



LINDER
IMMOBILIEN

CONDOMINIUM IN RIEHEN

HELVETIERSTRASSE 17

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DATA SHEET

Condominium

Master Bedroom	14.8 m ²
Nursery	10.2 m ²
Children's Room	10.7 m ²
Vestibule	9.5 m ²
Bathroom	2.7 m ²
Lavatory	1.7 m ²
Living, Eating, Cooking	33.4 m ²
Balcony	5.7 m ²

Total 83.0 m²
(without Balcony)

Year of Construction

1973

Flooring

Laminate flooring in living areas
Tiles in bathrooms and kitchen

Heating

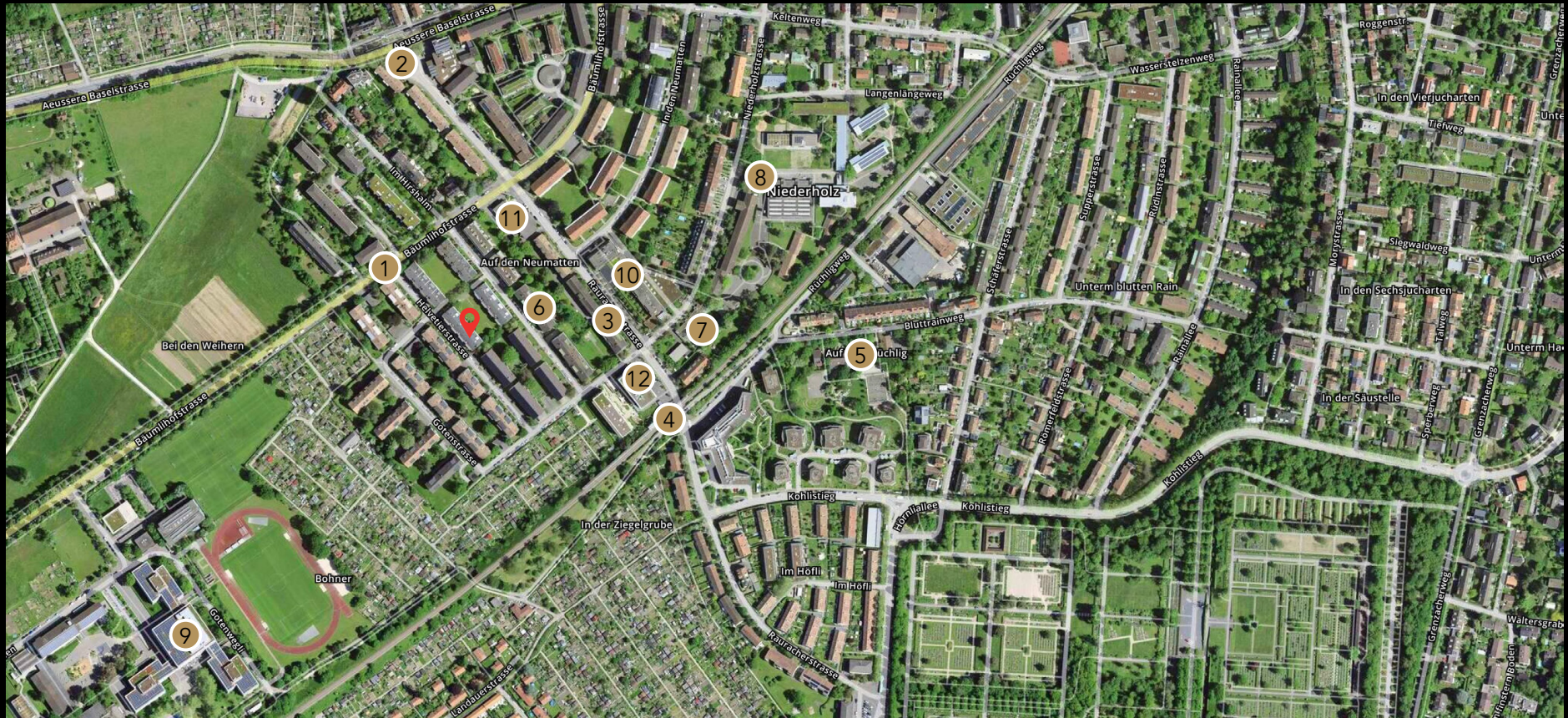
District Heating (2025)

