



Bachpark | **Garden apartment 3.5 rooms**

Newly constructed apartment with top quality fittings
in an exclusive, sunny and central location

8967 Widen AG

RESIDENCE IMMOBILIEN

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DATA SHEET

Newly constructed apartment building

Apartment 3.5 rooms on the GF

Address

In der Rüti, 8967 Widen AG

Co-ownership share

127/1000 in GS 115

Year of construction

2024

Room height

2.58 m

Living area 132.50 m²

External spaces

Terrace 25.38 m²

Garden 73.00 m²

Ancillary spaces

Cellar 7.29 m²

Parking spaces

2 underground parking spaces
PP06 + PP07

Heating

- Heat pump with geothermal probe / underfloor heating with low-temperature system (self-regulating)
- Free-cooling system via underfloor heating

Specials

- Top quality fittings, paired with elegant and modern architecture
- Spacious garden area
- Good solar radiation, southwest orientation
- Water decalcification system
- Peaceful central location
- Bus stop directly in front of the complex

Availability

Ready for occupation
1st quarter 2026

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Purchase price apartment

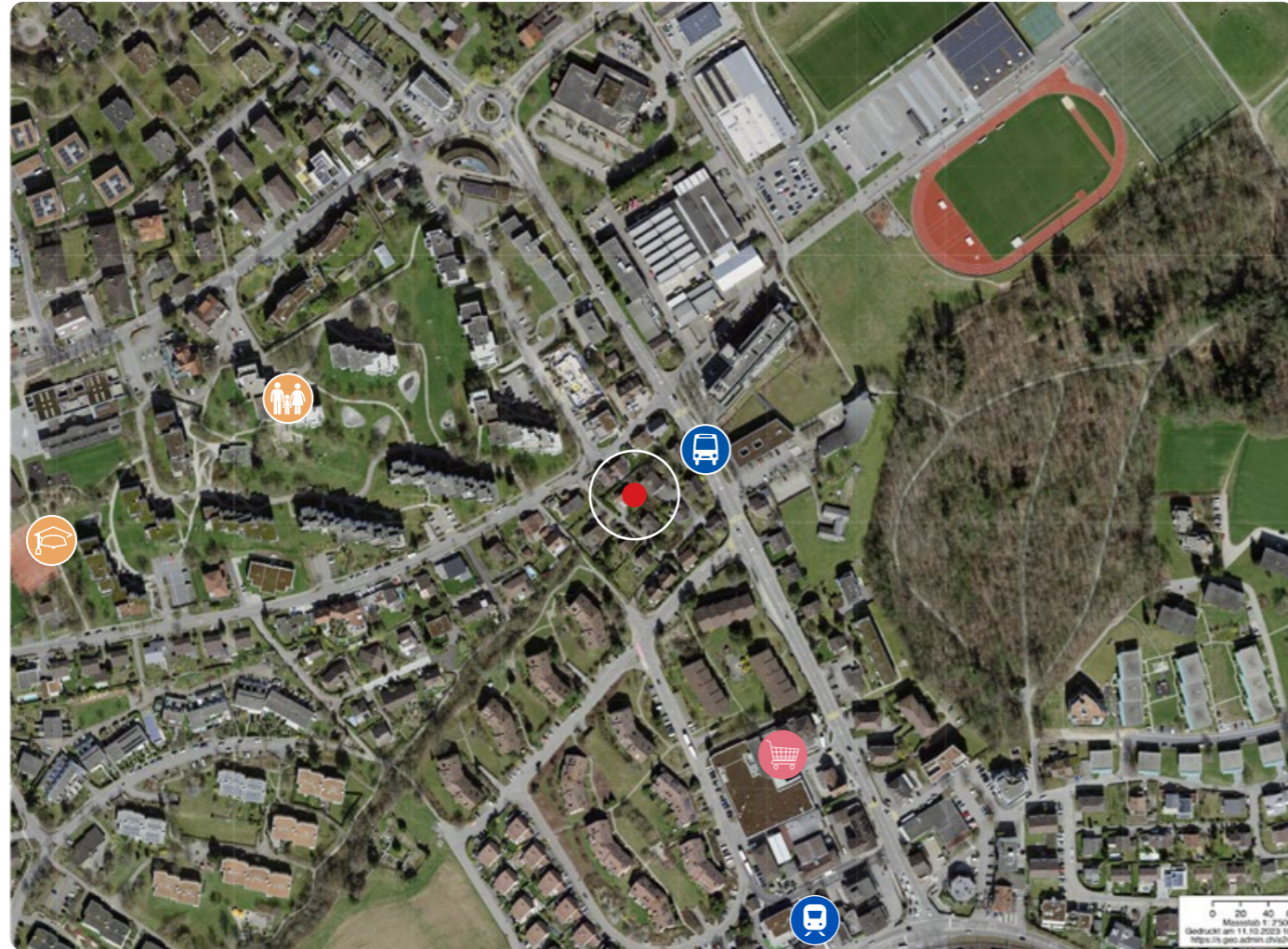
CHF 1,795,000

2 underground parking spaces

CHF 90,000

SITUATION

In der Rütli
8967 Widen AG



Municipal administration of Widen | www.widen.ch



Bus
80 m to the «Burkertsmatt» bus stop



Kindergarten
450 m to the kindergarten
«Schachenfeld», Widen



SBB
600 m to the Widen-Berikon s-train station



Schools

- 626 m to the primary school in Widen
- District school in Bremgarten AG
- Cantonal school (secondary school) in Wohlen or in Baden



