

# BRUDERHOLZPARK

EXCLUSIVE LIVING IN BOTTMINGEN

INFORMATION LEAFLET

WWW.BRUDERHOLZPARK.CH

## COMFORTABLY LIVING

Luxury and comfort in generously designed living space – the new, exclusive rental apartments of Bruderholzpark in Bottmingen combine the advantages of a single family home such as privacy and room for individuality with the flexibility of rental property and the convenience of organized building and garden maintenance. Positioned in close proximity to the city of Basel the location meets the highest of expectations. The modern architecture aligns functionality with quality of living.

## LOCATION

The premises of Spitzackerstrasse 45 are situated in the quiet, upscale Bruderholz neighborhood, adjacent to a coveted forest and nature recreation area.

### Accessibility

Busses to the Bruderholz hospital, Basel and Muttenz are operated frequently and may be taken at the bus stop just 100m away. EuroAirport is reachable within a 20 minute drive by car. The highway junction Münchenstein is accessible within 5 minutes. The International School of Basel in Münchenstein, can be reached by public transportation within 15 minutes.

### Municipality of Bottmingen

With its versatile infrastructure and its proximity to the city, Bottmingen offers its 5700 inhabitants all the amenities of a good address.

Shopping centers such as Coop and Migros, pharmacies and drugstores, specialty shops, a post office, the municipal administration and restaurants may all be found in the village center nearby.

In addition, Bottmingen offers one of the most attractive tax rates in north western Switzerland.

More information on Bottmingen may be found under [www.bottmingen.ch](http://www.bottmingen.ch).

## SITE CONCEPT

Bruderholzpark consists of two buildings of five apartments each, all of which are facing south. The view will not be altered as the area is closed to further construction.

The studios on the elevated basement level and the large basement compartments complete the generous living space. A luxurious underground garage is at the resident's disposal.

The secure main building entrance faces Spitzackerstrasse. Handicapped accessibility is provided for throughout the entire inside and outside of the building. The safety concept and the design of the garden were given top priority.

## GARDEN

The nearly 5000 m<sup>2</sup> lot has been beautifully landscaped. The planting consists of selected trees, ornamental plants and flowers. A fountain gives the garden its special ambiance. Irrigation is automatic.

Electronically controlled mowers ensure silent daily maintenance of the lawn.



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## ROOM CONCEPT

The chosen standards conform to the engineering standards and directives of SIA. The heating installation and sound insulation meet surplus requirements. A high quality, efficient and low-maintenance execution of construction have been realized. The heating installation incorporates a central gas heating system with a boiler.

### Interior Work

The light-flooded, generous apartments have been completed with premium materials.

### Wall and Floor Covering

All floor coverings, as well as the wall coverings in the bathrooms consist of precious finestone tiles.

### Kitchen and Laundry Room

The kitchen has been finished to a high standard with cabinets in timeless aluminium appearance, natural stone tops, glass rear panels, ceramic stove top, oven, steamer, dishwasher and refrigerator.

The practical laundry room equipped with a washing machine, a tumbler, as well as a freezer completes the range of features.

### Bathrooms

Each apartment offers a master bedroom with a generous en suite bathroom with shower, as well as a separate bathroom with shower and a separate guest toilet in the hallway. The fixtures and fittings are comfortable and of high quality.

### Fireplace

The fireplace creates a cozy atmosphere in the large living room.

### Terraces

The large covered terrace and the adjoining winter garden establish a smooth and harmonious transition between living space and garden. Electricity and water connection for individual terrace planting and lighting are available. The apartment on the elevated ground floor offers an additional patio with direct access to the garden.

### Security Concept

Each apartment offers safety windows and safety doors with built-in alarm sensors and sturdy roller blinds. A electronic safe in each apartment is at the resident's disposal. The alarm system and a color video intercom

system complete the security concept.

### Electrical Installation

The electrical installation offers built-in light fixtures, numerous power sockets, as well as modern multimedia wiring for telephone, TV and computing in all rooms. The roller blinds and awnings are operated electronically.

### Built-in Closets

Each bedroom, the foyer and the hallway were all equipped with spacious built-in closets.

### Underground Garage

Each apartment may in addition rent two large parking spaces with built-in storage closet and power outlet.



