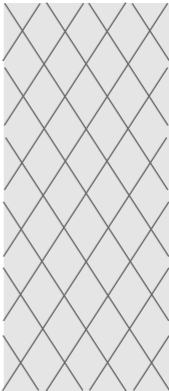
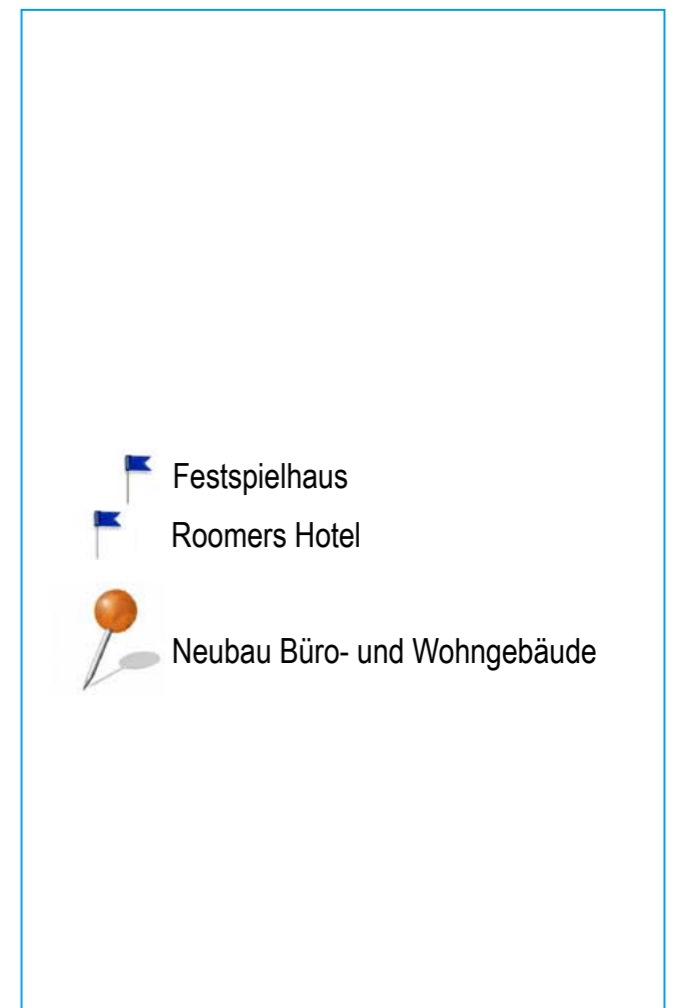
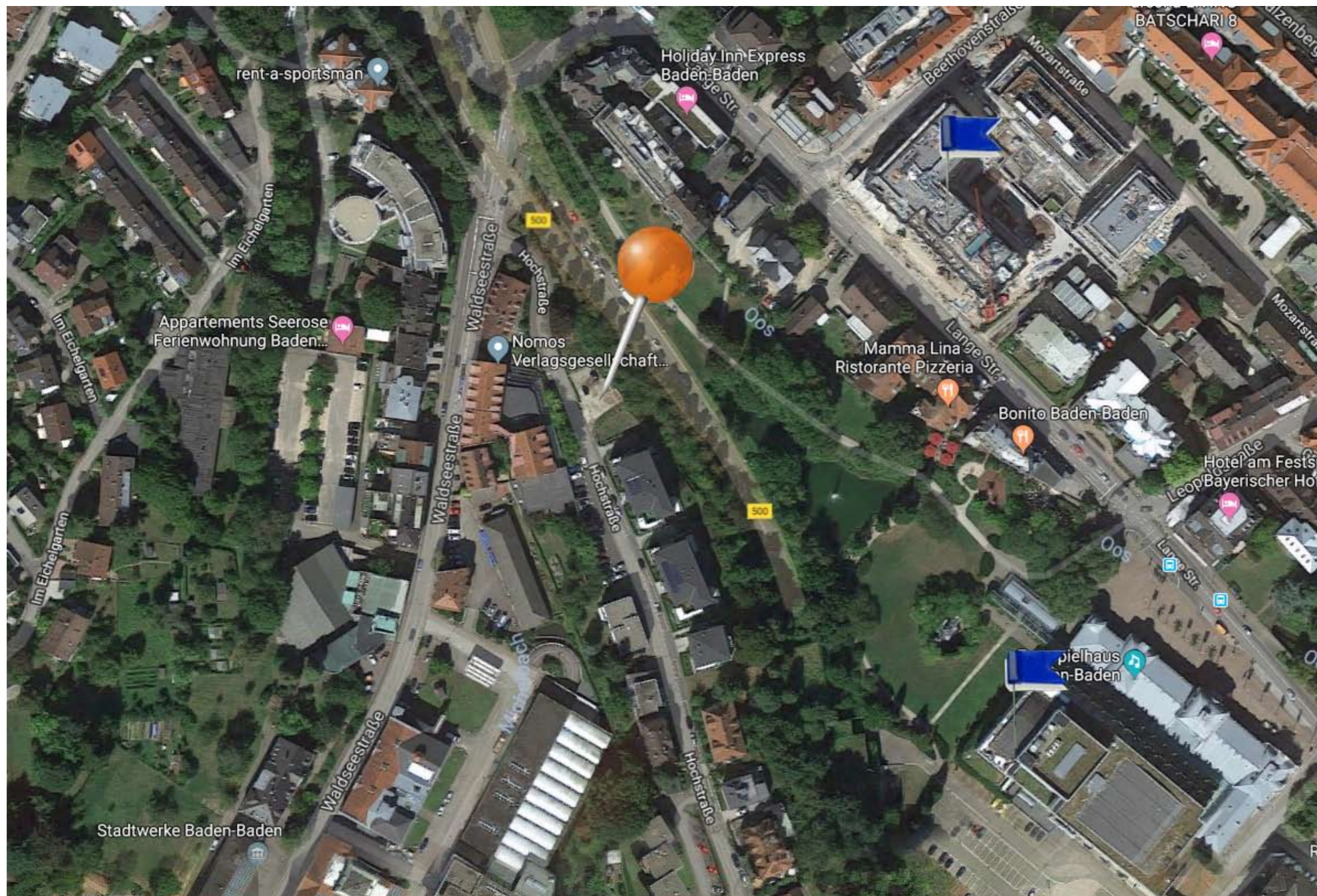
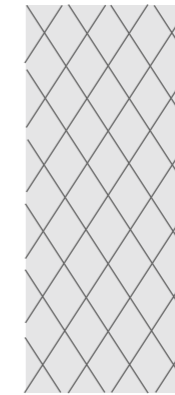


