

Exclusive 3.5-Room Condominium with Winter Garden, Finished Studio Room & 2 Garage Spaces – Quiet & Central in Bottmingen

Welcome to your new home! This high-end, light-filled apartment impresses with modern finishes, smart layout, and its peaceful location at the edge of the forest in Bottmingen. Surrounded by greenery yet close to the city – ideal for those who value space, tranquility, and stylish living.

At a Glance

- **Living space (2nd floor): approx. 117 m²**
- **Winter garden: 15.8 m² – usable year-round**
- **Finished studio room (ground floor): 28 m² with private shower/WC**
- **2 indoor garage spaces with direct building access**

Layout & Features

Living & Dining

- Generous, open-plan living and dining area
- Direct access to the sunny winter garden with wide, open views
- Oak parquet flooring, underfloor heating, dimmable LED ceiling lights, floor outlets
- Electric blinds and large window façades
- Integrated curtain rails for a clean look

Kitchen

- Modern built-in kitchen with premium granite countertop
- Cooking island with induction cooktop and Bora downdraft extractor
- Built-in oven, steamer, pull-out pantry
- Elegant synthetic resin cabinet fronts

Bedroom & Bathrooms

- Spacious master bedroom with en-suite bathroom (bathtub & walk-in rain shower)
- Separate guest WC with shower
- High-quality sanitary fittings throughout
- Utility closet with washer & dryer

Highlight: Finished Studio Room on Ground Floor with Private Shower/WC

A true bonus: the **separate, heated studio room on the ground floor**, filled with natural light and equipped with its own bathroom – ideal as:

- A home office
- A private studio or guest room
- A fitness or hobby room

Underfloor heating, parquet flooring, and a private entrance give this space maximum flexibility.

Additional Highlights

- 2 indoor garage spaces with lockable tire cabinets; 3 visitor parking spots
- EV charging-ready (flat cable pre-installed)
- Wheelchair-accessible elevator
- Private basement storage unit
- Certified Minergie ventilation system (individually programmable)
- Air-source heat pump, photovoltaic system, water softener
- Well-maintained shared garden with playground
- Shared bike room

Location – Quiet, Green & Well Connected


- Calm residential zone (30 km/h, no through traffic)
- Tram stop "Bottmingen" (Line 10): 7-minute walk
- Bus stop "Blauenstrasse" (Line 34): 3-minute walk
- Directly next to **BIS Sports Club**
- Close to Bottmingen Castle Park, Binningen Forest & public pool
- Grocery stores, restaurants, and schools all within walking distance

Key Distances

- Basel SBB (main station): approx. 15 minutes by public transport
- Highway A2/A3: just a few minutes by car
- EuroAirport Basel-Mulhouse: approx. 20 minutes by car

Conclusion: Move In & Feel at Home in Bottmingen

This apartment combines premium finishes, a smart layout, and a top-tier location – with added value from the versatile studio room and exceptional living comfort throughout.

 **Schedule your viewing now – this apartment will impress you.**