

trio verde

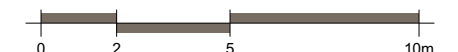
*Wohnüberbauung
Rosengartenstrasse 5 / 5a / 5b
9214 Kradolf*



Situationsplan 1:200



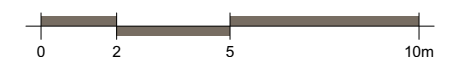
Wohnüberbauung Rosengartenstrasse
03.12.2025



Untergeschoss 1:200



Wohnüberbauung Rosengartenstrasse
03.12.2025



The architectural floor plan illustrates a residential development consisting of three main houses (Haus A, Haus B, Haus C) and a central courtyard area. The plan is oriented with Haus A at the bottom left, Haus B at the top left, and Haus C at the bottom right.

House A (Haus A): Located at the bottom left, it features a large living area with a fireplace, a dining area, and a kitchen. It includes two bedrooms (A.1, A.2) and a bathroom. The plan also shows a covered walkway (Laubengang gedeckt) and a staircase.

House B (Haus B): Located at the top left, it features a large living area with a fireplace, a dining area, and a kitchen. It includes two bedrooms (B.1, B.2) and a bathroom. The plan also shows a covered walkway (Laubengang gedeckt) and a staircase.

House C (Haus C): Located at the bottom right, it features a large living area with a fireplace, a dining area, and a kitchen. It includes two bedrooms (C.1, C.2) and a bathroom. The plan also shows a covered walkway (Laubengang gedeckt) and a staircase.

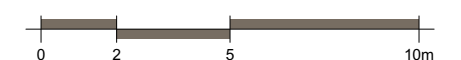
Central Courtyard: The central area between the houses is a courtyard with a paved walkway, a covered walkway (Laubengang gedeckt), and a staircase. It is bordered by existing retaining walls (bestehende Stützmauer) and new retaining walls (Stützmauer).

Basement (Keller): The plan shows a series of basements (Keller) for each house, with floor areas (BF) ranging from 5.7 m² to 13.0 m². The basements are labeled as Keller A.1, A.2, A.3, A.4, A.5, B.1, B.2, C.1, and C.2.

Structural Elements: The plan includes various structural elements such as walls, doors, windows, and stairs. It also shows existing retaining walls (bestehende Stützmauer) and new retaining walls (Stützmauer).



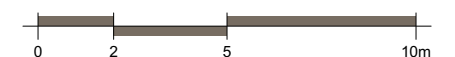
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03.12.2025



1. Obergeschoss 1:200



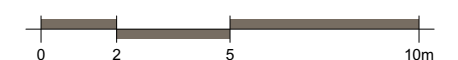
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2. Obergeschoss 1:200



