



**LINDER**  
IMMOBILIEN

APARTMENT IN RIEHEN

**RUDOLF WACKERNAGEL-STR. 39**



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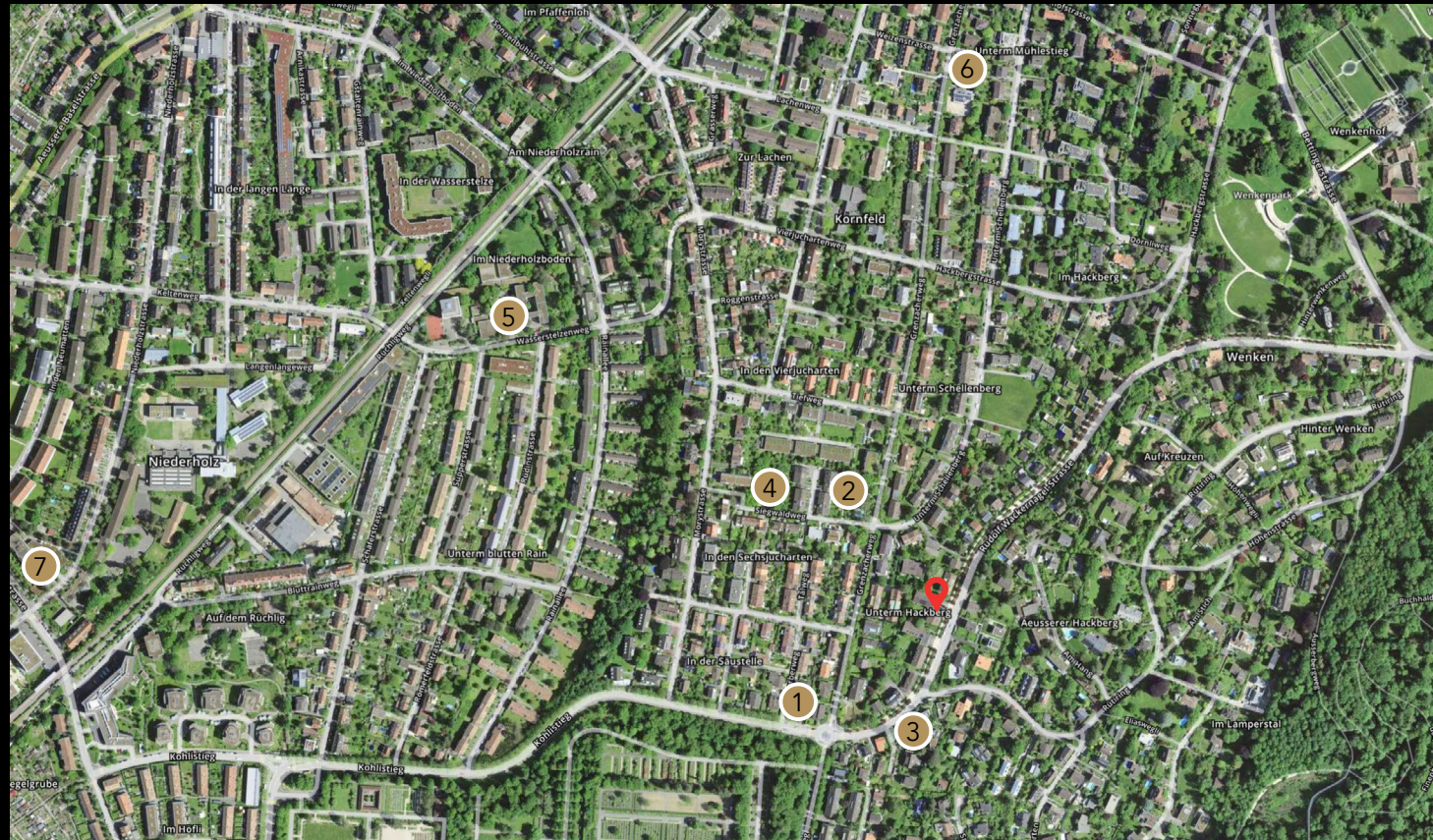


## LOCATION

The beautiful 4-room apartment is located in a quiet location and offers a great view of the greenery. Shopping is possible in the nearby Migros Partner branch which can be reached even on foot in 6-7 minutes.