NEUBAU EINES BÜRO- UND WOHNGEBÄUDES

HOCHSTRASSE 34 IN BADEN-BADEN

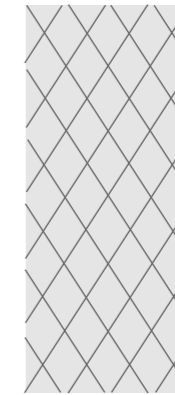




ÜBERSICHT NAHE UMGEBUNG

OHNE MASSSTAB

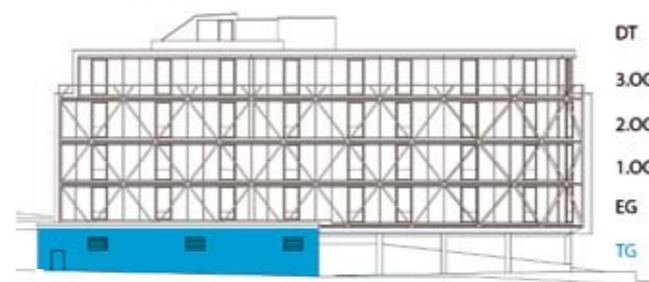




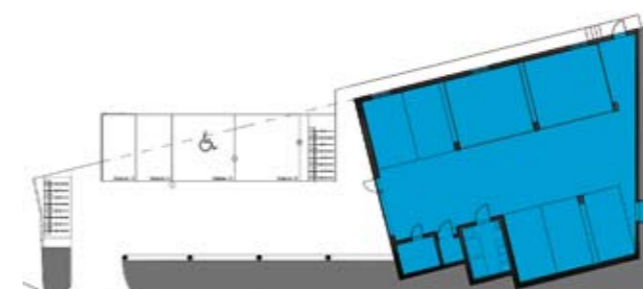
TIEFGARAGE

| | | |
|----|-------------------------------------|---------------------|
| 1 | 8 Fahrradstellplätze (Büro 1-3) | |
| 2 | Stellplatz 19 | |
| 3 | Stellplatz 20 | |
| 4 | Stellplatz 21 | |
| 5 | Stellplatz 22 | |
| 6 | 8 Fahrradstellplätze (WHG 1-4) | |
| 7 | Stellplatz 1,2 | |
| 8 | Stellplatz 3,4 | |
| 9 | Stellplatz 5,6,7,8 (WHG 1 und 3) | |
| 10 | Stellplatz 9,10,11,12 (WHG 2 und 4) | |
| 11 | Stellplatz 17,18 | |
| 12 | Stellplatz 15,16 | |
| 13 | Stellplatz 13,14 | |
| 14 | Wertstoffe | 11,68m ² |
| 15 | Hausanschlussraum | 6,70m ² |