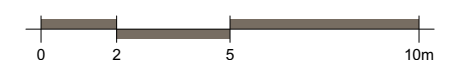
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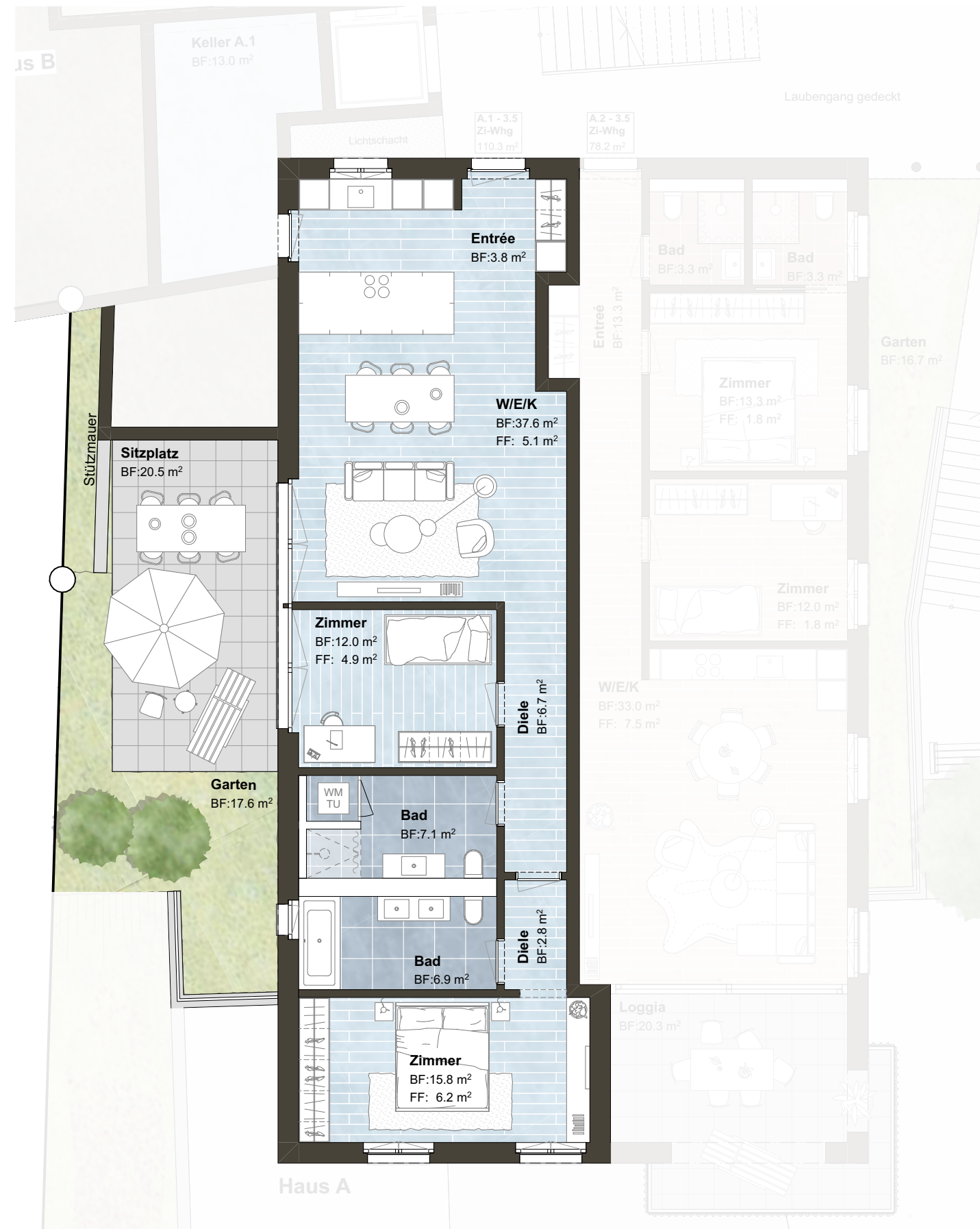


Dachgeschoss 1:200



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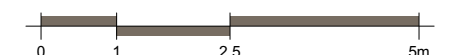
**A.1 - 3.5 Zimmer
Gartenwohnung 1:100**

