, it offers many advantages:

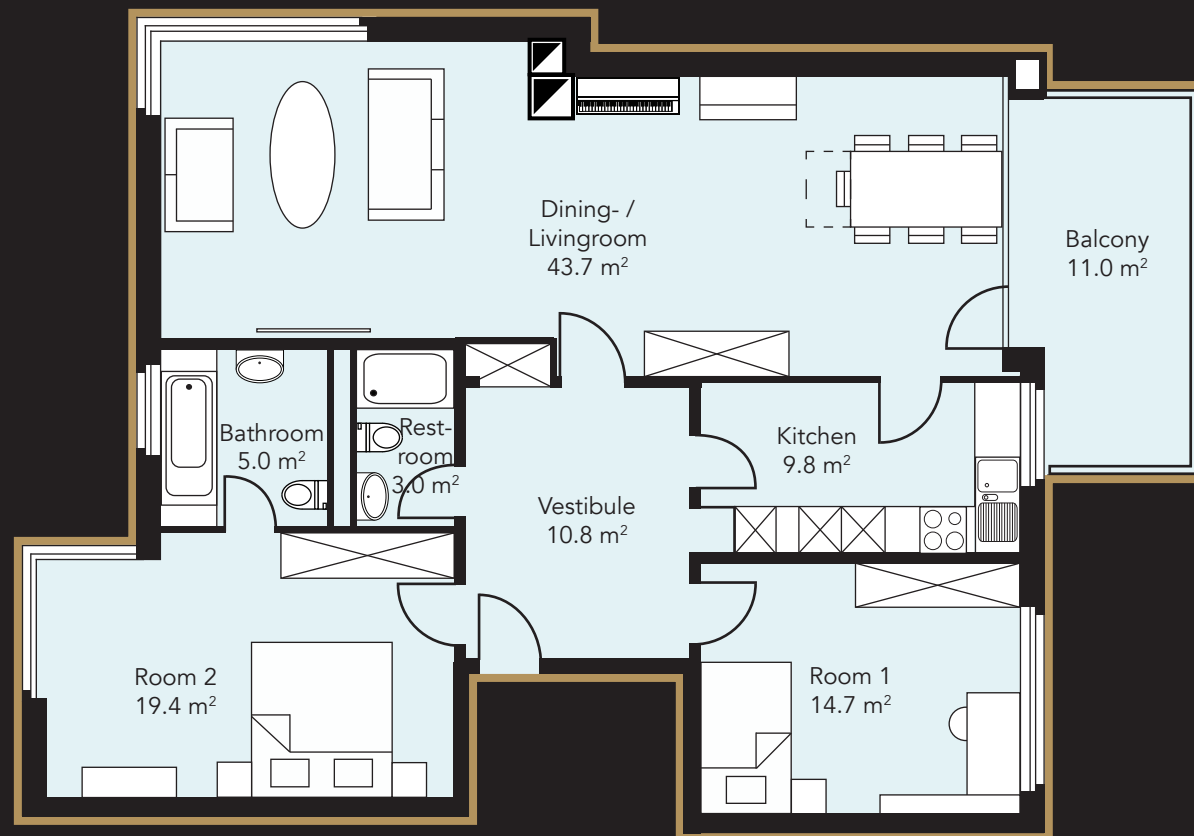
- The orientation east / south / west is optimal
- Threshold-free access to the flat
- Very large living / dining room with orientation west / south
- Part of the living room could be separated as a separate room, the size of the living room would still be acceptable, especially if an open kitchen would be realised.
- Two full bathrooms, one directly accessible from the master bedroom
- Attractive terrace
- Large windows
- Large rooms
- Large entrance hall

Additionally:

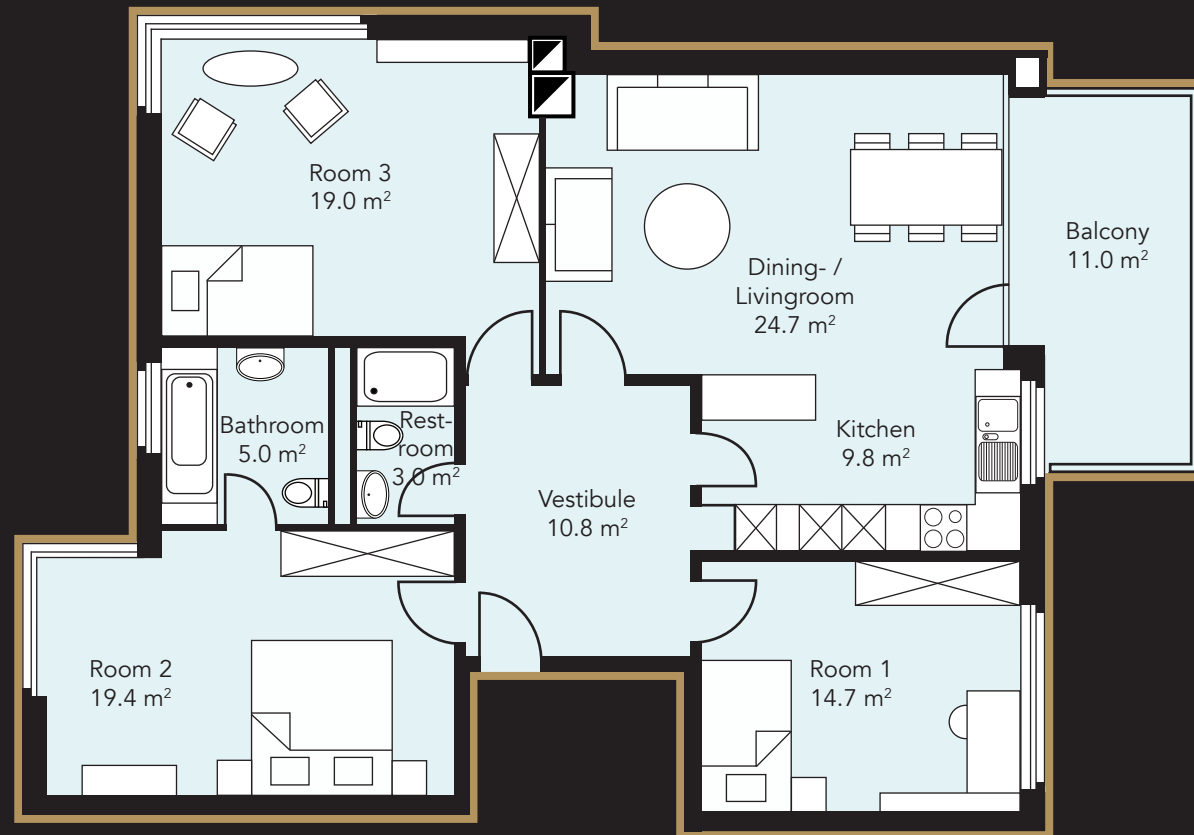
- Large utility room on the ground floor, which could also be used as an office, i.e. heated and existing window.
- Despite the utility room, there is an additional cellar
- Additional storage space in the common cellar
- Bicycle storage space
- Easily accessible parking space in the garage



FLOOR PLAN



FLOOR PLAN ALTERNATIVE



LEGAL NOTICE

Concept, Design

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Photo Credits

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All information (plans, visualizations) without guarantee
The costs for the implementation of the alternative floor plan are
not included in the purchase price

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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