

Floating over the rooftops of Binningen



View direction sunrise



View direction sunset

For sale direct from the owners due to family growth

Unique 4 ½ Room-Penthouse apartment

**Gorgeous 360 degree panoramic view in a popular quite
residence area in Binningen**

Location

The elevated location offers you an extraordinary view over the city of Basle, the black forest, the Bruderholz and Gempen. On the other side a view over beautiful view over the villas of the West-plateau of Binningen.

The orientation offers a sunny place to relax at any time.

Binningen is a very popular community right next to Basel with a full range of services, shops and banks with excellent school and day care facilities. Sport infrastructure and children's playgrounds are available. An additional benefit is very attractive community tax level of only 48%.

The quiet but central location of the apartment means Tram / Bus, shopping, school, public indoor and open air swimming pools are within few minutes' walk. It's also an easy walk to the local recreation area of Allschwilerwald and the famous Zoo. Basle City centre and the central train station are quickly and easily reached by public transport. The highway entrances for Switzerland, Germany and France are 10 minutes away.

The apartment

A 360 degree panoramic view, unique privacy and light-flooded rooms make this apartment an extraordinary jewel and a great deal.

The terraces run around the whole apartment with access to every room. 2 skylights bring daylight to the interior room and the integrated water landscape is not only a splendid design element it also creates a fantastic climate.

The clever layout utilises the space well and the built-in wardrobe and the fully equipped dressing room offer a lot of storage space.

The apartment was newly built in 2006 by Renggli, a renowned high-end wood construction company from Switzerland. The full wooden construction in combination with the wooden windows / doors creates a comfortable room temperature even on hot summer days.

The room in front of the entrance doesn't belong to the apartment but you can use it as a spacious wardrobe. A cellar compartment and the garage are included.

The apartment is situated on the 3rd floor. The building has no elevator.



Living room and kitchen

A real feature of the apartment is the large living room with integrated open kitchen and fireplace. Through 3 large sliding doors, located all along the side of the apartment, there is access to an unspoiled view over the full panorama. Open all the sliding doors and your living room is changing into a covered outdoor space no matter what weather conditions.

The open concept of the corridor integrates the water landscape into the living room.

The kitchen is very well equipped with white goods from Siemens. Ceramic glass cooktop, fridge with separate freezer, dishwasher, self-cleaning oven and a steamer.

The terrace seating area is only a few steps from the kitchen. A perfect place to enjoy your meals in the open air with the skyline of Basle ahead of you.





Master Bedroom (room 2), dressing room, master bathroom

These 3 rooms feel like a self-contained unit. Like an apartment within the apartment.

Next to the bright master bedroom is the fully equipped dressing room which offers plenty of space. Access to the terrace is possible from the master bedroom as well as from the dressing room.

The master bathroom is situated next to the master bedroom. The large whirlpool with 48 combined water-, and air-valves is for sure the highlight of the bath. The two windows can be folded away, and like this you can enjoy the bath with the feeling of being outside enjoying the view. This works regardless of the weather condition and even in winter time. Having a morning shower with the sunrise in your face, a perfect start.



Guestroom / nursery (room 1)

This large room is bright and has a direct access to the western terrace. The built in wardrobe offers plenty of space. The room is perfect for a nursery or a splendid guestroom.

Office / nursery (room 3)

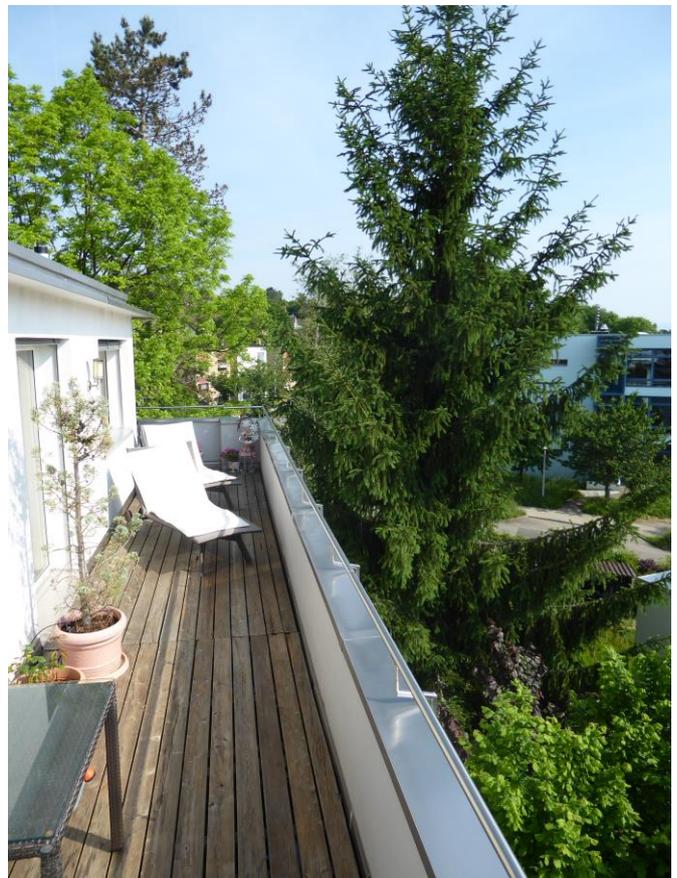
An office or a nursery with a wonderful view. The large 2 wing door is the access to the east terrace and lets plenty of daylight in.

Guest bathroom

Due to a skylight this room is well lit by natural light. With a bathtub / shower, sink and toilet this is a fully equipped bathroom. Leaving the master bathroom for private use. The washing machine and the dryer are also located here.