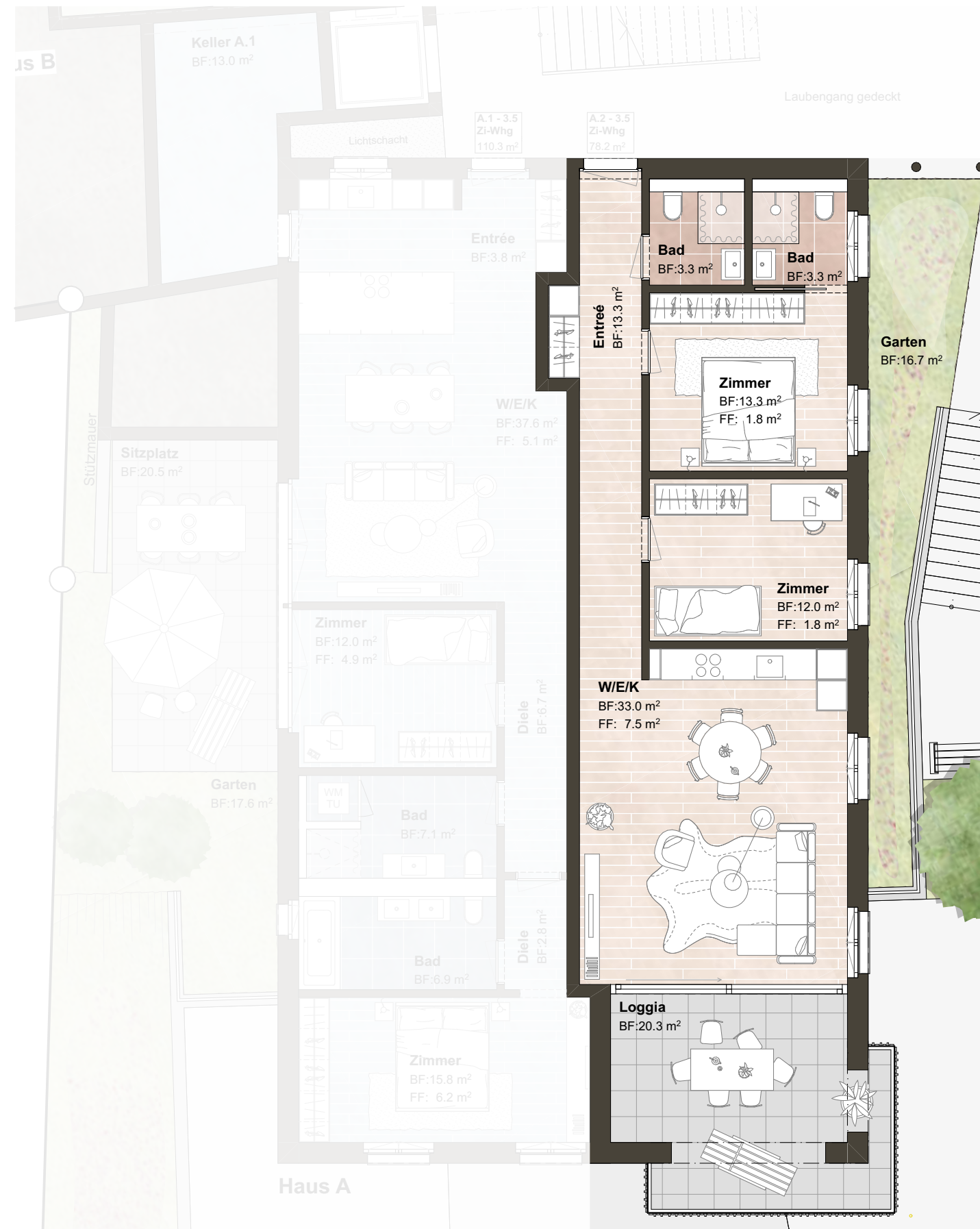
Nettowohnfläche
92.7 m²

Aussennutzfläche
Sitzplatz 20.5 m²
Garten 17.6 m²



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**A.2 - 3.5 Zimmer
Gartenwohnung 1:100**

Nettowohnfläche

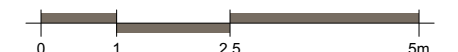
77.9 m²

Aussennutzfläche

Loggia 20.3 m²



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**A.3 - 3.5 Zimmer
Gartenwohnung 1:100**

