



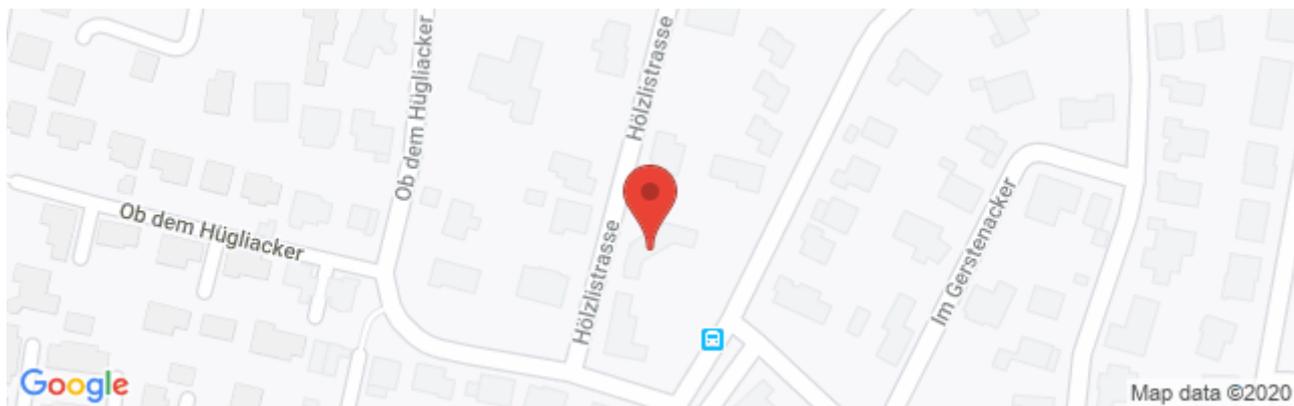
**4,5 locali, 211 m<sup>2</sup>**

«Pure luxury! Exclusive living with large garden in the villa district»

**CHF 3 150 000.—**

## Ubicazione

Hözlistrasse 57  
4102 Binningen, BL



 Basilea FFS

 16'  9'  12'

## Dati principali

Comune

Binningen

Superficie abitabile	211 m <sup>2</sup>
Piano	Piano terra
Superficie utile	261 m <sup>2</sup>
Disponibilità	Su richiesta

## Prezzo

Prezzo di vendita	CHF 3 150 000.—
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## Descrizione

Ground floor apartment A1: At Hölzlistrasse 57 in Binningen in a prime residential location (3A location), two apartment buildings, each with two bright, modern and luxurious residential units and a shared and spacious car park, are being built on a 1,730 sqm plot. The move-in is scheduled for summer/autumn 2021. Please read the building description. It is worth it. So you can see what luxury is offered to you!

Object description:

The new building project of the absolute luxury class with the family-friendly and bright 4.5 room garden apartment with large rooms and variable floor plans, a 534 sqm garden area (house A!!) with about 156 sqm net living space and a developed hobby room of 55 sqm with a spacious light well and the connecting stairs directly to the ground floor and shower-toilet will inspire you!

The garden seating area is also a proud 35.5 sqm, which allows for comfortable furnishing with garden table, seating, loungers, barbecue etc.

The two parking spaces in the in-house car park with access from Benkenstrasse, worth CHF 100,000, are included in the purchase price.

The floor plan of this extraordinary and sun-flooded ground floor apartment is not only well thought out, but also variable. They are still (partially) adaptable to your wishes and needs (after the start of construction it will be more complex).

From the apartment entrance with the inviting entrance with over 10 sqm the bright and spacious living-dining area opens on the right hand side. This is where family life takes place:

The large windows let a lot of light into the rooms, especially into the large dining-living area of about 55 sqm and the kitchen with about 13 sqm, where the family with children or the retired couple meets for eating, discussing, playing, for a cosy movie night or the like.

All rooms are pleasantly sized and the master bedroom has an integrated dressing room (together 23 sqm) and a private bathroom (11.5 sqm).

The apartments offer a very wide variety to meet all your personal needs. What is not already included in the price can certainly be offered to you additionally. We are happy to be challenged and await your wish list.

The division of the two buildings is done:

One ground floor apartment with private garden

One duplex apartment each (upper floor and attic) with large walk-in terrace and pool

Each apartment has a spacious hobby room including a wet room, which is included in the sales price

Purchase completion:

Low- or No-Risk checkout: When signing the purchase contract you only pay 10% of the purchase price, the rest is due before the keys are handed over

Have we finally aroused your interest? Then please contact Mr. D. Beurret immediately to arrange a meeting. There are only 2 ground floor and 2 attic apartments to buy.

## Spazi interni

Accessibile con sedie a rotelle ✓

Vista ✓

## Tecnica

TV via cavo ✓

## Spazi esterni

Ascensore ✓

A misura di bambino ✓

Garage ✓

## Dimensioni

Piano Piano terra

Numero di piani 3

## Caratteristiche

Anno di costruzione 2020

## Dintorni

Negozi ca. 980 m

Scuola elementare ca. 700 m

## Annuncio

Codice ImmoScout24

5905884

Referenza

2540203

## Contatto per le visite

Dominique Beurret

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## Inserzionista



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