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## STUDIOS

For each apartment there is a separate studio on the elevated basement floor which may be rented in addition. Each studio is equipped with a shower, toilet and wash basin and is well-suited for a private office or a guest apartment. The alarm and intercom system, as well as a separate mailbox in the entrance hall are available.



## ROOMS

Space Allocation Plan (approx. net living spaces m<sup>2</sup>)

Apartment	A4
Foyer	12
Guest toilet	2
Kitchen	15
Laundry room	12
Living and dining room	51
Hallway	10
Study	12
Room 1	16
Room 2	12
Shower/toilet of rooms 1 & 2	5
Room 3 (master bedroom)	16
Bathroom of room 3	8
Dressing room of room 3	4
Winter garden	15
Covered terrace	30
<b>Total</b>	<b>220m<sup>2</sup></b>
Patio	-
Basement	25
Studio with shower/toilet	35



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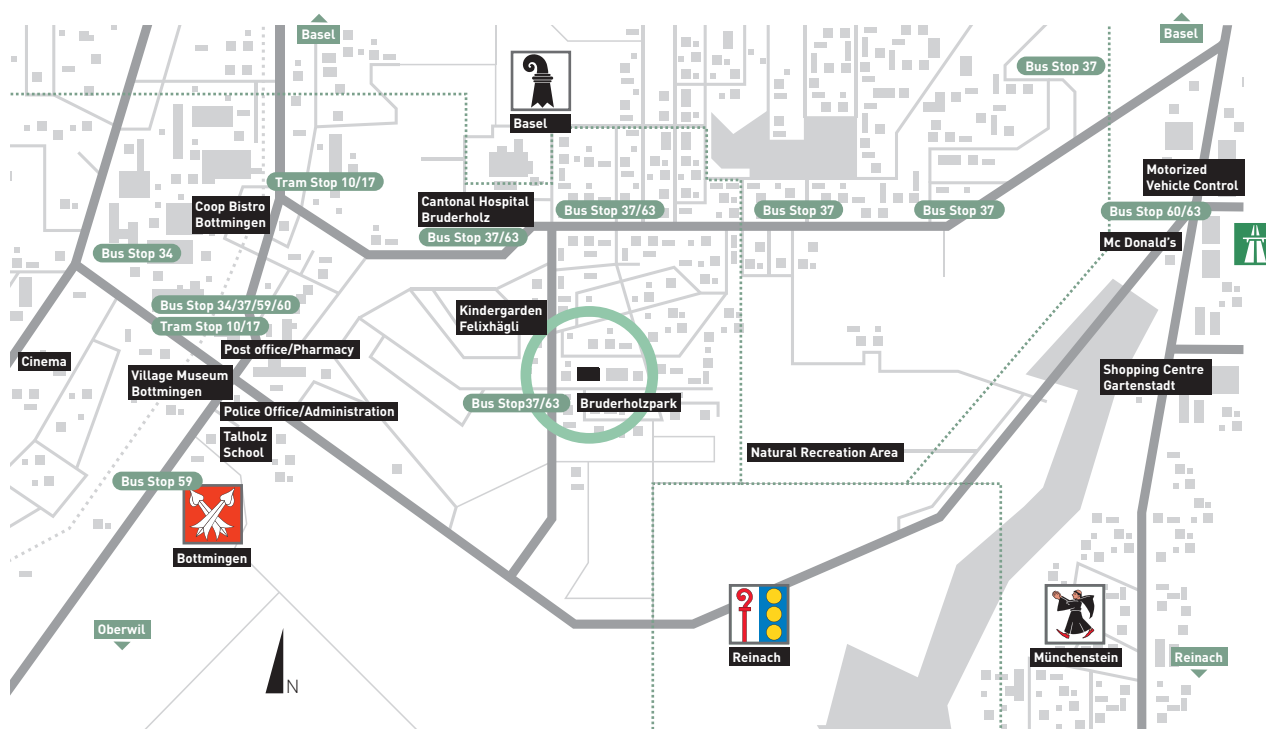
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## MAP ENVIRONMENT