Shops
390 m to Migros/Denner



Shopping
Zurich, Baden, Zug

CADASTRAL MAP



Plot

Real estate

Visitor parking spaces **P**

Underground garage entrance **P**





Widen is one of the most popular residential areas in the canton of Argovia

The municipality is situated in a sunny location at the foothills of Heitersberg. Together with Rudolfstetten and Berikon, it forms the Mutschellen economic centre.

The region is easily accessible by public transport. A journey to Zurich main train station takes around half an hour. Baden and Bremgarten can also be reached quickly by bus or the BDWM railway. Widen is very centrally located by car, 8 minutes to the motorway, 20 minutes to Zurich and 20 minutes to the airport.



Feel at home in Widen!

Various events, clubs, excursions in the surrounding area and the Burkertsmatt sports centre offer you a wide range of leisure activities.

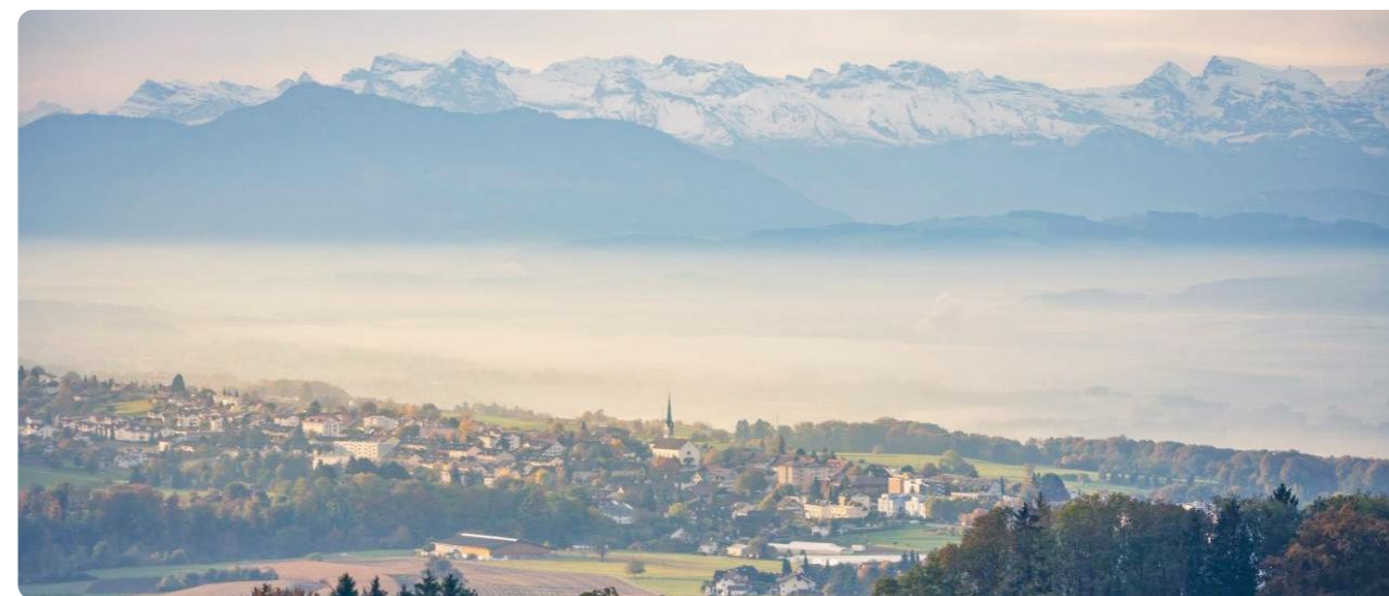
Find further information at www.widen.ch and burkertsmatt.ch.

Property

- Spacious garden apartment with an optimal layout for a maximum of flexibility
- Top-quality fittings paired with an elegant and modern architecture
- Master suite with a stylish en-suite bathroom and own dressing room
- 73 m² garden for free design options and relaxing moments
- A high external quality with lots of greenery and open waters
- Building commencement March 2024

Surroundings

- Condominium in an attractive, well-maintained and central location
- Peacefully located facing the naturally designed garden and park area
- Widen is situated in a sunny location at the foothills of the Heitersberg
- Shopping options, schools and sports facilities (Burkertsmatt sports centre) in the vicinity
- Bus stop right in front of the complex. Train station in short walking distance. Express bus to Zurich city via Oberwil-Lieli approx. 35 minutes. Motorway slip road Dietikon (ZH) in approx. 8 min.