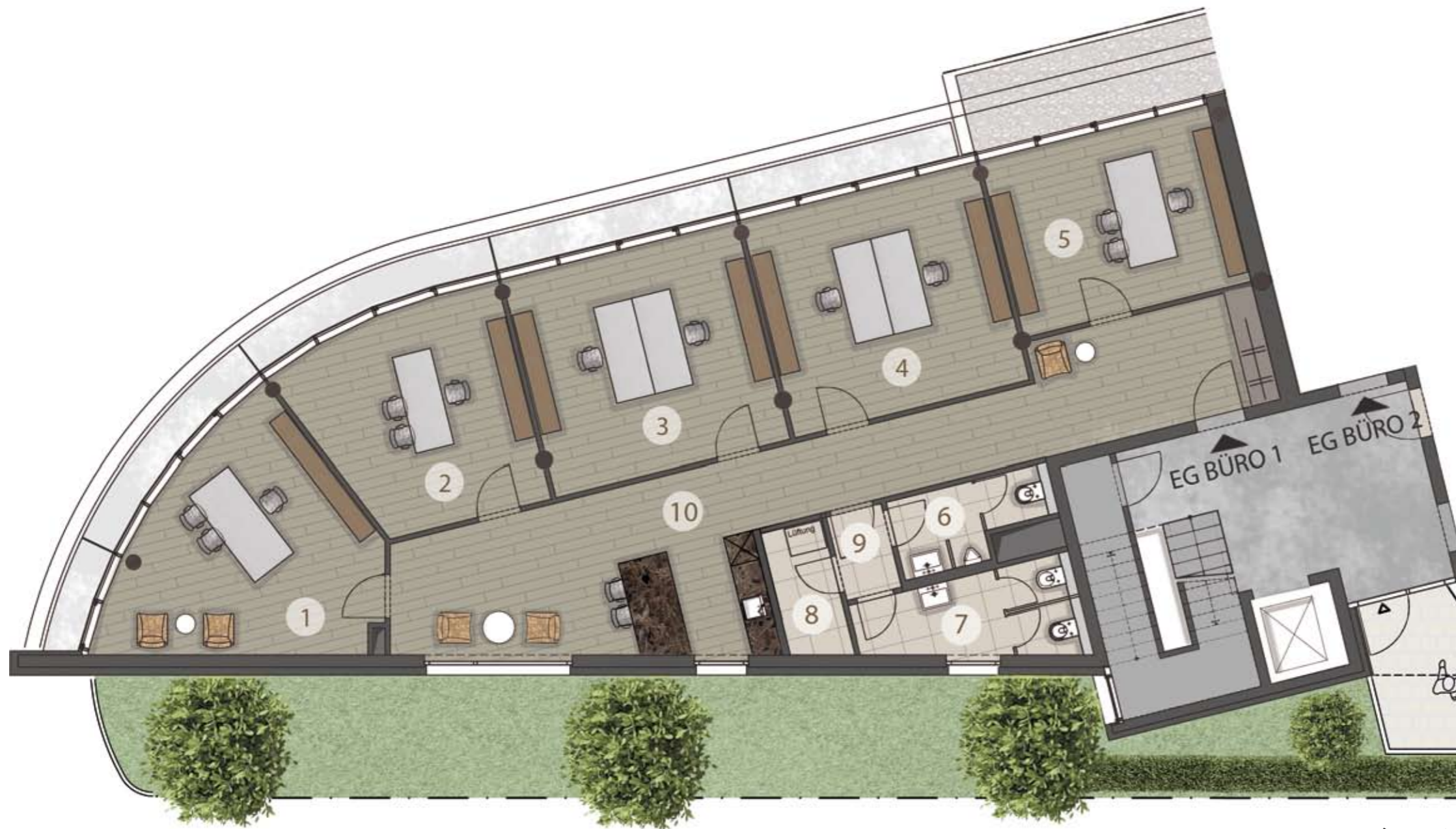
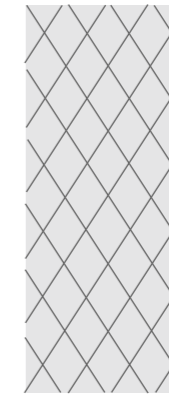
GRUNDRISS TIEFGARAGE



Hauptansicht



Gebäudeaufsicht TG



BÜRO 1

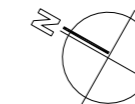
ERDGESCHOSS

| | |
|-----------------------------|-----------------------------|
| 1 Büro | 21.92 m ² |
| 2 Büro | 18.86 m ² |
| 3 Büro | 22.56 m ² |
| 4 Büro | 22.57 m ² |
| 5 Büro | 17.72 m ² |
| 6 WC Herren | 4.57 m ² |
| 7 WC Damen | 7.38 m ² |
| 8 Abstellraum / Technik | 3.57 m ² |
| 9 Flur | 2.01 m ² |
| 10 Flur / Garderobe / Küche | 44.33 m ² |
| | 165.49 m² |

