



Bachpark | Apartment **4.5 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 4.5 rooms on the 1st floor

Address

In der Rüti, 8967 Widen AG

Co-ownership share

138/1000 in GS 115

Year of construction

2024

Room height

2.58 m

Living area

142.68 m²

External spaces

Balcony

26.15 m²

Ancillary spaces

Cellar

8.10 m²

Parking spaces

2 underground parking spaces
PP13 + PP14

Heating

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

Specials

- Top quality fittings, paired with elegant and modern architecture
- Good solar radiation, southwest orientation
- 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

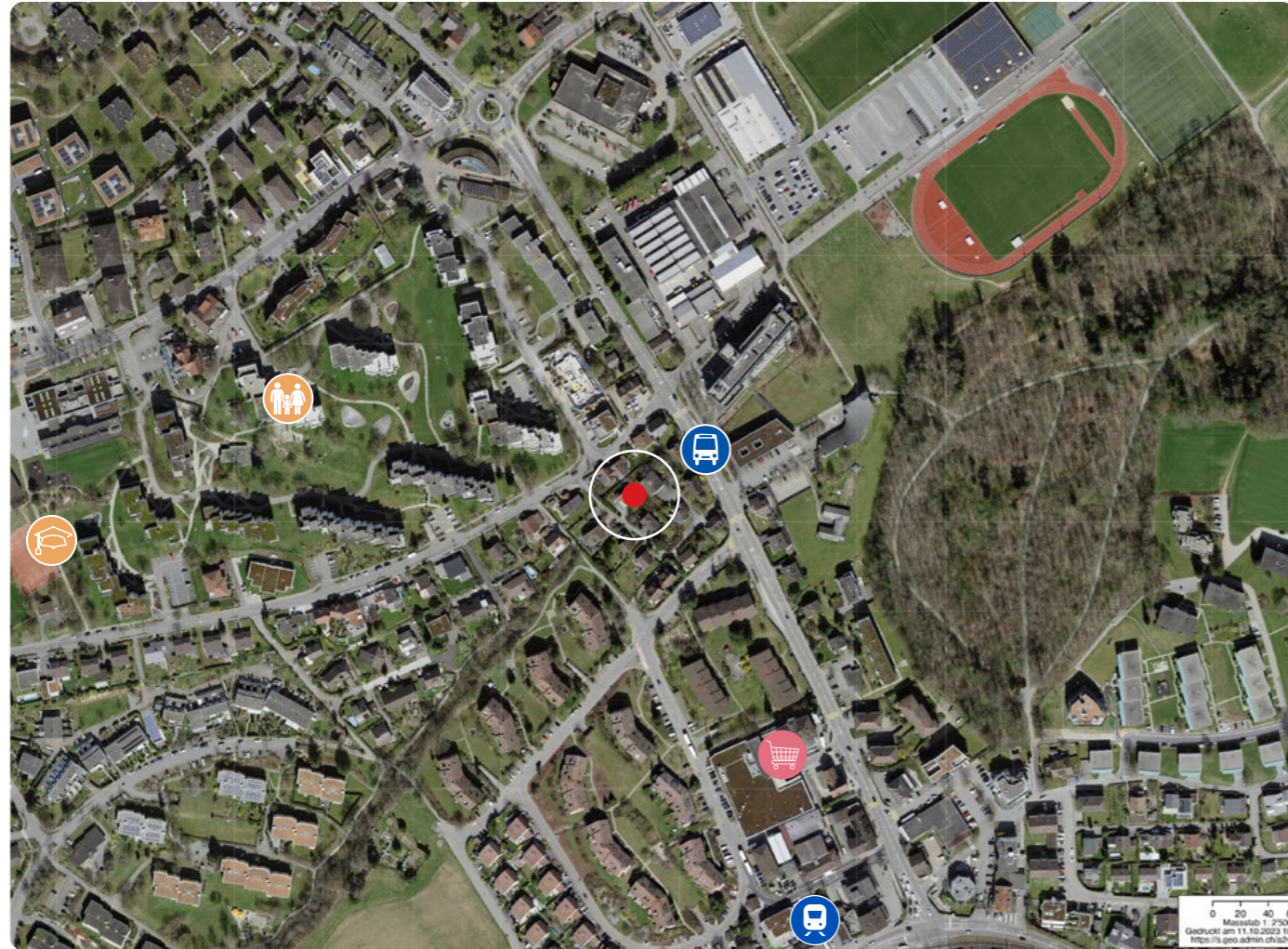
CHF 1,865,000

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**

Entrance

Parking

5 visitor parking spaces
for joint use





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

- Charming apartment with a functional layout for pleasant living
- Top-quality fittings paired with an elegant and modern architecture
- Master suite with a stylish en-suite bathroom and own dressing room
- Spacious balcony with privacy and vistas
- 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





