



**LINDER**  
IMMOBILIEN

CONDOMINIUM IN RIEHEN

**PARADIESSTRASSE 31**

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## DATA SHEET

### Flat

Bedroom	14.5 m <sup>2</sup>
Living Room	21.8 m <sup>2</sup>
Kitchen	14.6 m <sup>2</sup>
Hallway	10.6 m <sup>2</sup>
Bathroom 1 (Toilet)	2.3 m <sup>2</sup>
Bathroom 2 (Bathtub)	4.4 m <sup>2</sup>
Conservatory	11.2 m <sup>2</sup>
Garden	116.0 m <sup>2</sup>

Total 68.2 m<sup>2</sup>  
(without conservatory)  
(without Garden)

### Year of Construction

1999

### Flooring

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

### Heizung

District Heating

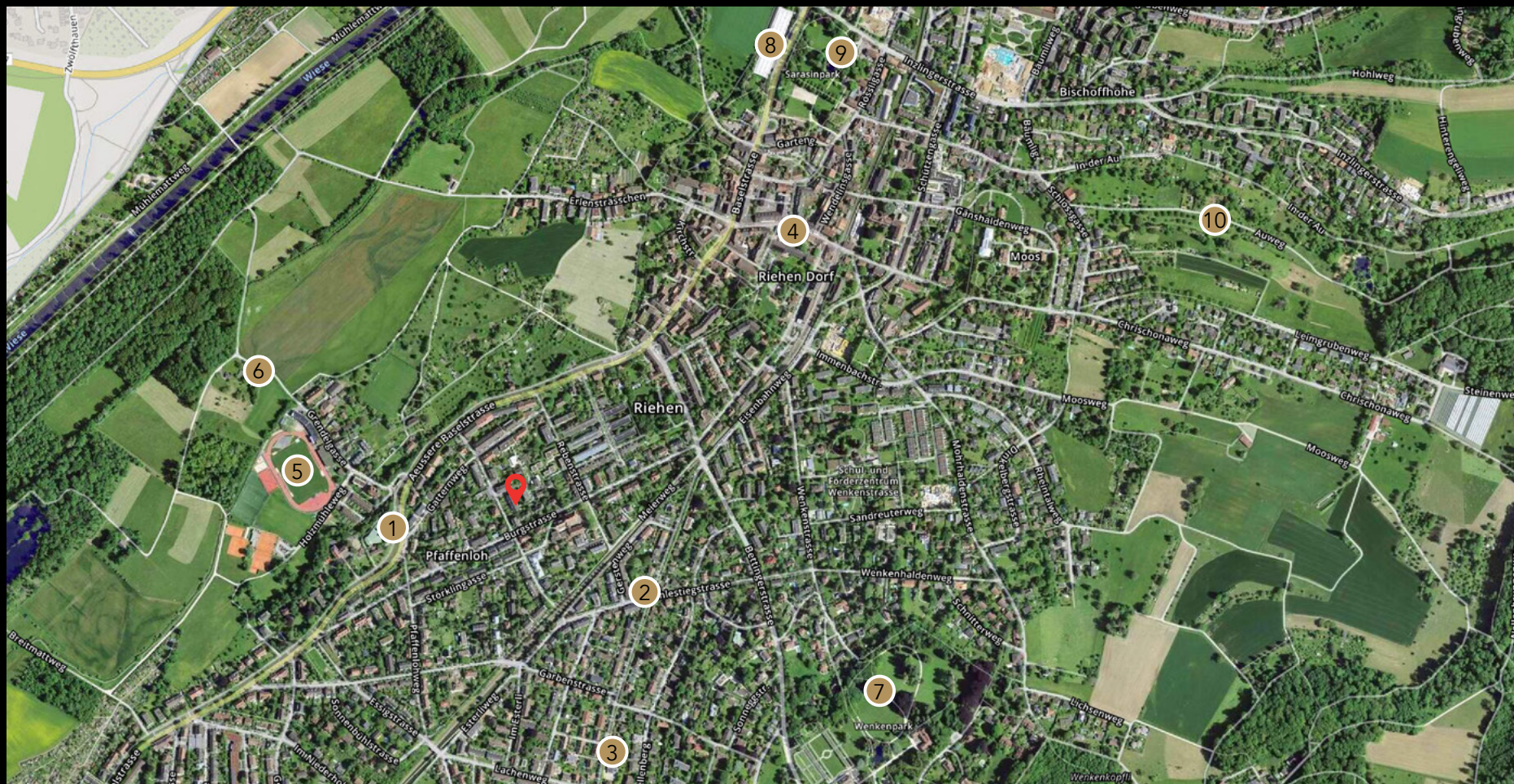
### Sonstiges

Car Park  
Basement 4.0 m<sup>2</sup>  
Flat in good condition  
Own WM/Tumbler tower  
Electric Blinds  
Photovoltaics for own consumption