RELAXING
HOME



GREEN OASIS
OF PEACE



AESTHETICS PAIRED
WITH COMFORT



MINIMALISM
MAXIMISED





LIVING WITH
WELLBEING

LAYOUT

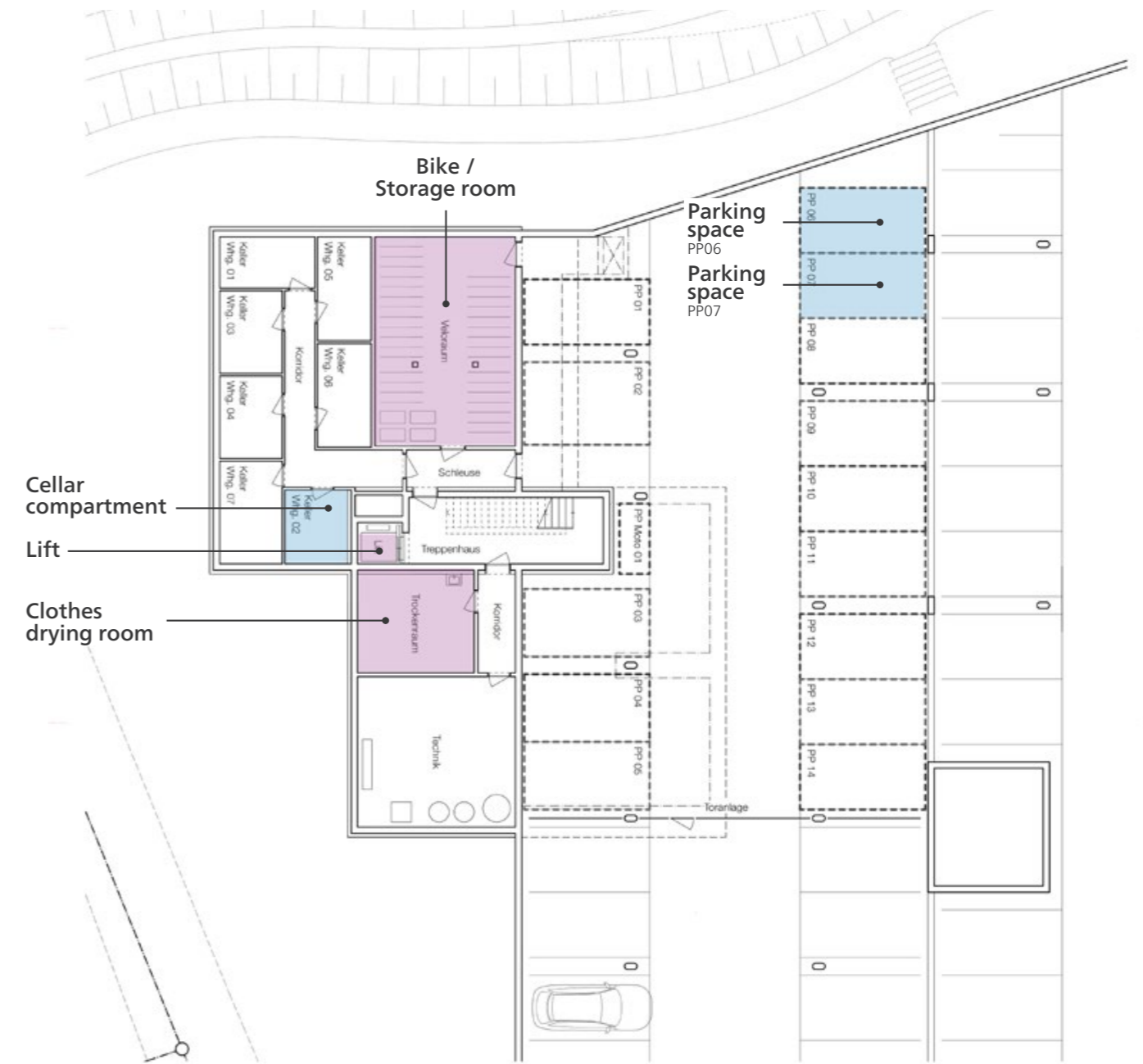
Ground floor



- Living area
- External spaces
- Joint use

LAYOUT

Ground floor



- Ancillary spaces
- Joint use

Berikon-Widen train station



Burkertsmatt sports centre in Widen



Foto © E. Näf, Widen

Primary school / kindergarten Widen



Local shops in Berikon



«Sunnemärt» shopping centre in Bremgarten



Local recreational area Mutschellen



Bremgarten's historical old town



Shopping and strolling in Zurich





BACHPARK
Widen

IMPRINT

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We reserve the right to make minor changes to plans in general or as a result of conditions regarding the building permit. The same applies to minor changes to the building description and materials, provided they are of equivalent quality. The visualisations are non-binding images that may differ from the final design.

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