## LOCATION - SPITZACKERSTRASSE 45, 4103 BOTTMINGEN



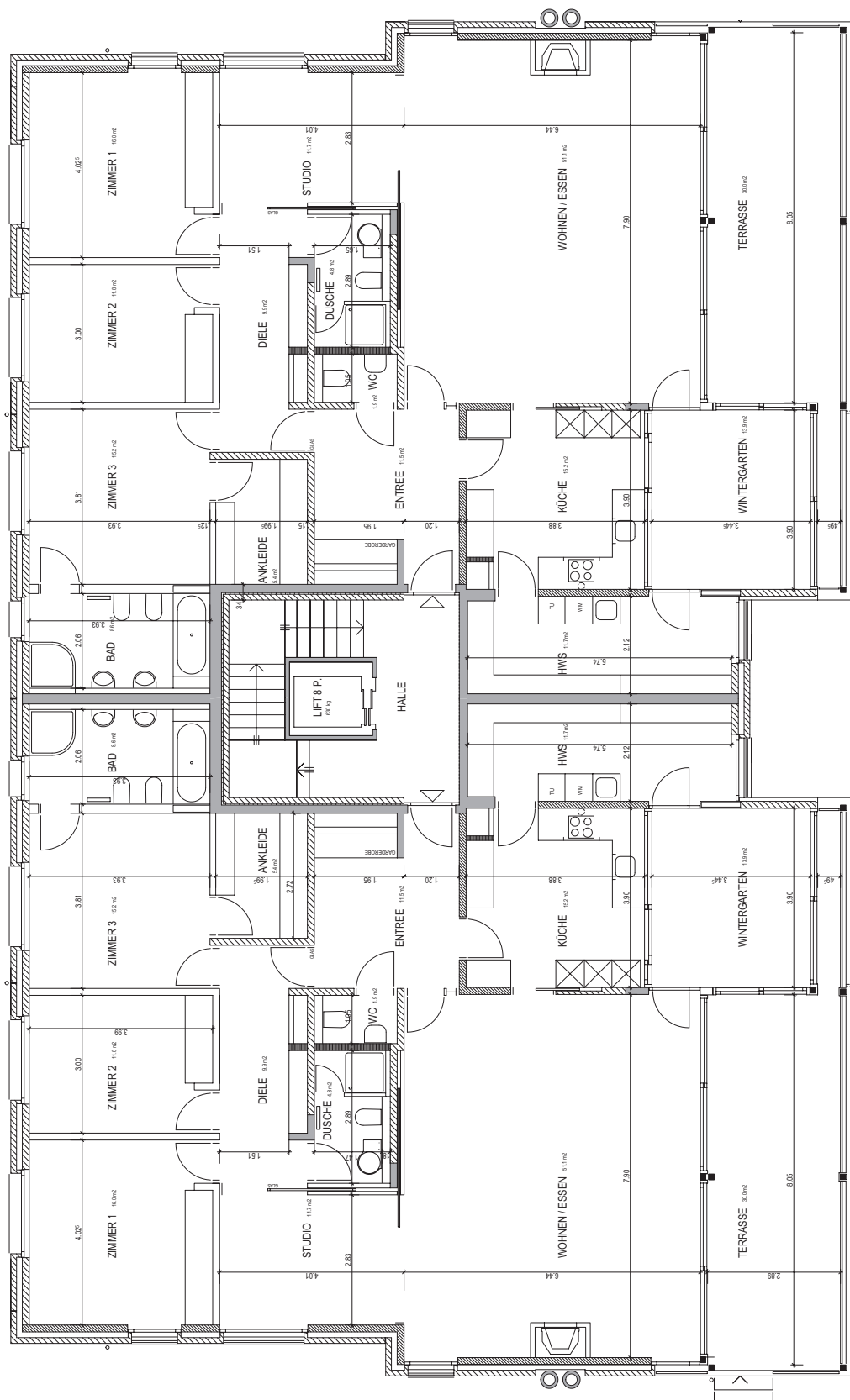
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PLAN - APARTMENT