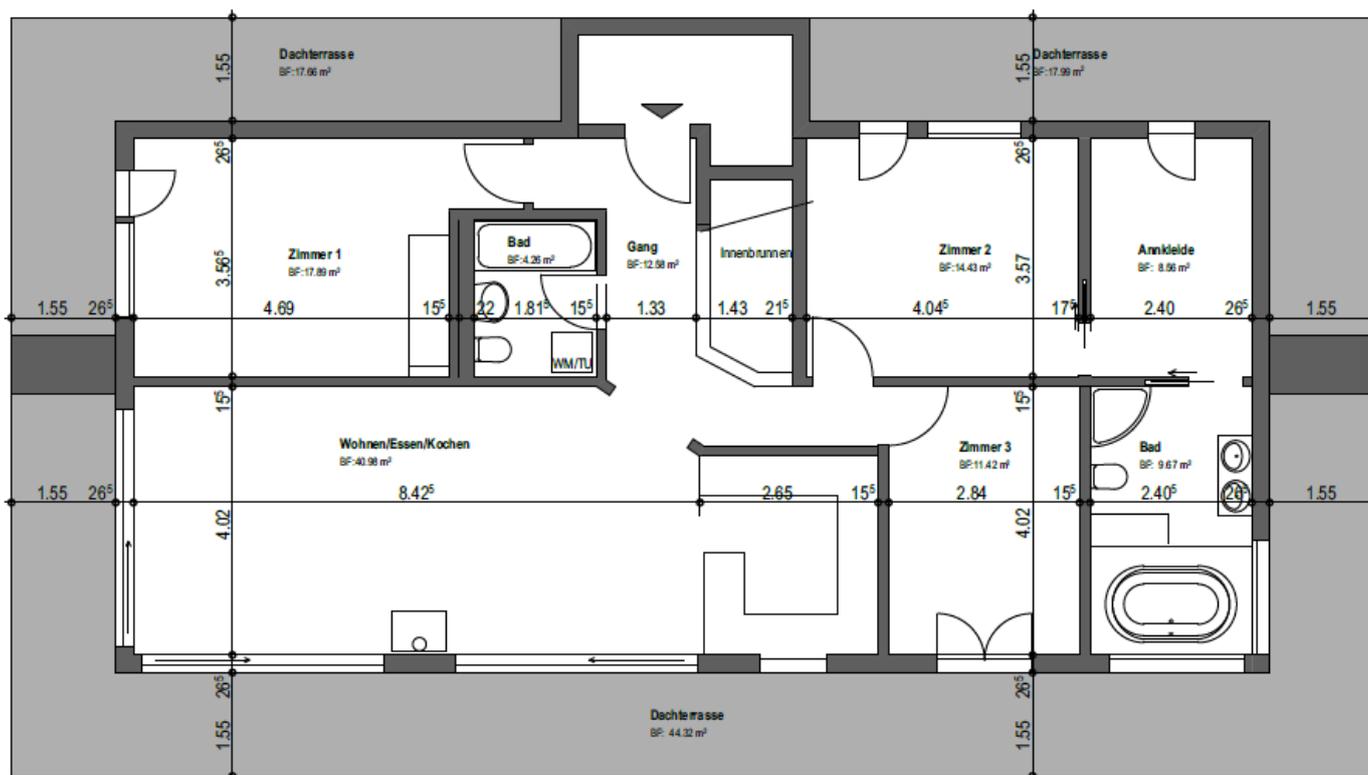
Terraces

Panoramic view, sky and lot of green spaces. BBQ, meals, relaxing. Morning sun, evening sun. Choose your favourite place depending on time and preferences. There is nothing else to say. However, just to mention the irrigation system takes over all the necessary tasks for your plants. That way there is plenty of time for the really important things in life.





Layout



The property

The house was built in 1964 and completely renovated in 2006. At this time all the apartments were reconstructed and sold as property. The penthouse apartment was newly constructed in 2006 on the existing flat roof.

Apartment information

Year of construction	2006
Net living space	119.8m²
Terraces	80.0 m²
Cellar	3.64 m²

Prices

Apartment	CHF	1'250'000
Garage	CHF	45'000

Facilities

Living room

- Parquet
- Sliding doors
- Fire place
- Electric blinds
- TV / Radio

Kitchen

- Parquet
- Oven (self-cleaning)
- Air exhaust
- Showcases
- Ceramic stove top
- Fridge
- Granite shelf
- Steamer
- Freezer
- Built-in lights

Master bedroom (room 2)

- Parquet
- Balcony door
- TV / Radio
- Window
- Dressing room

Bad

- Stone floor
- Whirlpool
- Mirror cabinet
- Double sink
- Sliding windows
- Electric floor heating
- WC
- Shower cabin
- Fan

Room 1

- Parquet
- Balcony door
- Built-in wardrobe
- Window
- TV / Radio
-

Room 3

- Parquet
- Double wing door
- TV / Radio

Guest bathroom

- Stone floor
- Bathtub / Shower
- Fan
- Sink
- Washing machine
- Mirror cabinet
- WC
- Dryer

Room 3

- Parquet
- Balcony door
- TV / Radio

Terraces

- Water
- Electrical connection
- Sunshades at the sliding doors

Vestibule

- Stone floor
- Wardrobe

Garage

- Electric door

Cellar

- Light
- Electrical connection

Distances

Shops	360 m
Train station	3000 m
Public transport	280 m
Highway	5500 m
Kindergarten	550 m
Primary school	490 m
Secondary school	150 m
Indoor swimming pool	500 m
Outdoor swimming pool	1200 m
Post	850 m
Bank	850 m

General information

- Instant availability
- All the information are not part of any contract.

Contact

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