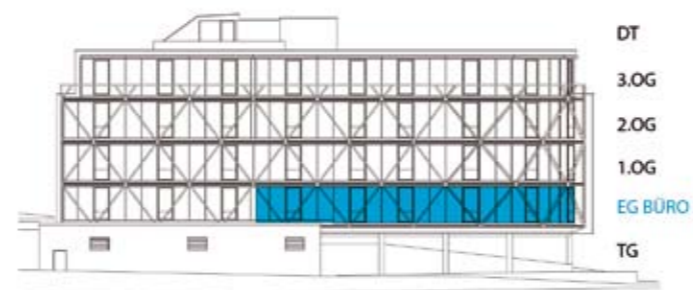
abzüglich Putz 1 % -1.65 m²

Bürofläche Büro 1 gesamt: 163.84 m²

0 1 2 3 4 5



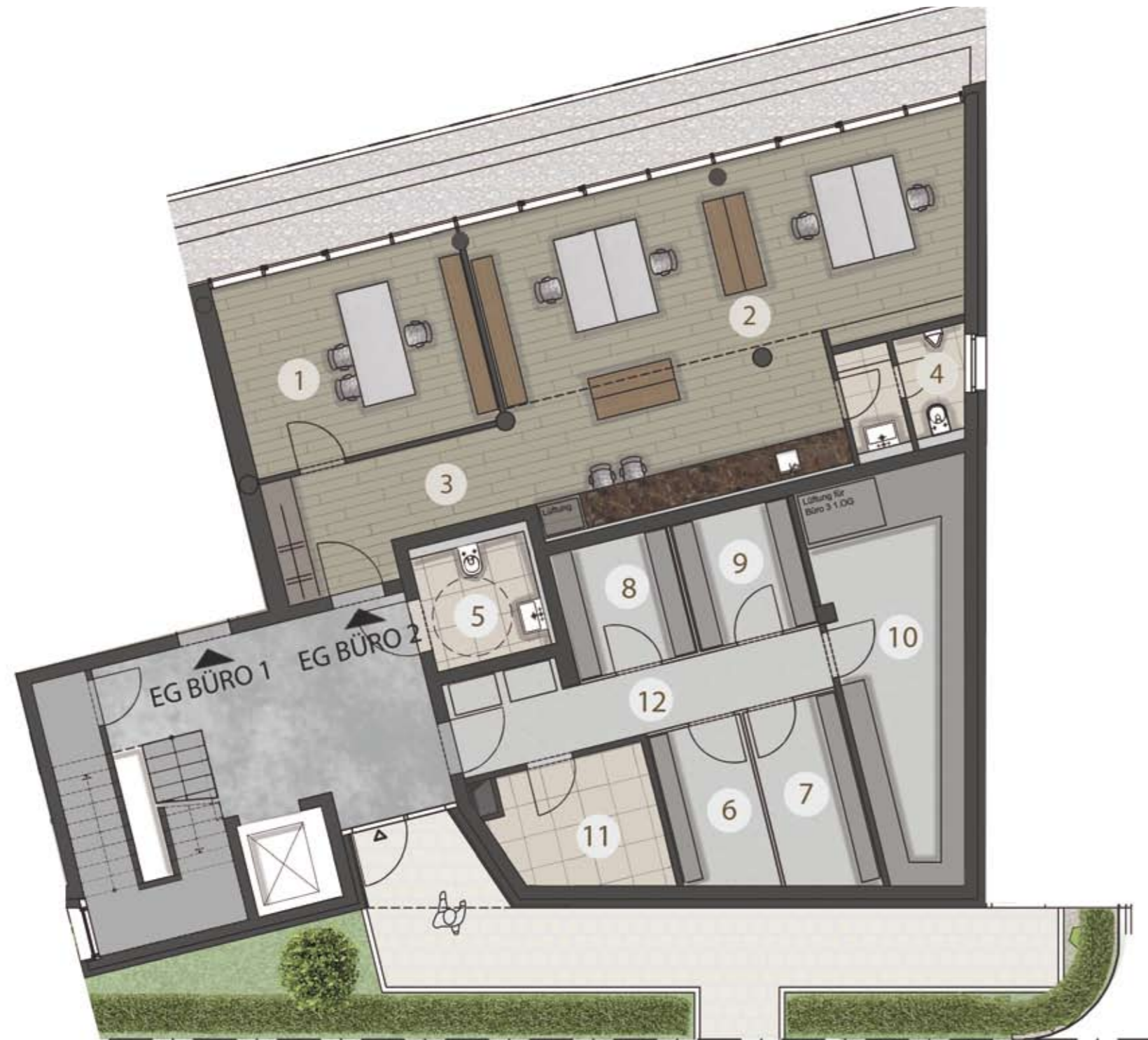
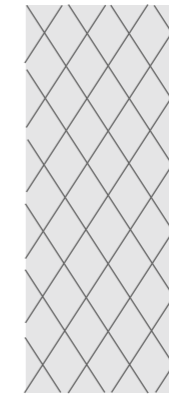
GRUNDRISS ERDGESCHOSS



Hauptansicht



Gebäudeaufsicht EG Büro 1



BÜRO 2

ERDGESCHOSS

| | |
|----------------------------|----------------------|
| 1 Büro | 17.60 m ² |
| 2 Büro | 35.41 m ² |
| 3 Flur / Garderobe / Küche | 23.75 m ² |
| 4 WC | 4.78 m ² |

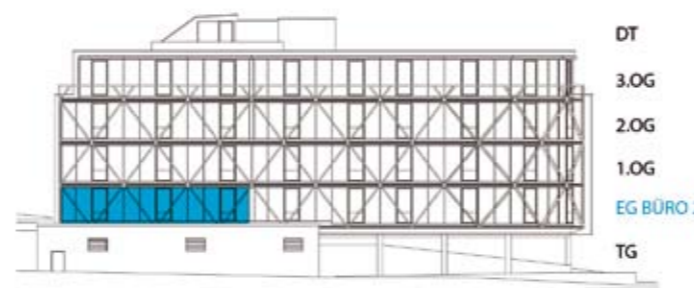
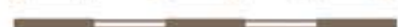
81.54 m²