APARTMENT A2/A4

APARTMENT A3

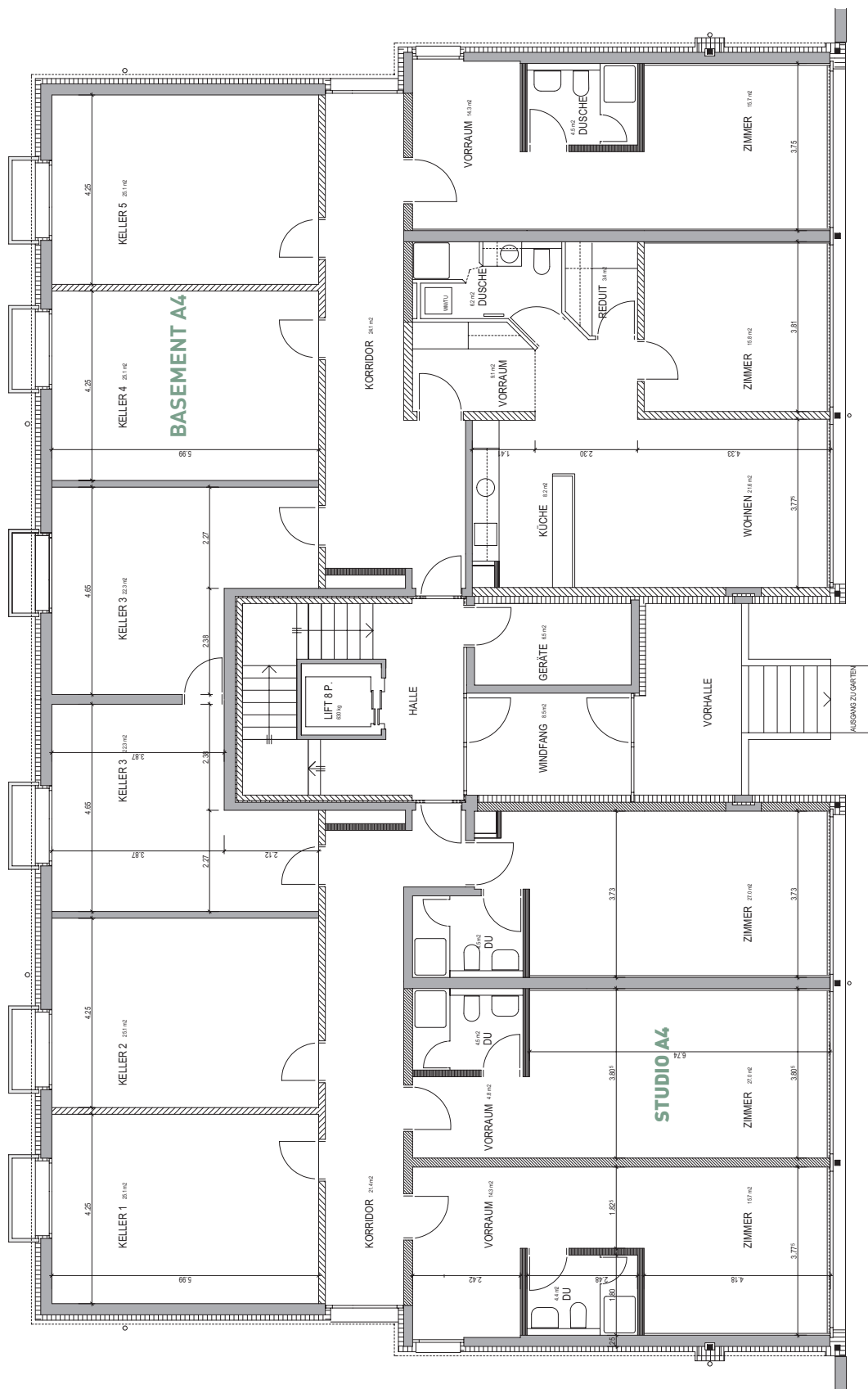
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## PLAN - STUDIOS & BASEMENT STORAGE





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## LEASE PRICES

Description	Price
Lease	6'900.-
Studio (on request)	
Parking Hall	200.-

All prices are in Swiss Francs and per month, excluding side costs

## CONTACT

### OWNER & HIRER

#### **BRODTBECK AG IMMOBILIEN**

Hardstrasse 42, CH-4133 Pratteln

Phone: +41 61 826 11 12

Email: [info@brodtbeck.ch](mailto:info@brodtbeck.ch)

### LOCATION

#### **BRUDERHOLZPARK**

Spitzackerstrasse 45, 4103 Bottmingen

Web: [www.brunderholzpark.ch](http://www.brunderholzpark.ch)