The bus line 34 takes you to the Rauracher Zentrum in two minutes, where extended shopping is possible and after a quarter of an hour bus ride you are already in the city center of Basel.

If you want to travel even further away, you can also change to the S-Bahn at the Rauracher Zentrum.



① Bus Nr. 34/42

② Playground

③ Day Care Center

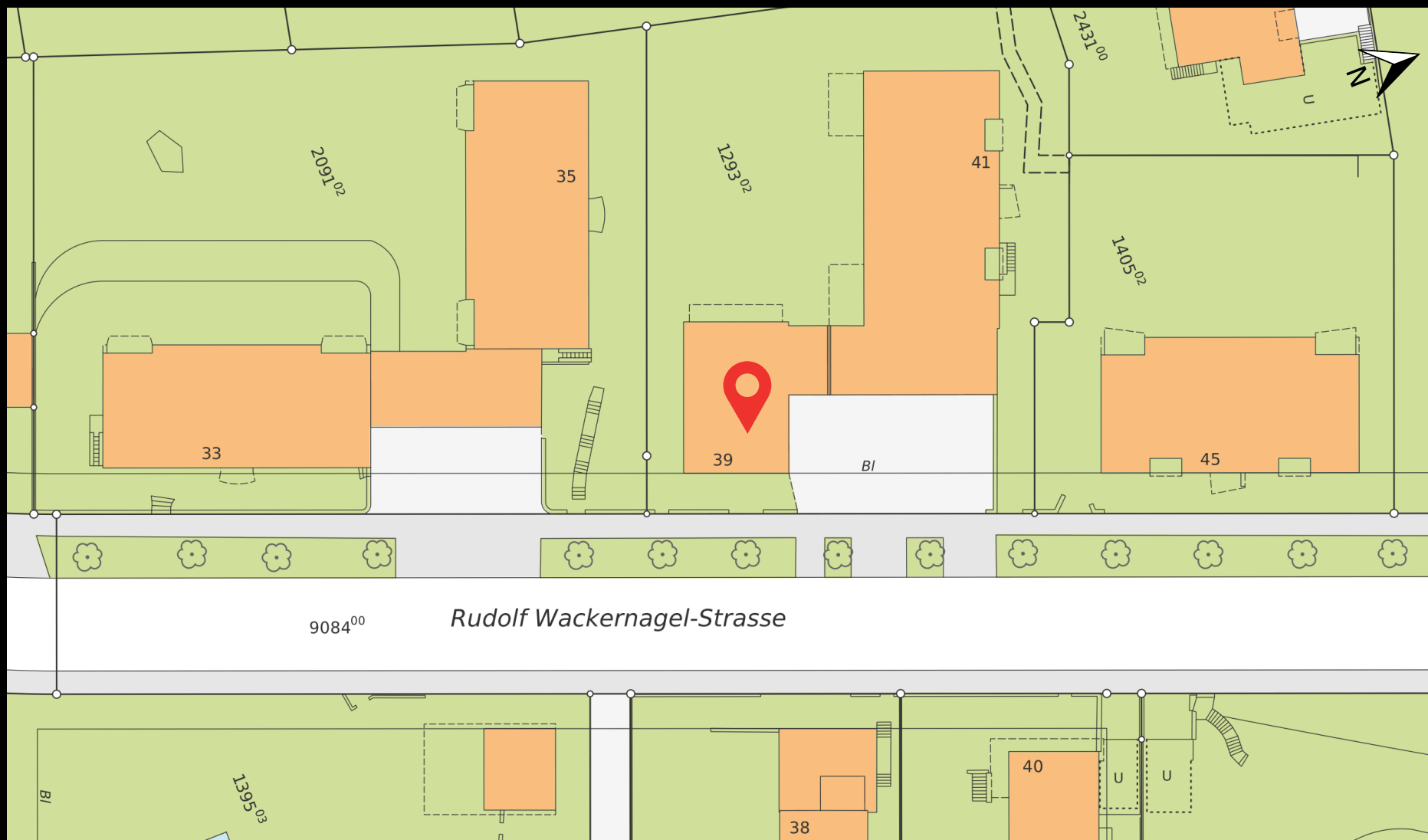
④ Kindergarten

⑤ Primary School

⑥ Migros Partner

⑦ Rauracher Zentrum

## 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 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



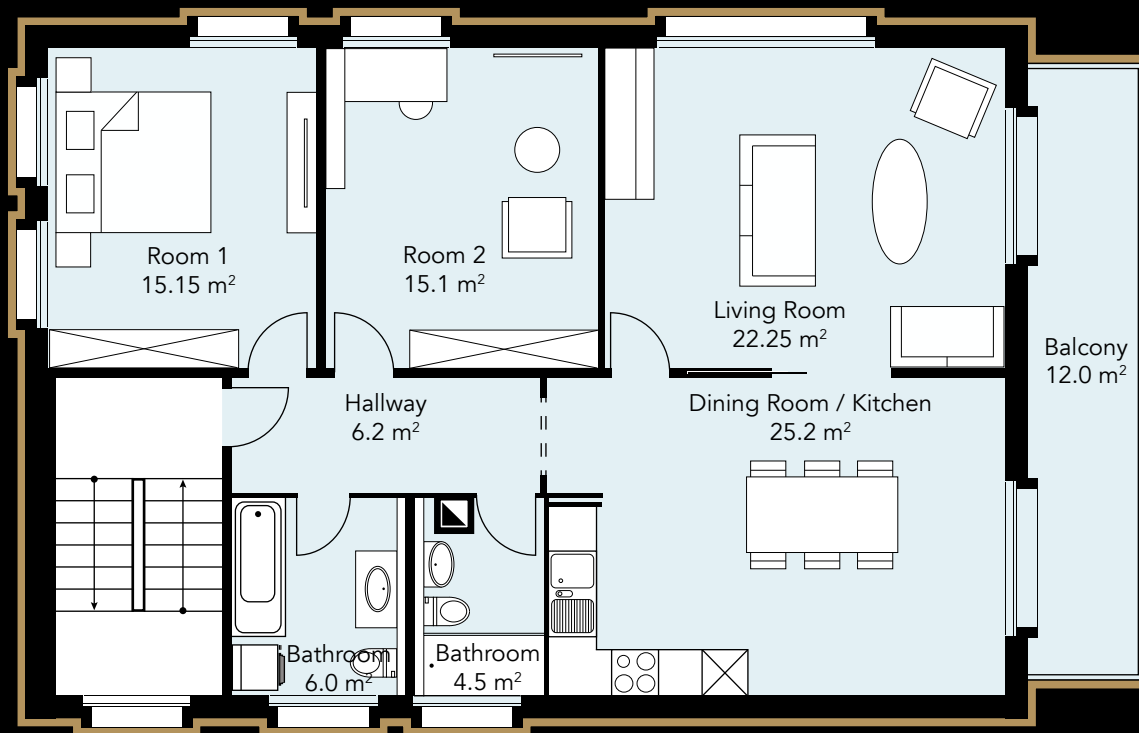