AESTHETICS
PAIRED WITH
COMFORT



MINIMALISM
MAXIMISED



LAYOUT

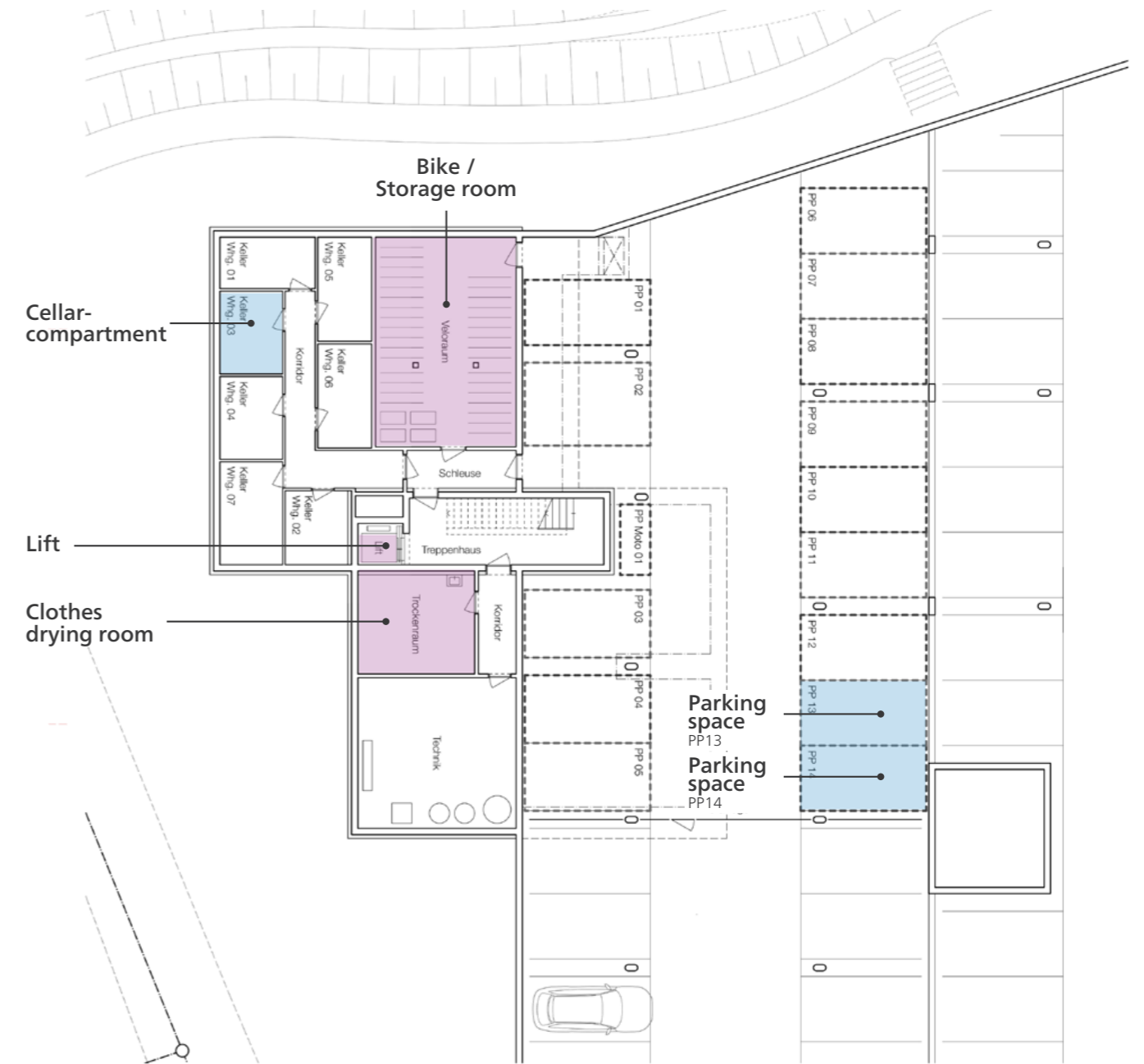
1st floor



- Living area
- External spaces
- Joint use

LAYOUT

Basement level



- Ancillary spaces
- Joint use

VIEW

Northeast | B1-1

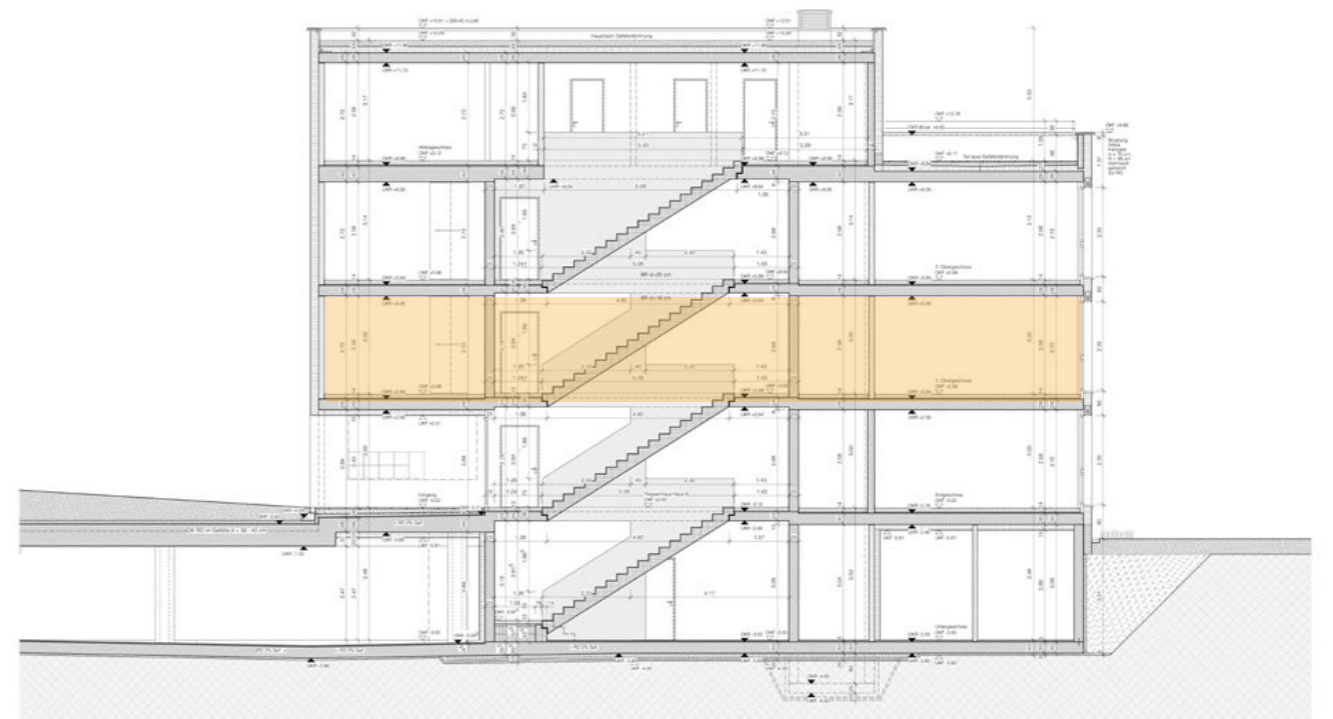


PROFILE

1st floor | Scale 1:50



Southwest | B1-1



Berikon-Widen train station



Burkertsmatt sports centre in Widen



Primary school / kindergarten Widen



Local shops in Berikon



«Sunnemärt» shopping centre in Bremgarten



Local recreational area Mutschellen



Bremgarten's historic old town



Shopping and strolling in Zurich





IMPRINT

Builder

eas free concept ag
Roosmatten 4
8967 Widen

Architects

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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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