# LOCATION



- |                      |                   |               |                  |                |
|----------------------|-------------------|---------------|------------------|----------------|
| ① Tram Nr. 6 / 2     | ③ Mirgros Partner | ⑤ Sportanlage | ⑦ Wenkenpark     | ⑨ Sarasin Park |
| ② Bus Nr. 34/ 35/ 45 | ④ Dorfzentrum     | ⑥ Lange Erlen | ⑧ Beyeler Museum | ⑩ Autäli       |



## **A little Paradise - in the center of Riehen!**

The location at Paradiesstrasse 31 lives up to its name. Here you live in a quiet yet well-connected neighbourhood - a real gem in popular Riehen!

### **Perfect accessibility by public transport**

Thanks to the proximity to two tram lines - No. 6 and No. 2, just 230 meters away - you can be in Basel City centre or the green surrounding area in no time at all. In addition, bus lines 34, 35 and 45 take you comfortably in all directions. Commuting and mobility have never been so easy

### **Shopping? Everything in your neighbourhood!**

The Migros Partner is just 5 minutes away from the flat - perfect for a quick shop. If you want more choice, you'll find everything your heart desires in the nearby village centre: Migros, Coop, Denner, Cenci, pharmacy, UBS, Kantonalbank, post office and many other shops - all within easy walking distance!

### **Nature and culture right on your doorstep**

Experience pure quality of life with a wide range of local recreational opportunities:

- The Grendelmatte sports facility for active moments - just 370 metres away
- The idyllic Lange Erlen just 500 metres away - ideal for walking, jogging or relaxing
- The beautiful Wenkenpark with its old trees and meadows
- And of course the world-famous Fondation Beyeler - a cultural highlight just a 10-minute walk away

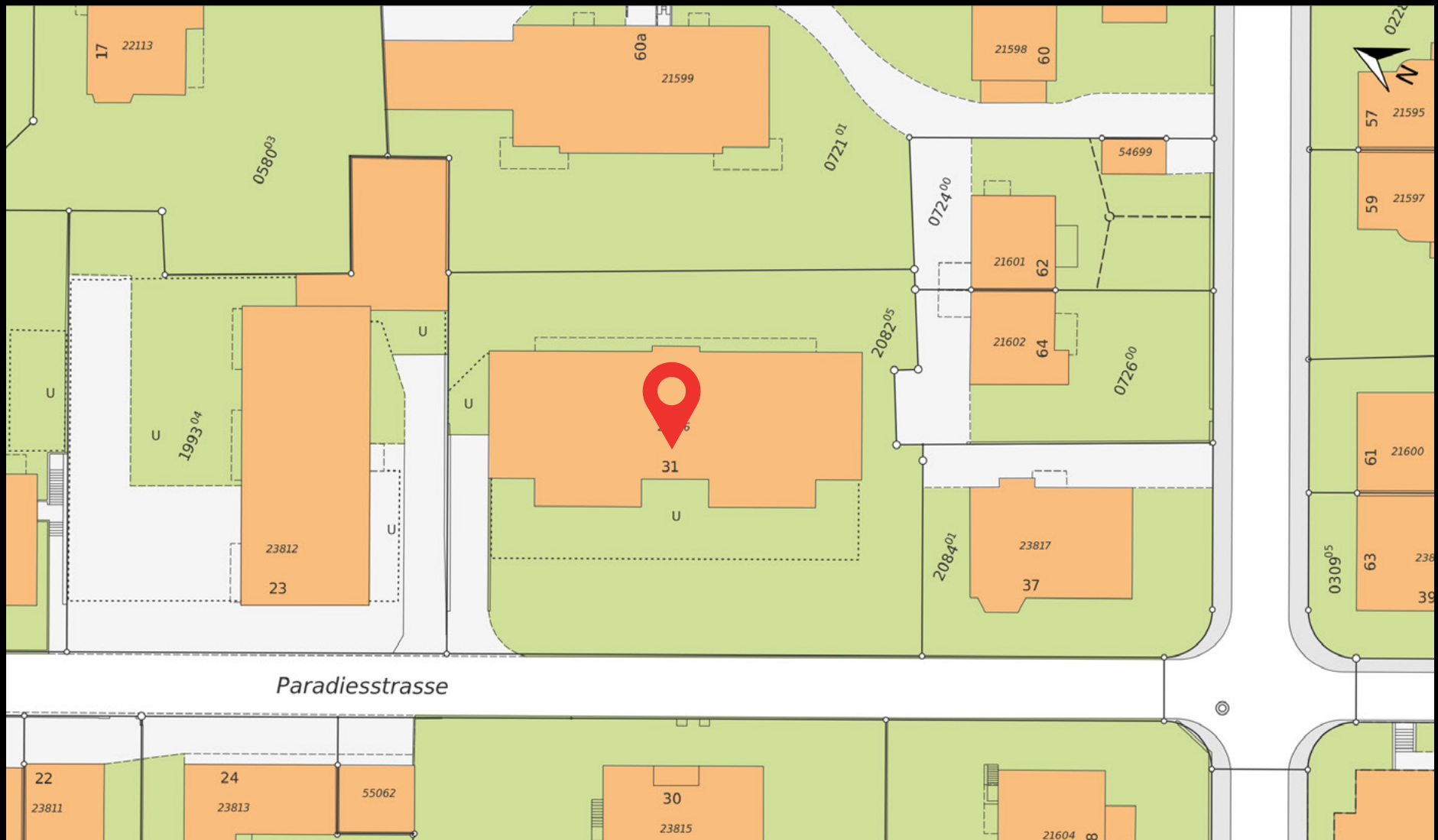
This location offers the best of both worlds: Peace, nature and relaxation - combined with urban comfort and the best infrastructure.