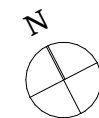
Nettowohnfläche

92.6 m²

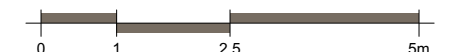
Aussennutzfläche

Sitzplatz 12.1 m²

Garten 21.4 m²



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A.4 - 3.5 Zi-Whg 1:100

Nettowohnfläche

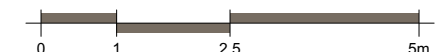
77.9 m²

Aussennutzfläche

Loggia 20.3 m²



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A.5 - 3.5 Zi-Whg 1:100

Nettowoohnfläche

114.6 m²

Aussennutzfläche

Loggia 21.1 m²

Abstellräume 12.0 m²

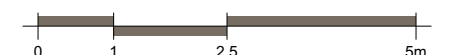
A.5 - Einliegerwohnung

Nettowoohnfläche

34.7 m²



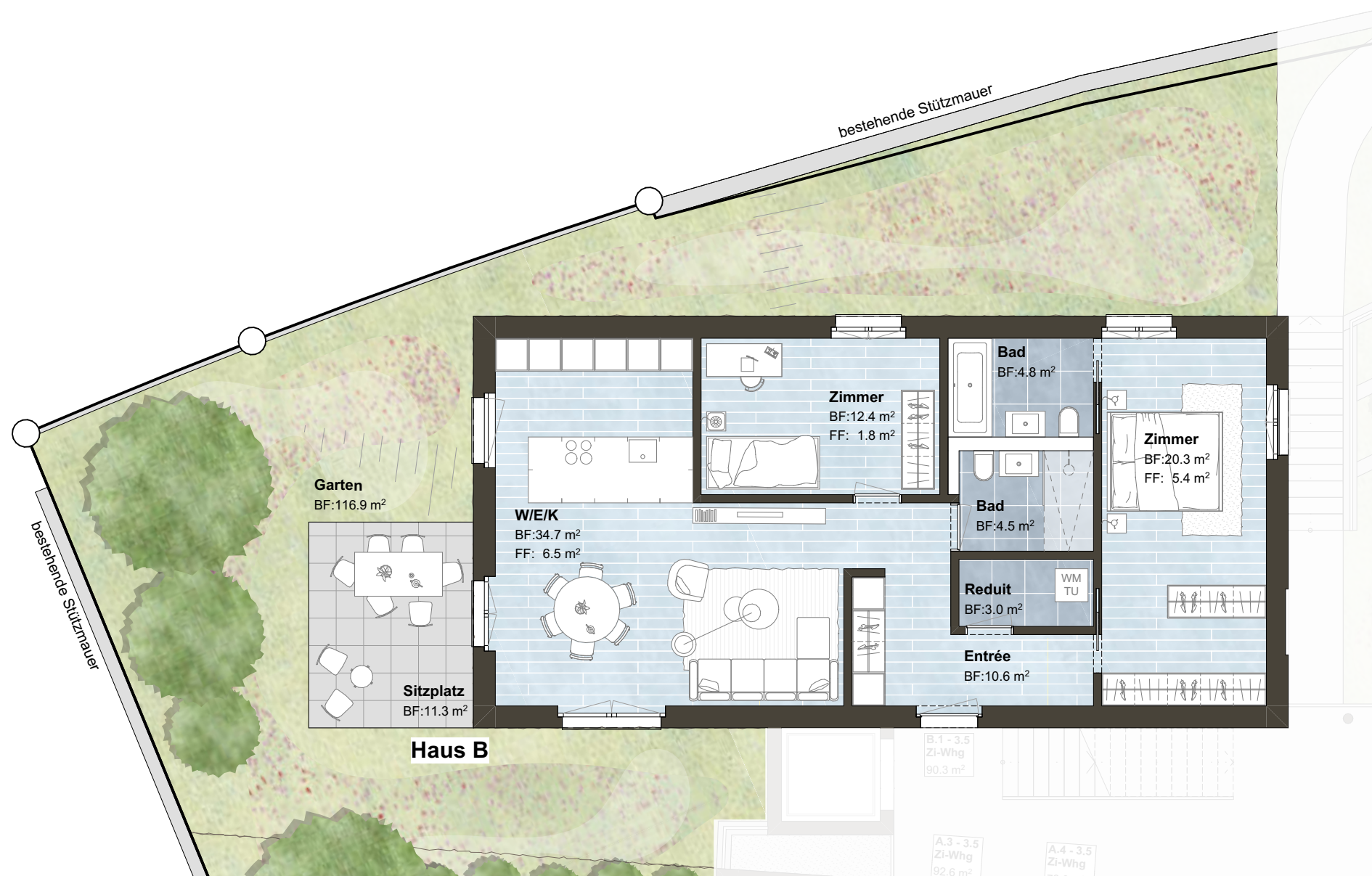
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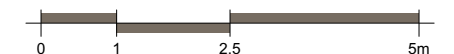
**B.1 - 3.5 Zimmer
Gartenwohnung 1:100**