abzüglich Putz 1 % -0.82 m²

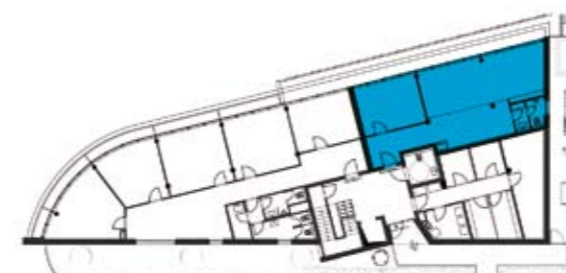
Bürofläche Büro 2 gesamt: 80.72 m²

| | |
|-------------------------------|----------------------|
| 5 Behinderten WC (Büro 1,2,3) | 5,30 m ² |
| 6 Keller 1 (WHG 4) | 5.63m ² |
| 7 Keller 2 (WHG 1) | 6.46 m ² |
| 8 Keller 3 (WHG 3) | 5.65 m ² |
| 9 Keller 4 (WHG 2) | 5.65 m ² |
| 10 Keller 5 (Büro 3) | 18.39 m ² |
| 11 Trocknen | 7.22 m ² |

0 1 2 3 4 5

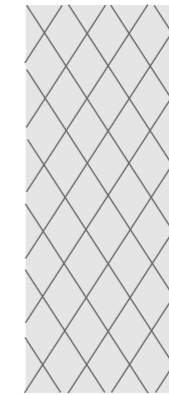


Hauptansicht



Gebäudeaufsicht EG Büro 2

GRUNDRISS ERDGESCHOSS

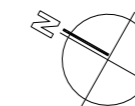


WOHNUNG 1

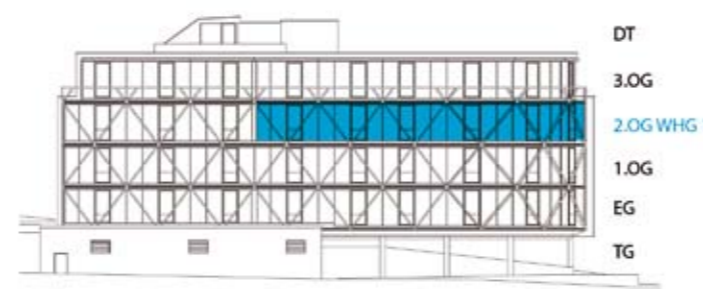
2. OBERGESCHOSS

| | |
|------------------------------------|-----------------------------|
| 1 Abstellraum / HWR / Technik | 5.12 m ² |
| 2 Schlafen | 17.78 m ² |
| 3 Zimmer 1 | 18.15 m ² |
| 4 Wohnen | 25.54 m ² |
| 5 Küche / Essen | 40.40 m ² |
| 6 Flur | 12.54 m ² |
| 7 Zimmer 2 | 14.88 m ² |
| 8 Bad | 14.36 m ² |
| 9 WC | 2.20 m ² |
| | 150.97 m² |
| abzüglich Putz 1 % | -1.51 m ² |
| | 149.46 m² |
| 10 Loggia 13.23 m ² 1/2 | 6.62 m ² |
| Wohnfläche Wohnung 1 gesamt | 156.08 m² |

0 1 2 3 4 5



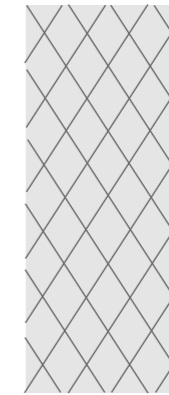
GRUNDRISS 2.OBERGESCHOSS



Hauptansicht



Gebäudeaufsicht 2.OG WHG 1

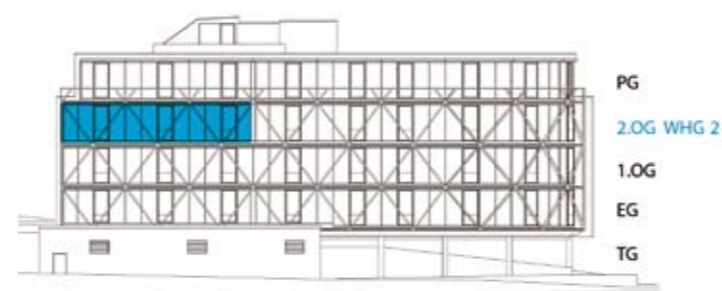


WOHNUNG 2

2. OBERGESCHOSS

| | | |
|------------------------------------|--------------------------|-----------------------------|
| 1 Diele | | 5.71m ² |
| 2 Flur / Garderobe | | 5.03 m ² |
| 3 Abstellraum / HWR / Technik | | 5.47 m ² |
| 4 Küche / Essen | | 36.55 m ² |
| 5 Zimmer 1 | | 19.80 m ² |
| 6 Zimmer 2 | | 16.02 m ² |
| 7 Schlafen | | 17.61 m ² |
| 8 Wohnen | | 30.85 m ² |
| 9 Bad | | 11.16 m ² |
| 10 WC | | 2.66 m ² |
| | | 150.86 m² |
| abzüglich Putz | 1 % | -1.51 m ² |
| | | 149.35 m² |
| 11 Loggia | 11.76 m ² 1/2 | 5.88 m ² |
| Wohnfläche Wohnung 2 gesamt | | 155.23 m² |