Miscellaneous

Car park
Basement
New windows in 2016
Roof renovation in 2016
Lift access



LOCATION



- | | | | |
|-----------------------|----------------------|---------------------|----------------------------|
| 1 Bus Nr. 34 | 4 Riehen Bahnhof, S6 | 7 Kindergarten | 10 Rauracher center |
| 2 Tram Nr. 6 / Nr. 2 | 5 Youth center Landi | 8 Elementary School | 11 Migros / Fitness center |
| 3 Bus Nr. 35 / Nr. 45 | 6 KiTa | 9 Upper School | 12 Denner |



Welcome to the heart of Riehen – your new home in a prime location!

Here, you don't just reside, you live – in style, comfort and close to everything that makes life easier and more beautiful!

Perfectly connected – get everywhere quickly!

Whether by bus no. 34, 35 or 45 or by tram no. 2 and 6 – you can be in Basel or the surrounding area in no time. The nearest stop is just a few minutes' walk away – it couldn't be more convenient!

Family-friendly & lively

The surrounding area is a little paradise for families: from the lovely 'zem Glugger' children's centre to the nearby nursery, primary and secondary schools, everything is just a few minutes away. Your children will grow up in a safe, secure and nurturing environment.

Shopping & everyday life – everything right on your doorstep

The Raurach centre offers everything you want to have for your daily needs – with Coop, Suter Begg, a pharmacy, post office, optician, hairdresser and a bank, you will find everything you need just around the corner. And if you need a little more, Migros and Denner are also within easy reach.

Leisure & fitness – right in the neighbourhood

Whether you prefer to relax or be active, your leisure time is in good hands here. The Landauer youth centre invites you to enjoy sports, games and socialising. Those who prefer to work up a sweat are in good hands at the modern Migros Fitness Centre.

Conclusion

This location is not only practical – it offers a real quality of life. Quiet, urban, family-friendly and with everything you need – this is the place to live!