Nettowohnfläche
90.3 m²

Aussennutzfläche
Sitzplatz 11.3 m²
Garten 116.9 m²



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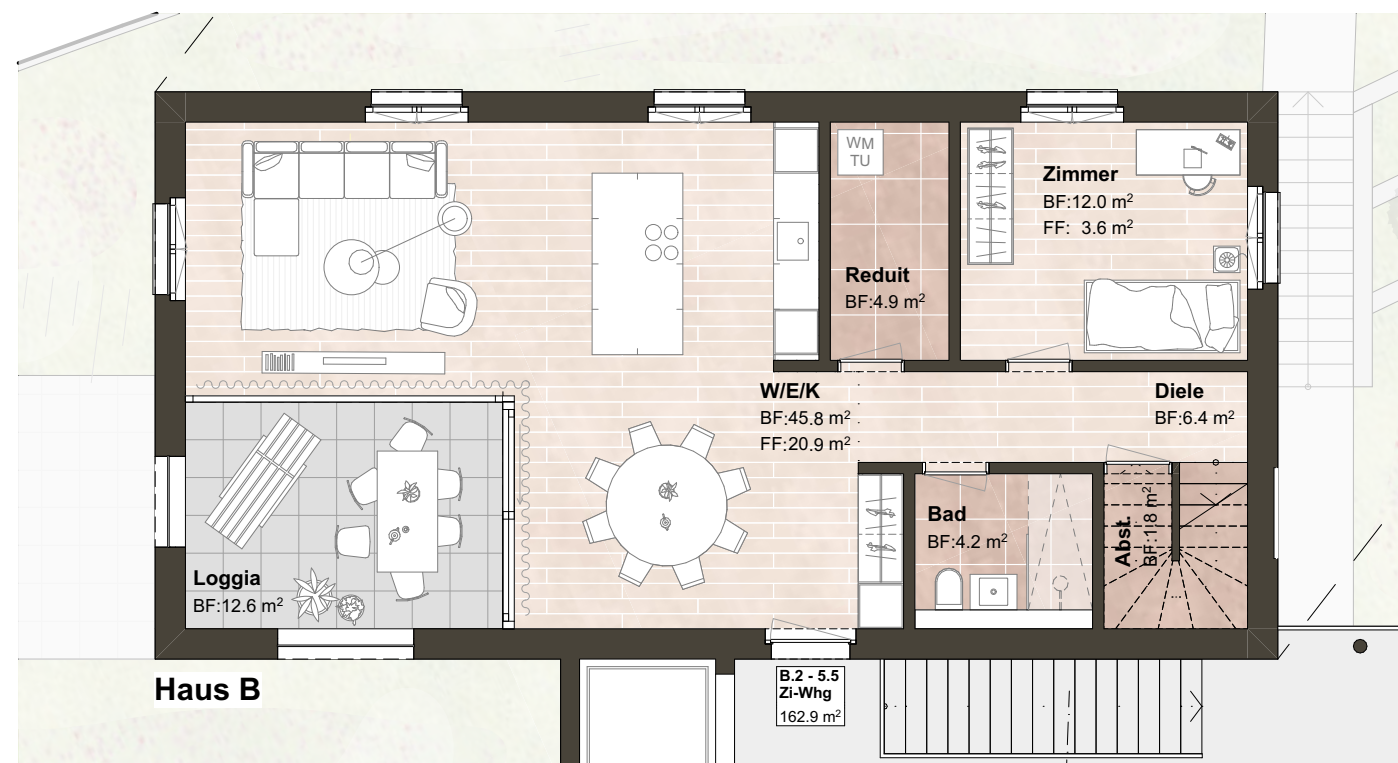
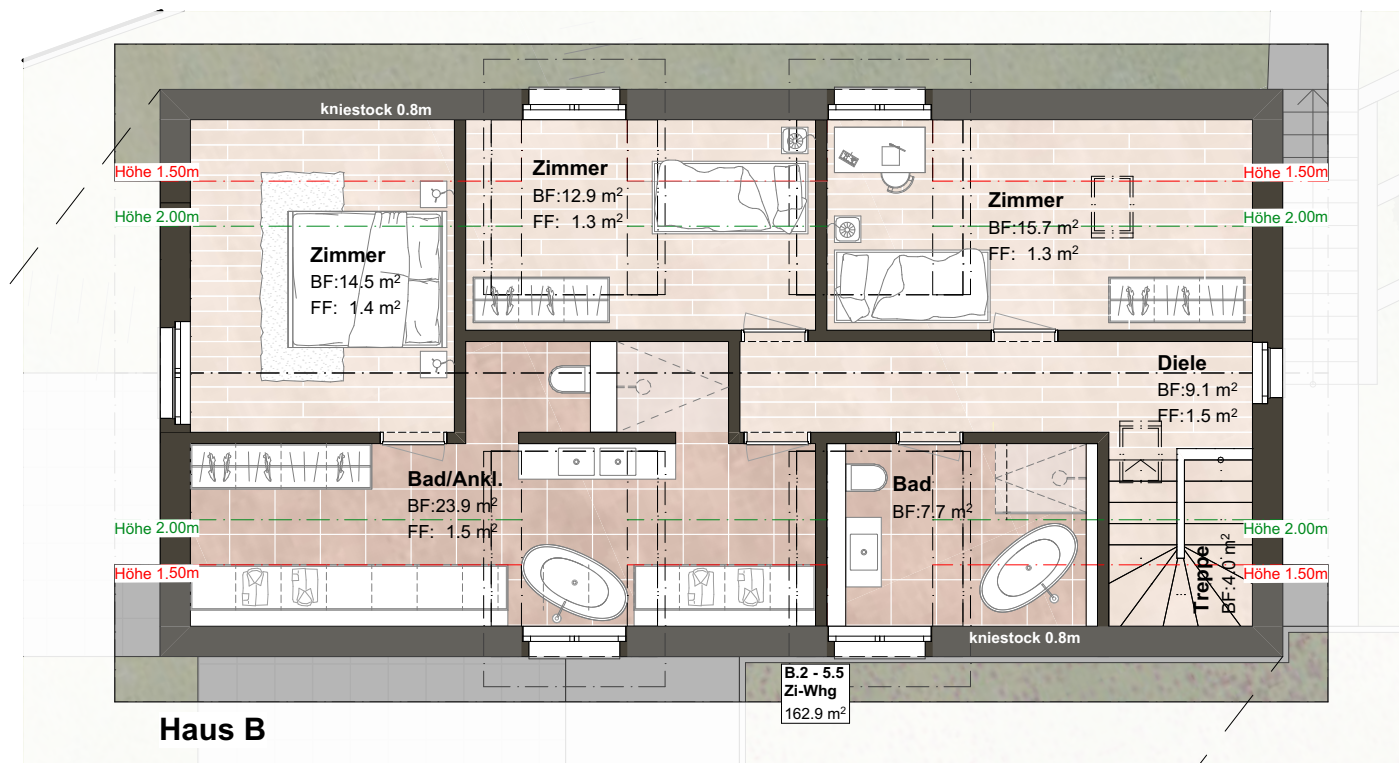
B.2 - 5.5 Zi-Whg
Maisonette 1:100

