



## **VERY ATTRACTIVE 4½-ROOM APARTMENT IN A GREEN ENVIRONMENT**

Schauenburgerstrasse 57 | 4410 Liestal | Reference : 282

**CHF 870,000.-**

## TABLE OF CONTENTS

Description page	3
Detailed characteristics and conveniences	5
Big pictures	7

## VERY ATTRACTIVE 4½-ROOM APARTMENT IN A GREEN ENVIRONMENT

CH-4410 Liestal | Schauenburgerstrasse 57 | **CHF 870,000.-**



The apartment building (7 apartments, built in 2004) is located at Schauenburgerstrasse 57, in a quiet yet central neighborhood on the edge of the Liestal building zone. Schools and shopping facilities are also within walking distance, by bike or by bus. Restful walks in the nearby forest and in the surrounding area complement this apartment offer with a high quality of life. The entire development with 5 apartment buildings is very well maintained.

The bright, light-flooded 4½-room apartment with 114 m<sup>2</sup> of living space is located on the 2nd floor and is in very good condition. The living rooms face south, west and north. The walls are covered with abrasion-resistant paint. With the ceramic floor tiles in the entrance area, living/dining area and kitchen, as well as in the bathrooms, this apartment is very easy to clean. The rooms have dark wooden parquet floors. All rooms in the apartment have adjustable floor heating (connected to the district heating system of the ADEV heating network Ostenberg).

The apartment is wheelchair accessible and can also be reached from the underground car park by lift.

From the entrance area you can directly access the spacious living/dining area with an open kitchen, which is equipped with numerous cupboards, a large marble countertop, a fridge with separate freezer compartment, an oven, a dishwasher and a ceramic hob.

There is a chimney connection in the living room, which allows a fireplace to be installed.

Communication: All rooms have a TV/telephone connection.

A bathroom with a bathtub and toilet, a separate shower with toilet and three light-flooded rooms complete this beautiful and well-maintained apartment.

On the balcony, which faces east, south and west, you can enjoy sunshine all

### CHARACTERISTICS

Reference: **282**

Type: **Condominium apartment**

Availability: **To agree**

Rooms: **4.5**

Bedrooms: **3**

Location floor: **2nd floor**

Living area: **114 m<sup>2</sup>**

Ground surface: **690 m<sup>2</sup>**

Volume: **4,637 m<sup>3</sup>**

Year of construction: **2004**

Parking spaces: **Yes, obligatory**

Heating type: **Distance heating**





day long, even on cooler days, as it is glazed.

The apartment includes a separate cellar room, a private laundry room, a very large craft room with 27 m<sup>2</sup> and 2 AEP, where a charging station can be installed if required.

A bicycle storage room is integrated into the parking hall.

I would be happy to show you this beautiful modern apartment on site and look forward to your contact.  
Don't miss this unique opportunity.

I would be happy to provide you with my sales documents and show you this beautiful and modern apartment on site.  
Have I piqued your interest?

I look forward to hearing from you.

## CHARACTERISTICS

CH-4410 Liestal | Schauenburgerstrasse 57 | **CHF 870,000.-**

### CHARACTERISTICS

Availability	<b>To agree</b>	Living area	<b>114 m<sup>2</sup></b>
Type	<b>Condominium apartment</b>	Ground surface	<b>690 m<sup>2</sup></b>
Reference	<b>282</b>	Volume	<b>4,637 m<sup>3</sup></b>
Rooms	<b>4.5</b>	Ceiling height	<b>2.40 m</b>
Bedrooms	<b>3</b>	PPE charges	<b>CHF 4,408.-/year</b>
Number of toilets	<b>2</b>	Renovation fund participation	<b>CHF 1,310.-/year</b>
Location floor	<b>2nd floor</b>	Balance renovation fund	<b>CHF 15,065.- at 31.12.2024</b>
Year of construction	<b>2004</b>	Reservation deposit	<b>CHF 30,000.-</b>
Heating type	<b>Distance heating</b>	Parking spaces	<b>Yes, obligatory</b>
Heating installation	<b>Floor</b>	Interior parking	<b>2</b>
Domestic water heating system	<b>Distance heating</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

- Park
- Green
- Shopping street
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Parking

#### INSIDE CONVENIENCES

- Underground car park
- Open kitchen
- Guests lavatory
- Cellar
- Carnotzet
- Swedish stove connection
- Double glazing
- With front and rear view

#### EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Private laundry
- Shower
- Bath
- Phone
- Interphone

#### FLOOR

- Tiles

#### EXPOSURE

- Good

#### VIEW

- Clear
- Rural

## PICTURE(S)