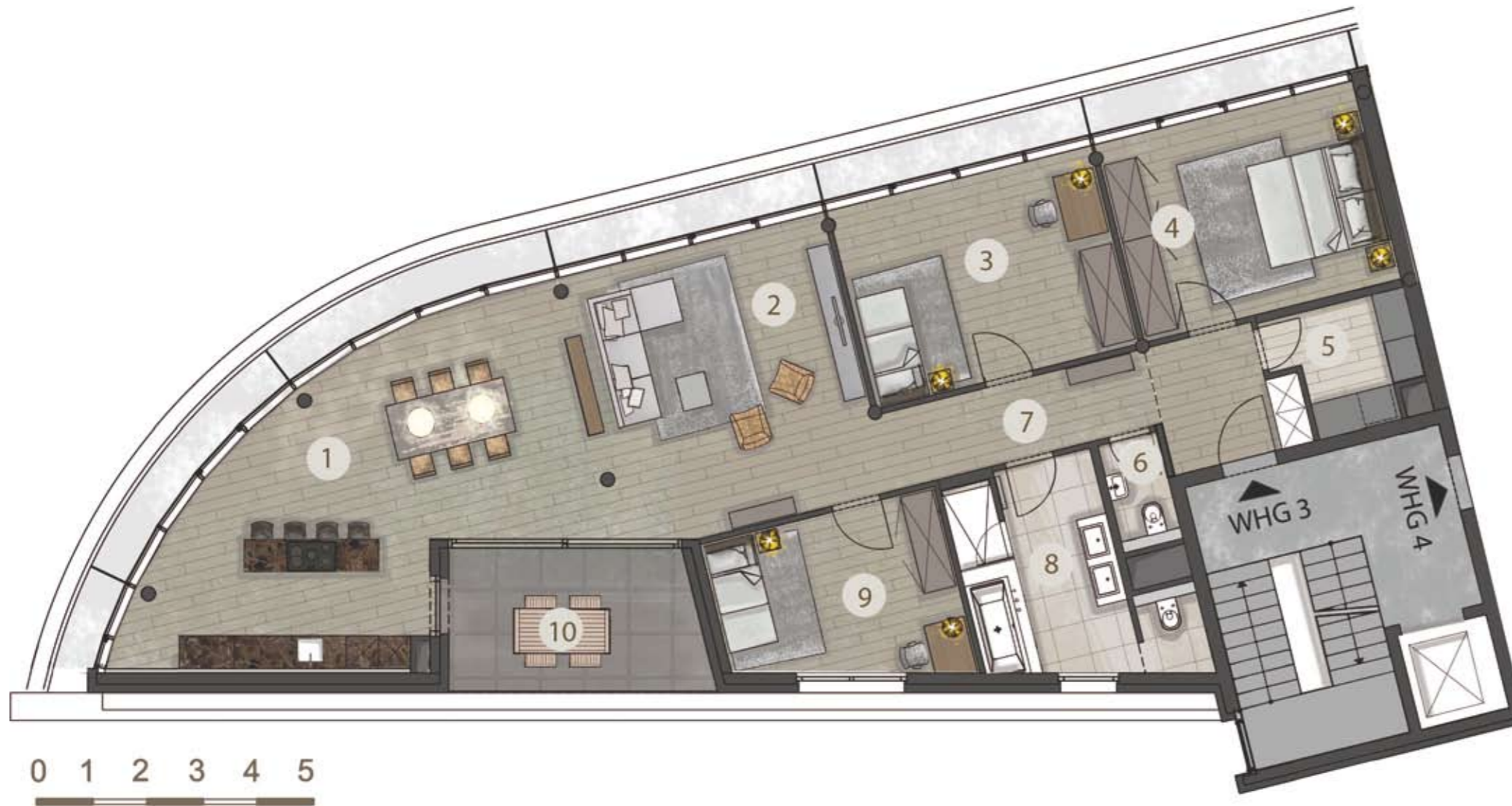
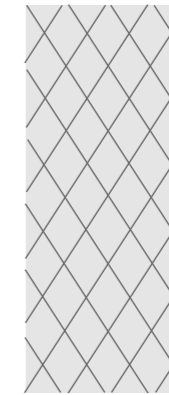
GRUNDRISS 2.OBERGESCHOSS