## **Welcom to Paradise!**





## 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



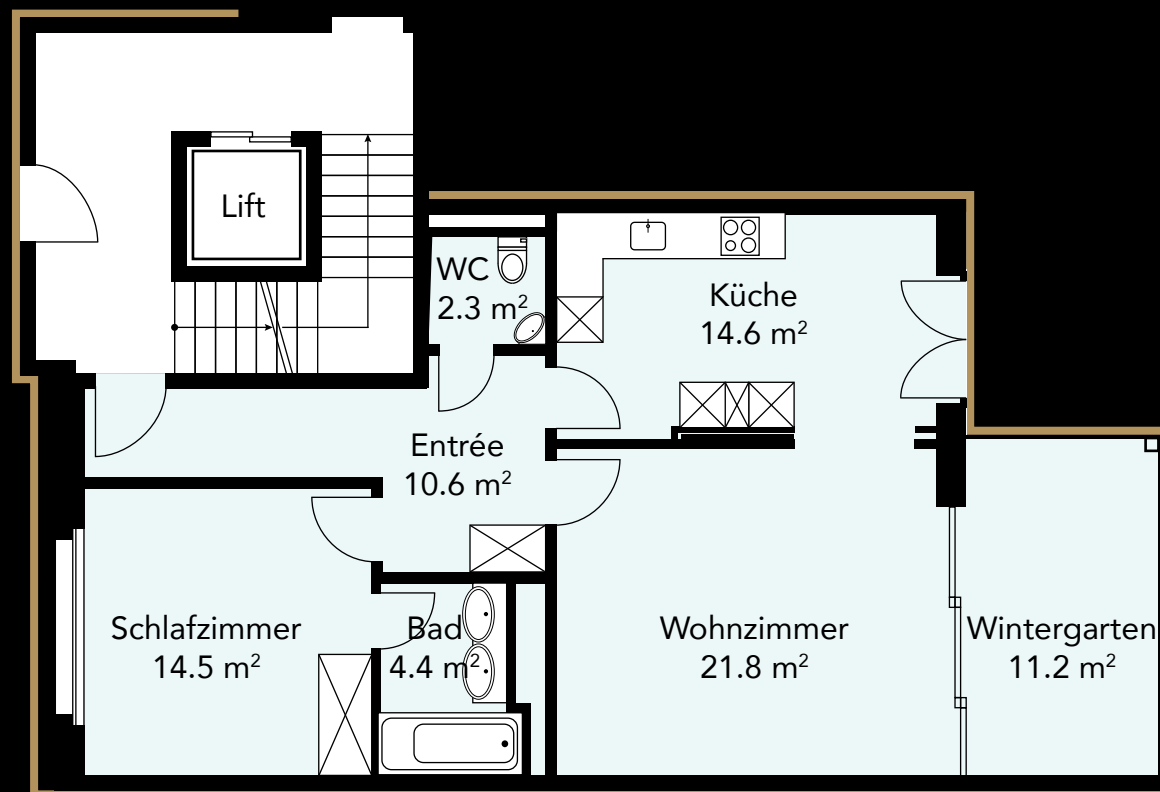
Spring in Riehen



## LIVING ROOM WITH CONSERVATORY

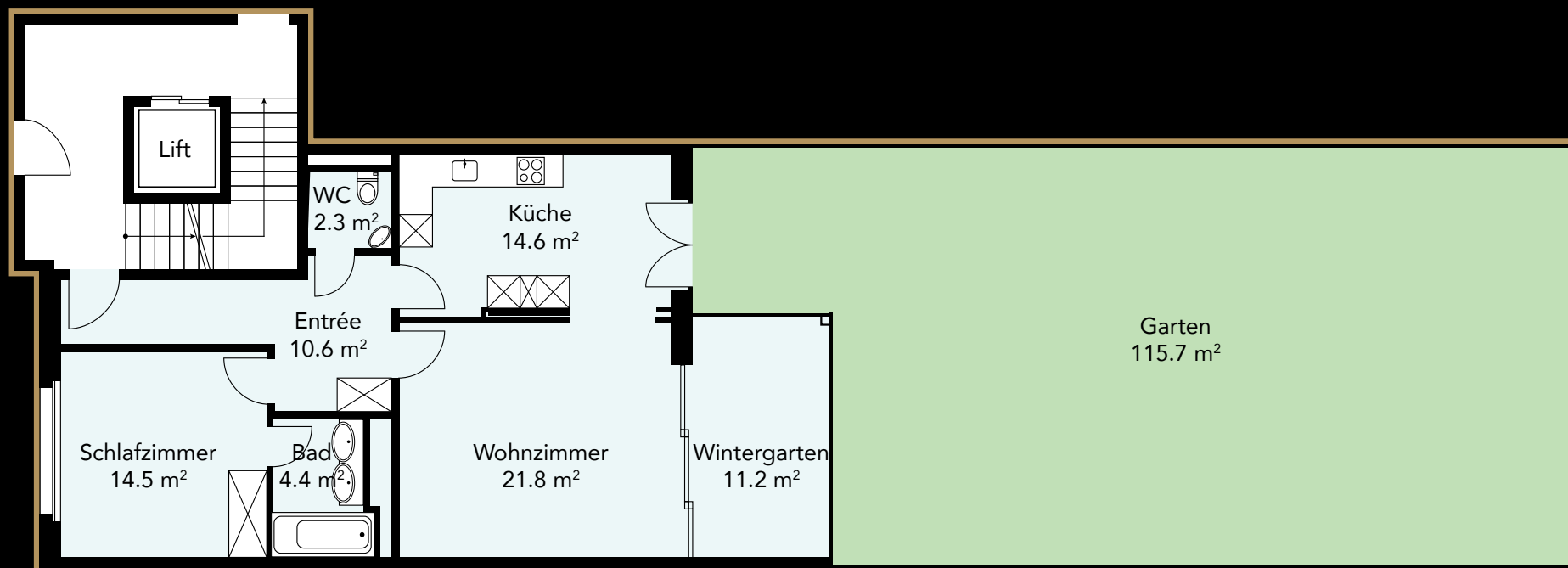


## FLOOR PLAN 1:100





## FLOOR PLAN WITH GARDEN



## KITCHEN





## FLAT DESCRIPTION

In a quiet, sunny location in one of Riehen's most popular residential neighbourhoods, this charming 2.5-room gem with a fantastic garden and well thought-out room concept awaits you. Here you can live close to nature, comfortably - and with that certain something!

Your highlights at a glance:

**The perfect garden experience** - Enjoy 115 m<sup>2</sup> of private garden space: whether for relaxing, gardening or barbecuing - here you have your own green paradise.

