



LINDER
IMMOBILIEN

CONDOMINIUM IN RIEHEN

HOHLWEG 10

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DATA SHEET

1. Floor

Master Bedroom	19.1 m ²
Children's Room	14.0 m ²
Nursery	13.3 m ²
Forecourt	8.7 m ²
Bathroom 1 (Shower, Bathtub)	5.9 m ²
Bathroom 2 (Shower)	4.8 m ²
Living, Eating, Cooking	48.5 m ²
Balcony	11.5 m ²

Total 1. Floor
(without Balcony) 114.3 m²

Basement

Gym, Homeoffice	32.1 m ²
Cellar	3.3 m ²

Net usable Area 147.4 m²
Total ancillary areas 14.8 m²

Year of Construction

2011

Flooring

Parquet flooring in the living rooms
Anthracite stone slab in wet rooms and kitchen

Heating

Gas, underfloor heating

Kitchen

Budget price, building spec. 2012: CHF 30'000.-

Miscellaneous

Car Park
Flat in good condition
Own WM/Tumbler tower
Lift access



LOCATION



- | | | | | |
|-------------------|----------------|----------------------|------------------|----------------|
| 1 Bus Nr. 35 | 3 Tram Nr. 6 | 5 Primary School | 7 Post | 9 Sarasin Park |
| 2 Railway Station | 4 Kindergarten | 6 Migros, Coop, etc. | 8 Beyeler Museum | 10 Autäli |



This modern 5.5-room flat sits on a sunny south-facing slope and boasts breathtaking views over the idyllic Autal valley and the city of Basel. Here you live where others go on holiday!

The perfect connections are right on the doorstep: Bus route 35 takes you to Riehen railway station in just three minutes - from there you can reach the SBB railway station or even Lörrach, Steinen and Schopfheim in a flash with the S-Bahn. Right next to the station you will find the post office and the connection to bus route 34, which takes you directly to the heart of Basel city centre. And if you prefer travelling by tram, you're in luck - tram no. 6 stops just a two-minute walk away!

But you don't even have to leave the charming village of Riehen for your daily needs: the beautiful village centre is just a short walk away and offers everything your heart

desires - Migros, Denner, Coop, plus many other shopping opportunities, a cosy Sutter Begg with café, the fine Confiserie Brändli, pharmacies, banks, insurance companies and so much more!

Attention sports enthusiasts: Just behind the village centre, the modern sports arena awaits you, a top-equipped fitness centre including physiotherapy - here you are guaranteed to keep moving.

The internationally renowned Fondation Beyeler offers pure cultural enjoyment - world-famous exhibitions and inspiring art installations await you all year round. A visit to the museum can be wonderfully combined with a coffee or a fine meal in the baroque Villa Berower. And directly opposite, the picturesque Sarasin Park invites you to linger and relax.

The icing on the cake? Directly below the flat is the marvellous Autäli recreational area. From your balcony, you can enjoy the sweeping view of lovingly tended allotments, flowering orchards and the nature reserve's species-rich ponds. Countless plant and animal species live here - a paradise, especially for nature lovers!



MICROLOCATION



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 Bäumlhof, 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