Spring in Riehen



## VIEW

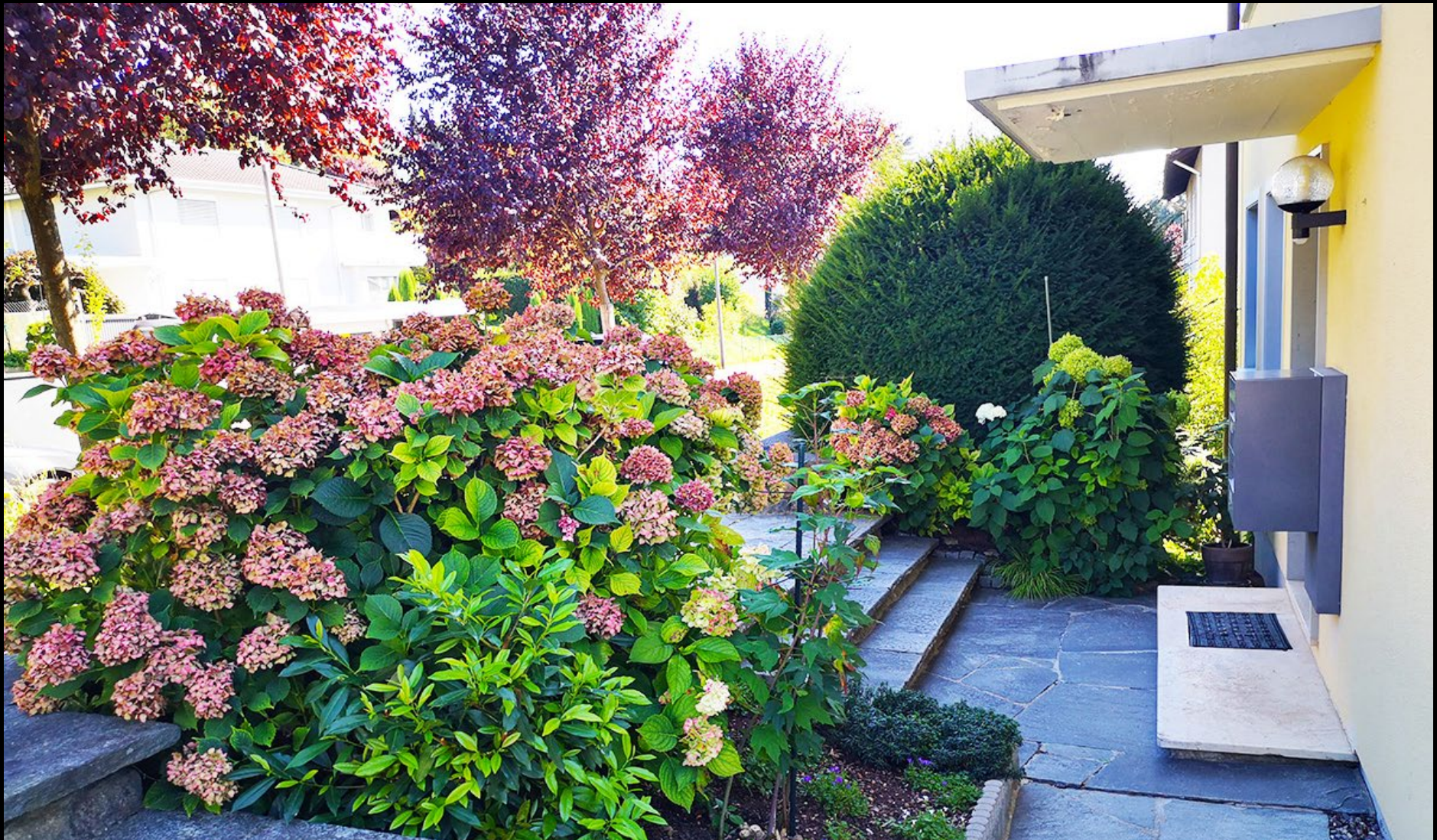


## FLOOR PLAN





## ENTRANCE



## DESCRIPTION

The advantages of the apartment are obvious. It has windows in every direction and is therefore not attached to any other apartment.

It has two large rooms, two fully equipped bathrooms, one with a bathtub, one with a shower. The living/dining/kitchen area of 47.5 m<sup>2</sup> is larger than in many single family houses.

To the west there is a 12 m<sup>2</sup> terrace, which is accessible from both the dining room and the living area.

The windows have all been renovated and replaced with IV glazing.

The apartment is in a very good condition.

The regulations of STEG also allow this apartment to use most of the existing garden, which is usually not the case.





## LIVING ROOM



## DINING ROOM AND KITCHEN





## SPARE ROOM



## IMPRINT

### Concept, Design

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### Photo Credits

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