Nettowohnfläche

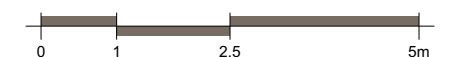
162.9 m²

Aussennutzfläche

Loggia 12.6 m²



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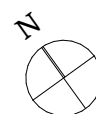
C.1 - 4.5 Zimmer
Gartenwohnung 1:100

Nettowohnfläche
103.1 m²

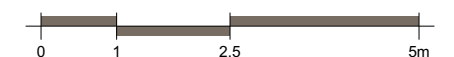
Aussennutzfläche

Loggia 15.0 m²

Garten 84.3 m²



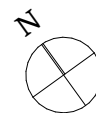
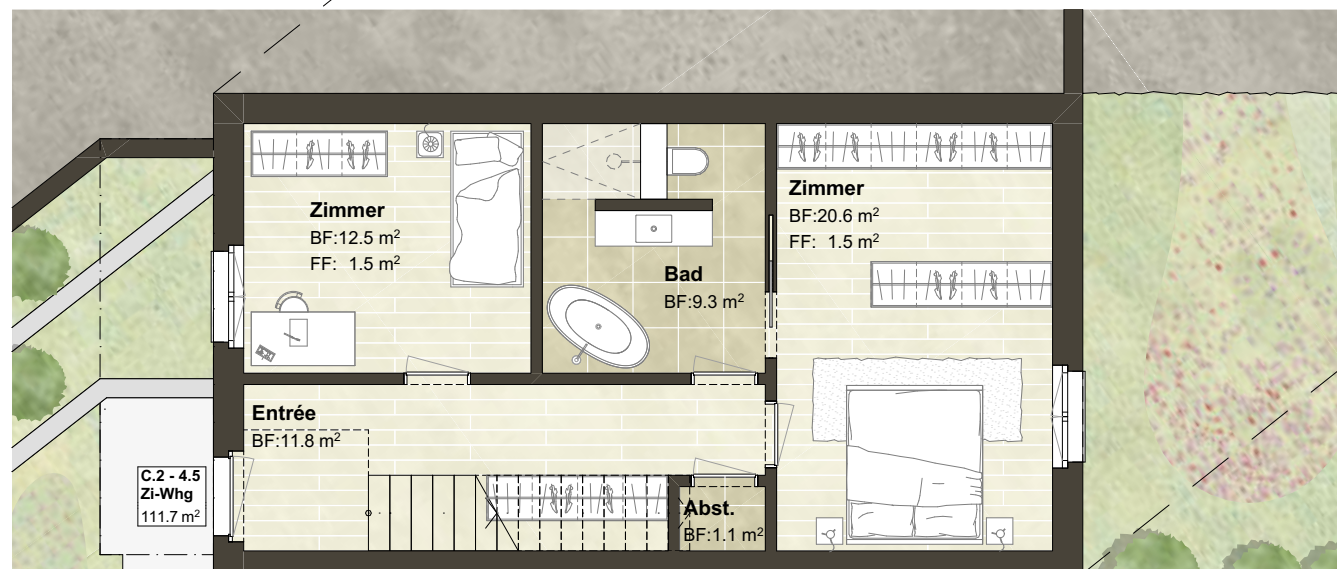
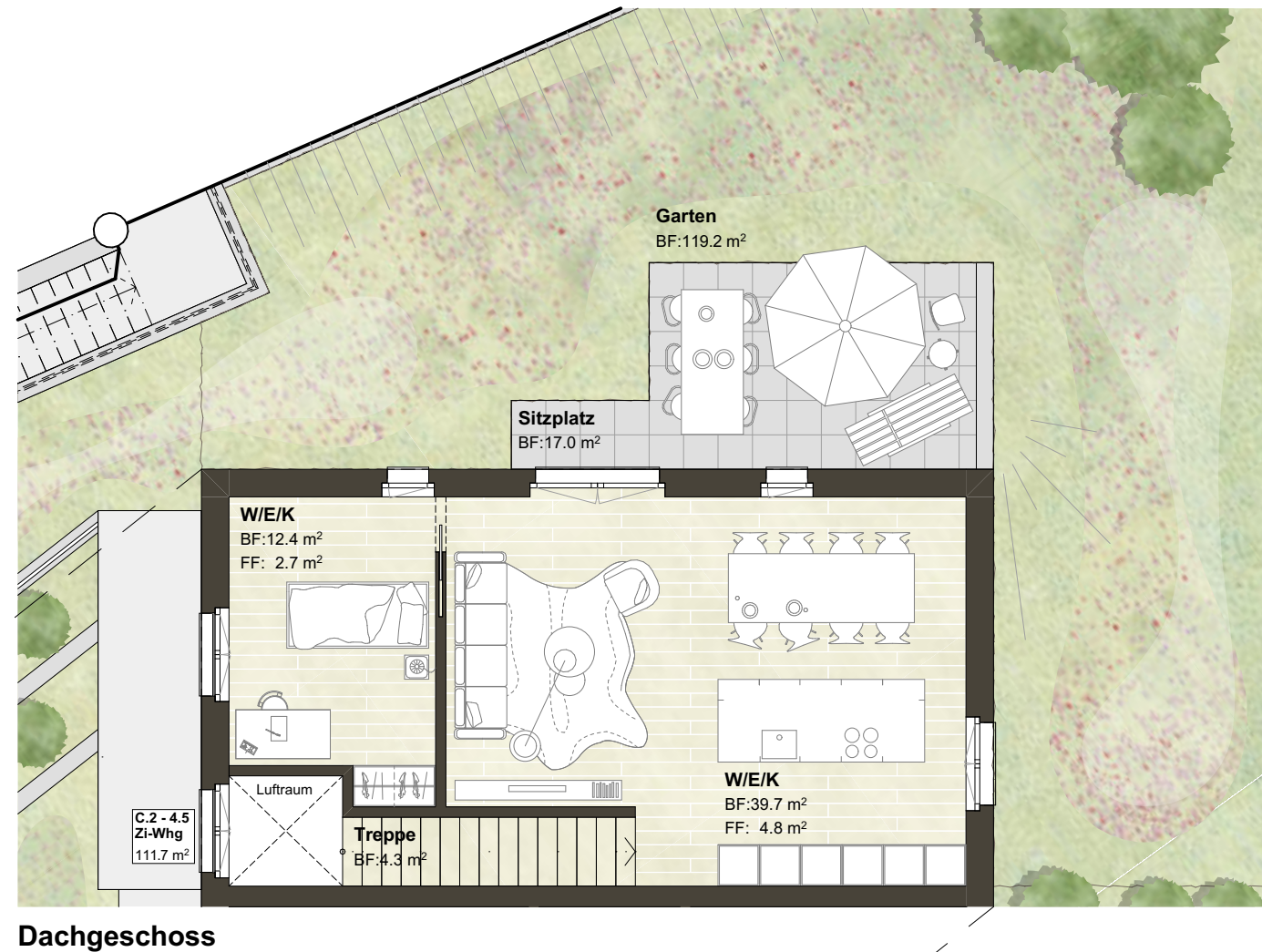
Wohnüberbauung Rosengartenstrasse
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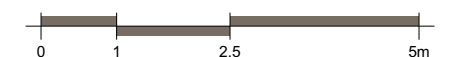
C.2 - 4.5 Zi-Whg
Maisonette 1:100