Hauptansicht



Gebäudeaufsicht 2.OG WHG 2



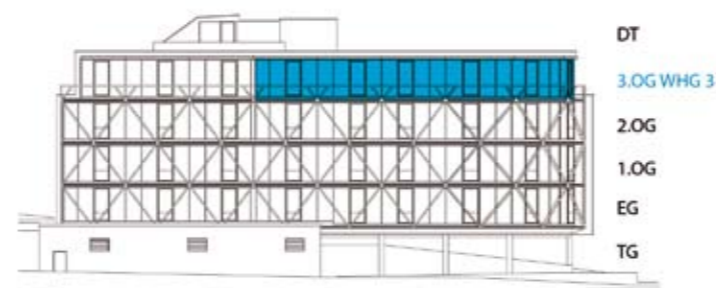
WOHNUNG 3

3. OBERGESCHOSS

| | | |
|-------------------------------|--------------------------|-----------------------------|
| 1 Küche / Essen | | 37.73 m ² |
| 2 Wohnen | | 25.54 m ² |
| 3 Zimmer 1 | | 18.16 m ² |
| 4 Schlafen | | 17.79 m ² |
| 5 Abstellraum / HWR / Technik | | 5.09 m ² |
| 6 WC | | 2.20 m ² |
| 7 Flur / Diele | | 12.55 m ² |
| 8 Bad | | 12.52 m ² |
| 9 Zimmer 2 | | 12.85 m ² |
| | | 144.43 m² |
| abzüglich Putz | 1 % | -1.44 m ² |
| | | 142.99 m² |
| 10 Loggia | 11.96 m ² 1/2 | 5.98 m ² |

Wohnfläche Wohnung 3 gesamt 148.97 m²

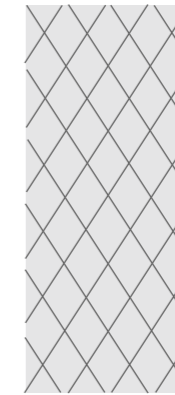
GRUNDRISS 3.OBERGESCHOSS

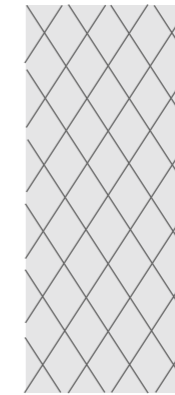


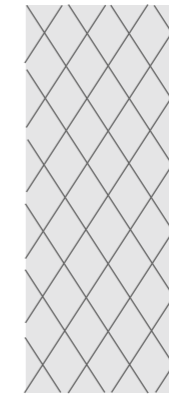
Hauptansicht



Gebäudeaufsicht 3.OG WHG 3



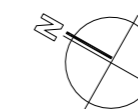




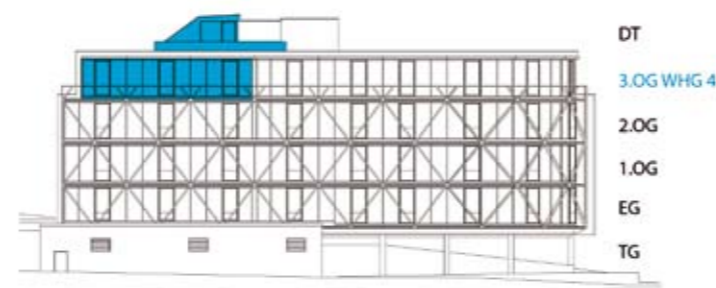
WOHNUNG 4

3. OBERGESCHOSS

| | | | |
|------------------------------------|----------------------|-----|-----------------------------|
| 1 Diele | | | 10.40 m ² |
| 2 Abstellraum / HWR / Technik | | | 4.38 m ² |
| 3 Flur / Garderobe | | | 8.53 m ² |
| 4 Zimmer 1 | | | 17.78 m ² |
| 5 Essen / Wohnen | | | 53.86 m ² |
| 6 Küche | | | 11.08 m ² |
| 7 Ankleide | | | 5.18 m ² |
| 8 Schlafen | | | 13.98 m ² |
| 9 Bad | | | 9.77 m ² |
| 10 WC | | | 2.37 m ² |
| | | | 137.33 m² |
| abzüglich Putz | 1 % | | <u>-1.37 m²</u> |
| | | | 135.96 m² |
| 11 Terrasse | 40.52 m ² | 1/4 | 10.13 m ² |
| Wohnfläche Wohnung 4 gesamt | | | 146.09 m² |



