

## **Large, Stylishly Furnished 2.5-Room Penthouse Apartment with Rooftop Terrace for Rent on Bruderholz (Binningen)**

Available from August 1st or by Arrangement

*We are offering an exclusive 2.5-room penthouse apartment (100 m<sup>2</sup> living space) on Bruderholz in Binningen (Basel-Landschaft), featuring a spacious rooftop terrace (55 m<sup>2</sup>) and a truly unique panoramic view.*

*As part of a terraced building with only three residential units, this property offers a generous and open living concept. The fully furnished apartment is ideally suited for singles or couples who appreciate privacy, tranquillity, and timeless elegance.*

### **Living & Dining Area**

A spacious, light-filled living area with floor-to-ceiling windows and direct access to the rooftop terrace through large sliding glass doors.

### **Bedroom**

The generously sized bedroom overlooks the fields of Bruderholz. For maximum comfort during the summer months, it is equipped with its own air-conditioning unit. The bedroom also features a custom-made walk-in wardrobe and an en-suite bathroom with a walk-in shower and toilet.

### **Terrace**

A spectacular 55 m<sup>2</sup> wrap-around terrace extending along three sides of the apartment offers unobstructed panoramic views and the perfect setting for breathtaking sunsets and relaxing moments outdoors.

High-quality natural materials have been used throughout the apartment, creating an exceptional living environment. The penthouse features solid wood flooring and underfloor heating. In addition, a separate guest toilet is available.

A private covered carport parking space is included in the rent.

### **Furnishings and Equipment Included**

The apartment is rented fully furnished and equipped with household essentials:

- High-quality furniture
- Stylish kitchen with premium appliances (steam oven and separate conventional oven), modern crockery and cutlery
- Bedroom with air conditioning and three complete sets of bed linen
- Integrated home office workspace ("Invisible Office") within the living area
- Private washing machine and tumble dryer inside the apartment
- Sonos multi-room sound system
- Internet WiFi

## **Location (Highly Desirable Hillside Setting)**

The prime hillside location on Bruderholz in Binningen combines unspoiled nature with urban convenience and maximum privacy:

- **Nature right on your doorstep:** Step outside and enjoy the surrounding fields of Bruderholz for jogging, cycling, or walking.
- **Orientation:** East-west exposure providing sunshine throughout the day.
- **Excellent public transport connections:** Only a 4-minute walk to the tram stop "Binninger Schloss" tram stop (tram no. 10)
- **Distances:** Basel SBB railway station can be reached by bicycle in just 6 minutes, while Basel city centre is only 10 minutes away.

## **Key Facts**

- Living space: 100 m<sup>2</sup>
- Terrace: 55 m<sup>2</sup> wrap-around rooftop terrace
- View: Unobstructed 270° panoramic view
- Rooms: 2.5-room penthouse apartment (1 bedroom with air conditioning and directly accessible walk-in wardrobe, 1 large living and dining area)
- Location: Bruderholzrain, Binningen
- Availability: From August 1, 2026, or by arrangement
- Monthly rent: CHF 2,600 + CHF 250 flat-rate ancillary costs
- Minimum rental period: 12 months

## **Contact / Viewings**

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