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

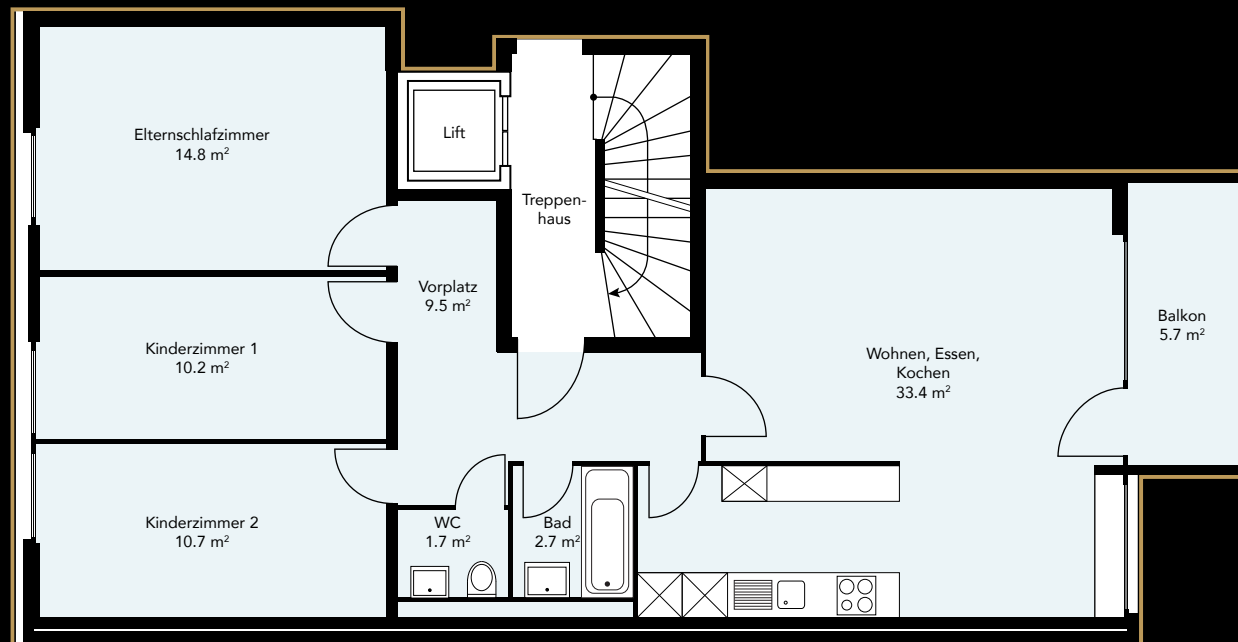


Spring in Riehen

LIVING ROOM



FLOOR PLAN



KITCHEN



APARTMENT DESCRIPTION

Move in immediately – or modernise as desired: versatile 4.5-room apartment in a central, quiet location

This charming 4.5-room apartment offers everything you need for a comfortable life – even in its current condition. It is located in a well-maintained apartment building with underground parking, was built in 1973 and is in a habitable condition. Three bedrooms, a cosy living room with a semi-open kitchen and a sunny balcony (approx. 6 m²) offer an ideal living solution for families with one child or couples who want to live centrally but quietly.

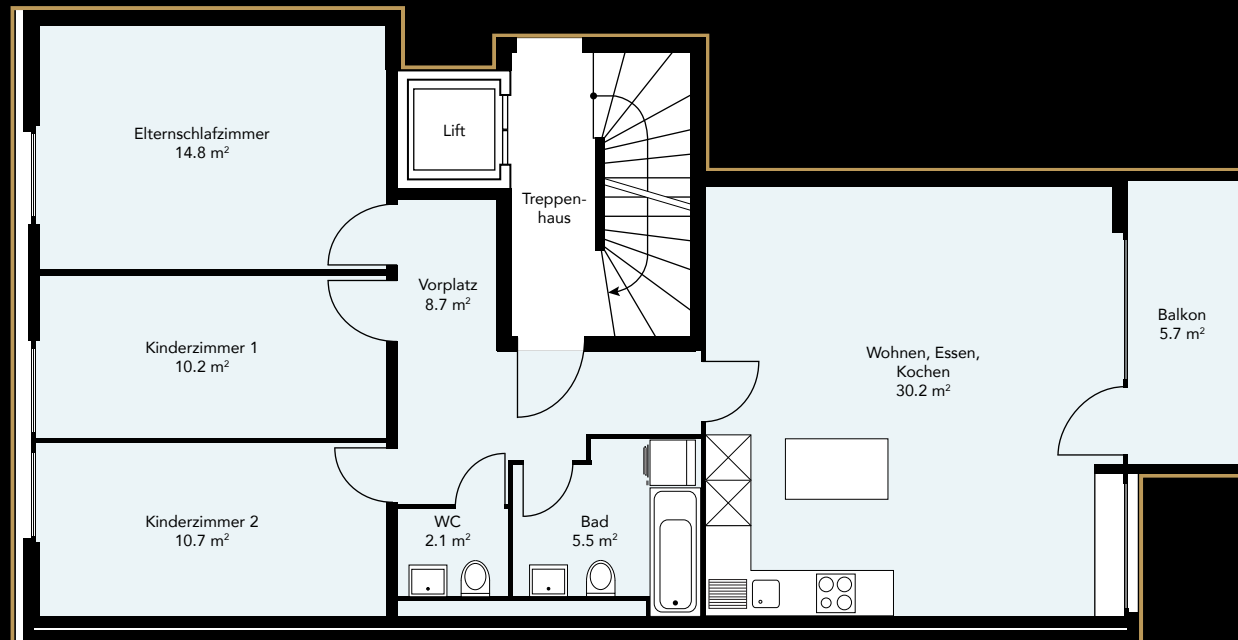
Highlights of the current condition:

- Ready to move in immediately
- Quiet but central location – everything within walking distance: schools, kindergarten, shopping facilities, public transport
- Balcony with space for seating
- Underground parking space in the building

The existing room layout already offers a high level of living comfort, but can also be modernised and adapted to individual needs on request. There are two proven conversion concepts to choose from:



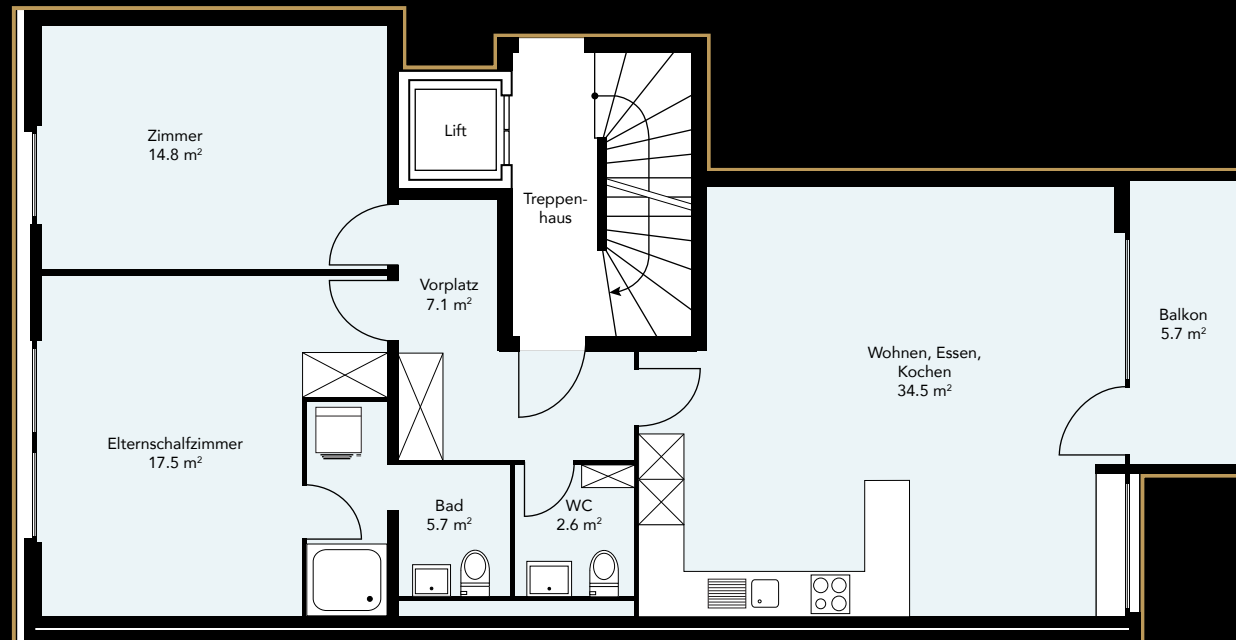
FLOOR PLAN ALTERNATIVE WITH 4 ROOMS



Removing the partition wall between the kitchen and living room creates a spacious, open-plan cooking/dining/living area, which appears more spacious, airy and contemporary as a result – ideal for modern family life. The bathrooms can also be sensibly adapted and modernised in the process. Advantages:

- Spacious, bright living area
- Clear zoning of living and sleeping areas
- Greater sense of space despite the same floor area

FLOOR PLAN ALTERNATIVE WITH 3 ROOMS



A second option is suitable for couples or singles: the kitchen is opened up to the living room, and two bedrooms are combined into one large room. This creates a spacious master area with direct access to the bathroom – a real highlight in an apartment of this size. Advantages:

- Spacious bedroom with en suite bathroom
- Open-plan living atmosphere
- Ideal for couples or singles who need space

BALCONY



IMPRINT

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Note:

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