Nettowohnfläche
111.7 m²

Aussennutzfläche
Sitzplatz 17.0 m²
Garten 119.2 m²



Wohnüberbauung Rosengartenstrasse
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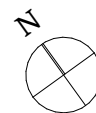
C.3 - 4.5 Zi-Whg 1:100

Nettowohnfläche

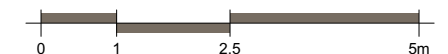
103.1 m²

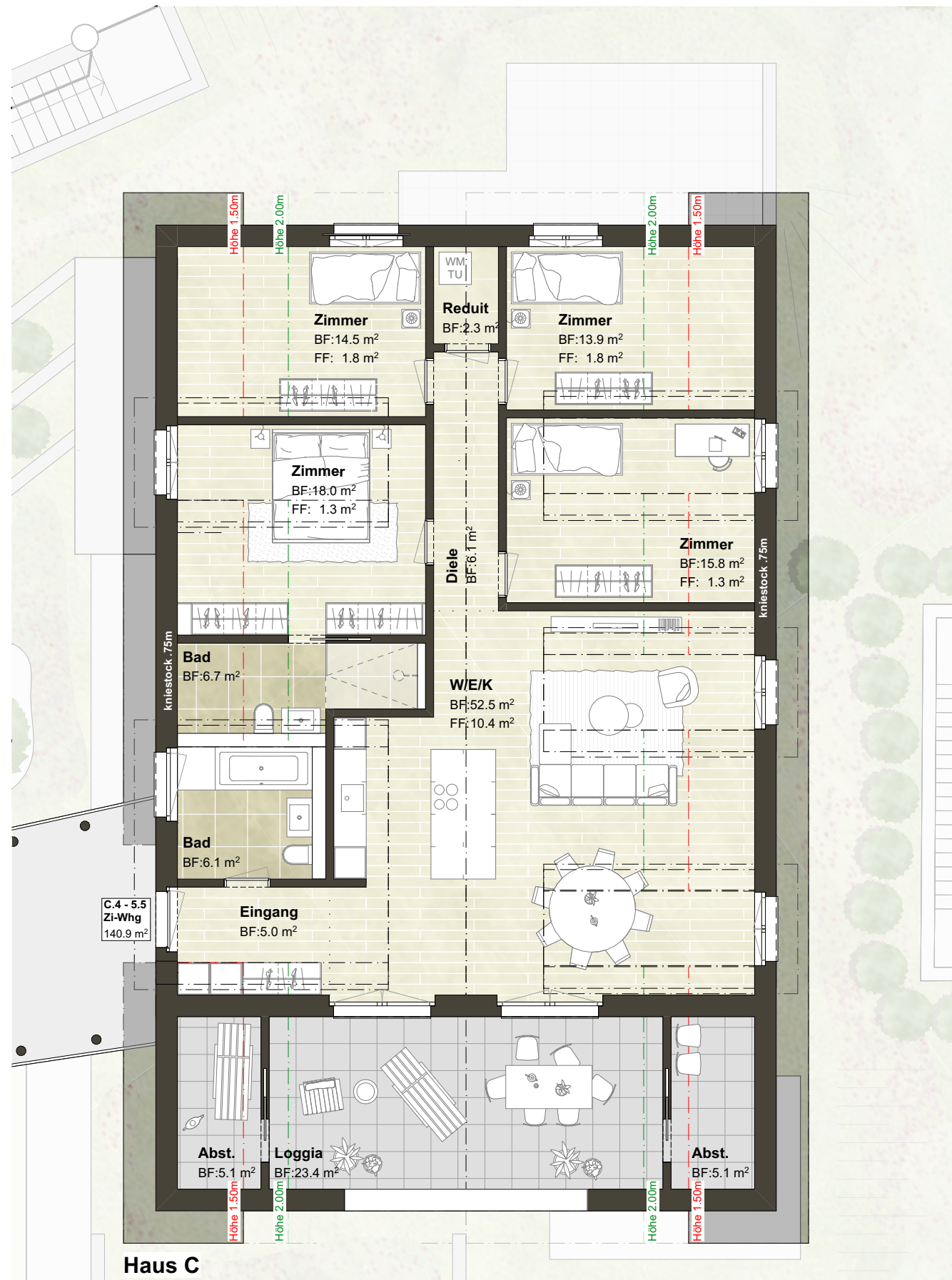
Aussennutzfläche

Loggia 20.3 m²



Wohnüberbauung Rosengartenstrasse
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C.4 - 5.5 Zi-Whg 1:100

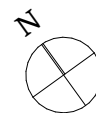
Nettowohnfläche

140.9 m²

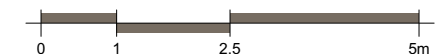
Aussennutzfläche

Loggia 23.4 m²

Abstellräume 10.2 m²



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Wohnung	Anzahl Zimmer	NWF Nettowoohnfläche	Garten Sitzplatz	Loggia Terrassen	Keller / Technik	Preis
A.1	3.5	92.7 m ²	38.1 m ²	-	13.0 m ²	CHF 649'000.-
A.2	3.5	77.9 m ²	16.7 m ²	20.3 m ²	5.8 m ²	CHF 599'000.-
A.3	3.5	92.6 m ²	33.5 m ²	-	5.7 m ²	CHF 649'000.-
A.4	3.5	77.9 m ²	-	20.3 m ²	5.7 m ²	CHF 599'000.-
A.5	3.5	114.6 m ²	-	21.1 m ²	6.5 m ²	CHF 999'000.-
Einliegerw.	2.5	34.7 m ²	-	-	-	
B.1	3.5	90.3 m ²	128.2 m ²	-	6.3 m ²	CHF 639'000.-
B.2	5.5	162.9 m ²	-	12.6 m ²	8.5 m ²	CHF 999'000.-
C.1	4.5	103.1 m ²	99.3 m ²	-	6.6 m ²	CHF 699'000.-
C.2	4.5	111.7 m ²	136.2 m ²	-	5.9 m ²	CHF 699'000.-
C.3	4.5	103.1 m ²	-	20.3 m ²	6.6 m ²	CHF 699'000.-
C.4	5.5	140.9 m ²	-	23.4 m ²	7.2 m ²	CHF 949'000.-



Impressionen

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