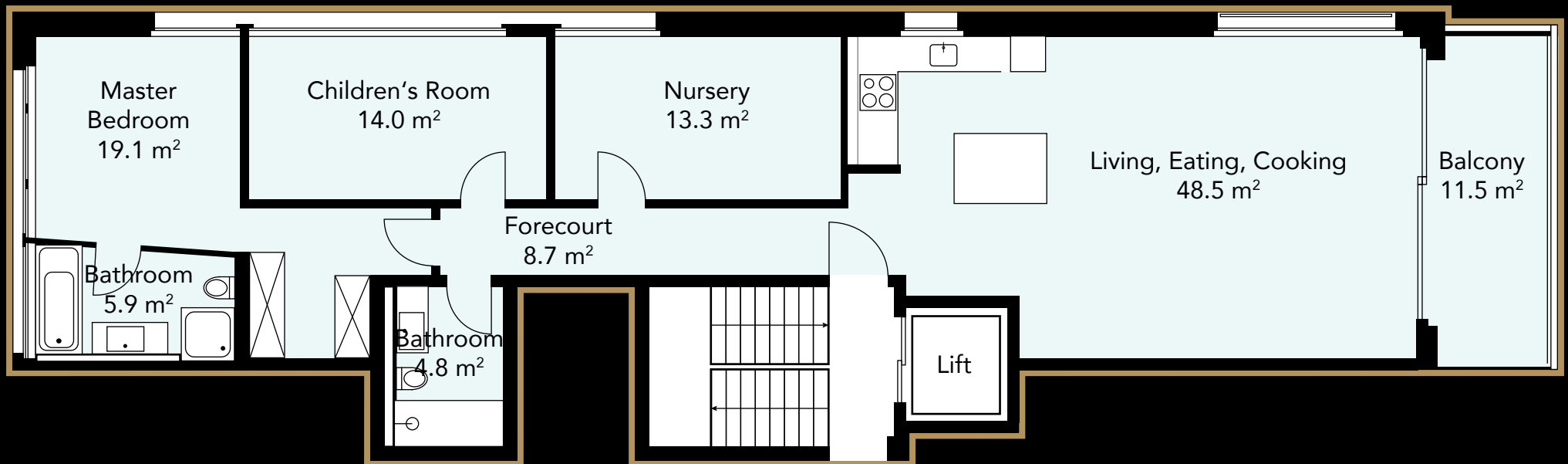
LIVING ROOM



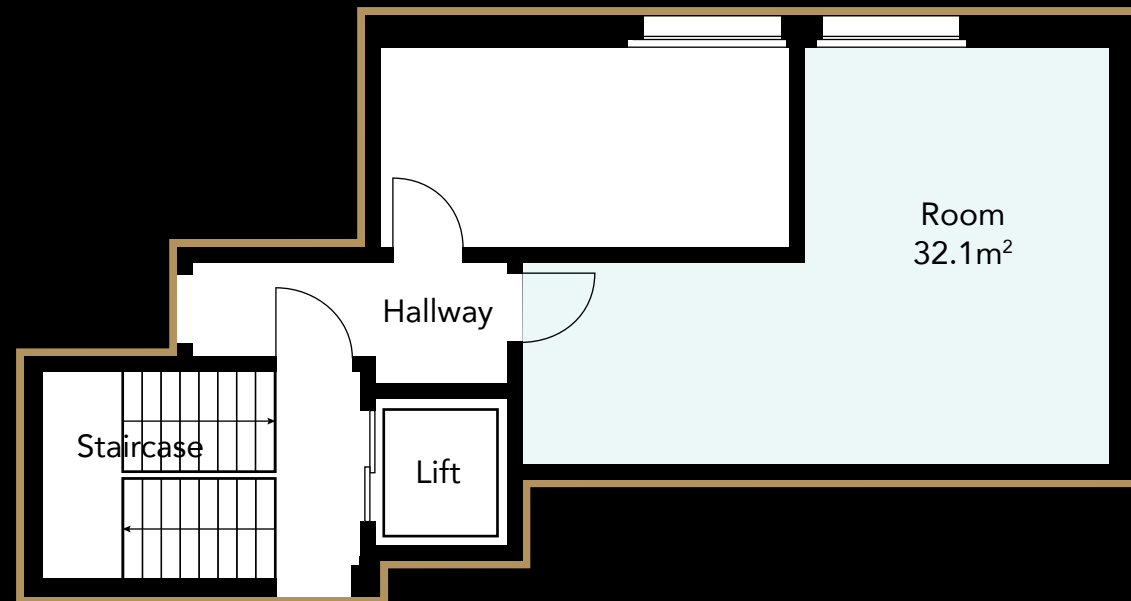
KITCHEN



FLOOR PLAN CONDOMINIUM



FLOOR PLAN BASEMENT



CHILDREN'S ROOM



MASTER BEDROOM



GYM



IMPRINT

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Note:

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