**Conservatory** - A light-flooded retreat for every season.

**Spacious living room** - Bright, open-plan feeling with a view of the greenery.

**Modern eat-in kitchen** (14.5 m<sup>2</sup>) - Plenty of space to cook and enjoy.

**Comfortable sanitary area** - 1 stylish bathroom and a separate guest WC.

**Indoor car parking space** - your vehicle can be parked safely and conveniently directly in the building.

Top location in Riehen:

Paradiesstrasse 31 is exactly what the name promises - a place of tranquillity, nestled in well-kept surroundings and yet well connected. Shopping facilities, local recreation and public transport are just a few minutes away.



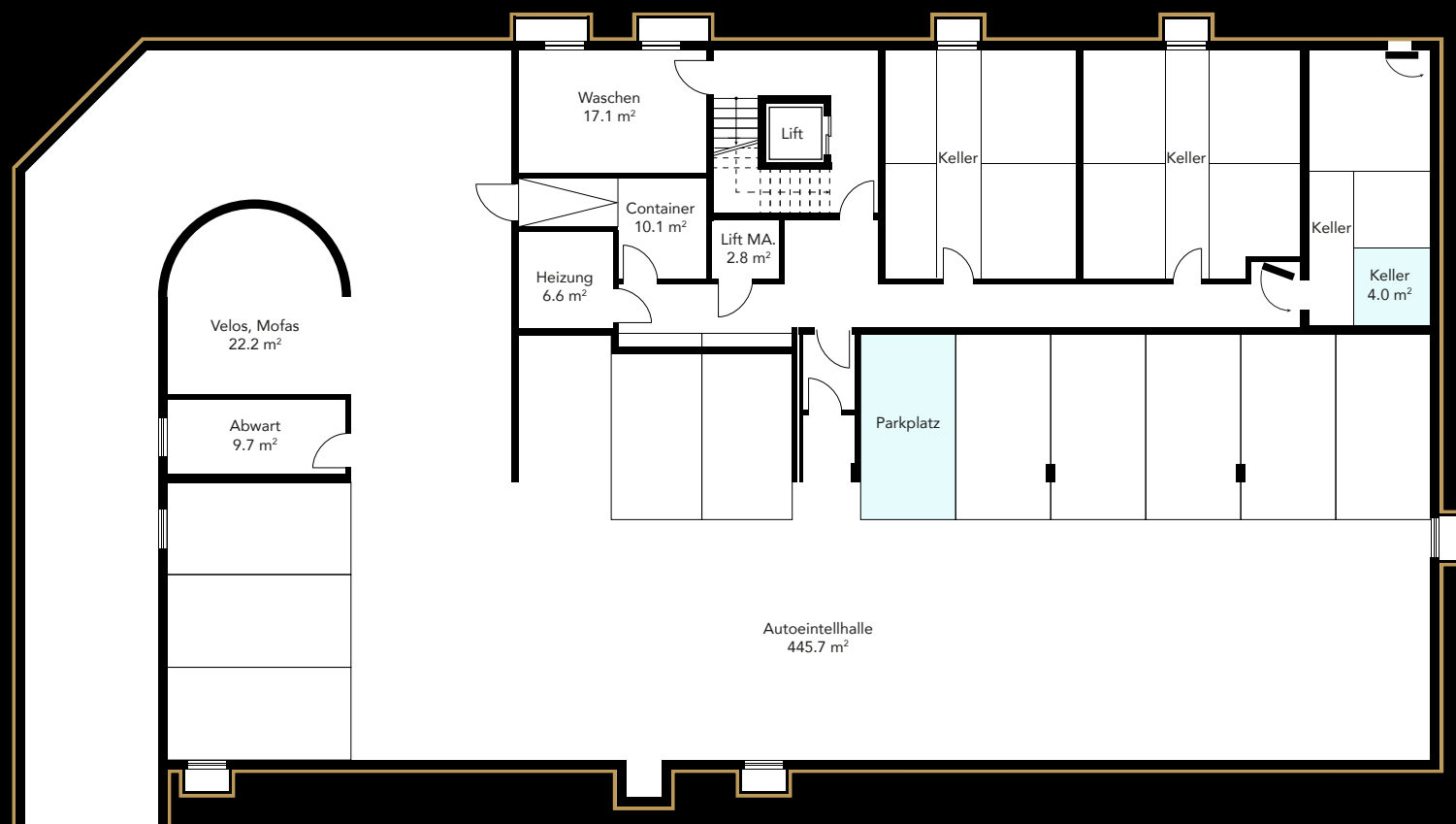


## GARDEN





## FLOOR PLAN CAR PARK



## GARDEN II





## IMPRINT

### Sales

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### Photo Credits

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### Note:

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





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