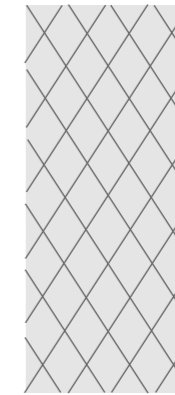
GRUNDRISS 3.OBERGESCHOSS

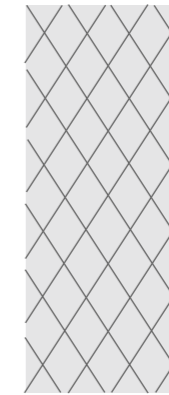


Hauptansicht



Gebäudeaufsicht 3.OG WHG 4

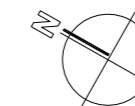




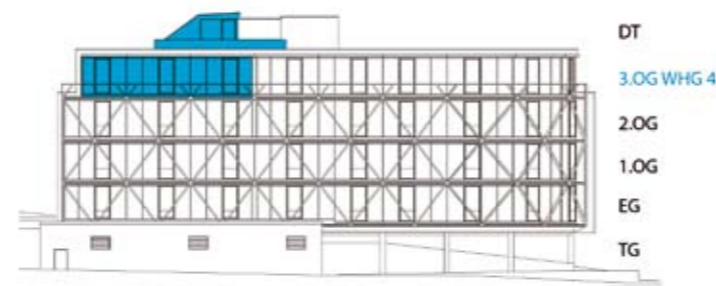
WOHNUNG 4 / VARIANTE

3. OBERGESCHOSS

| | |
|--------------------------------------|-----------------------------|
| 1 Diele | 10.40 m ² |
| 2 Abstellraum / HWR / Technik | 4.38 m ² |
| 3 Flur / Garderobe | 8.53 m ² |
| 4 Zimmer 1 | 13.15 m ² |
| 5 Essen / Wohnen | 40.11 m ² |
| 6 Küche | 11.08 m ² |
| 7 Ankleide | 5.18 m ² |
| 8 Schlafen | 13.98 m ² |
| 9 Bad | 9.77 m ² |
| 10 WC | 2.37 m ² |
| 11 Zimmer 2 | 13.52 m ² |
| 12 Arbeiten | 4.11 m ² |
| | 136.58 m² |
| abzüglich Putz 1 % | <u>-1.37 m²</u> |
| | 135.21 m² |
| 13 Terrasse 40.52 m ² 1/4 | 10.13 m ² |
| Wohnfläche Wohnung 4 gesamt | 145.34 m² |



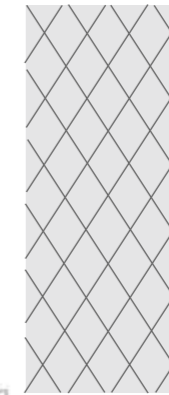
GRUNDRISS 3.OBERGESCHOSS



Hauptansicht



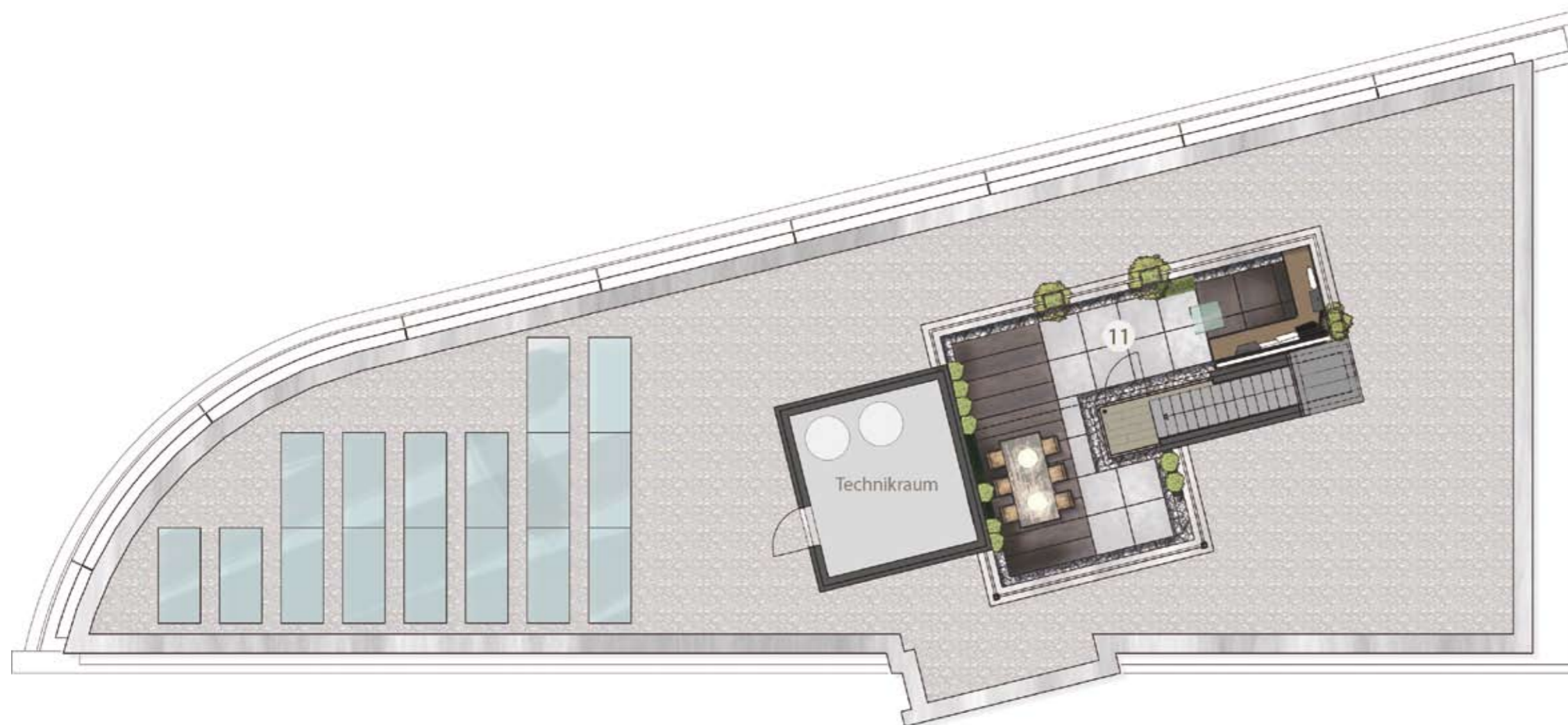
Gebäudeaufsicht 3.OG WHG 4



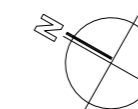
WOHNUNG 4 / TERRASSE

DACHGESCHOSS

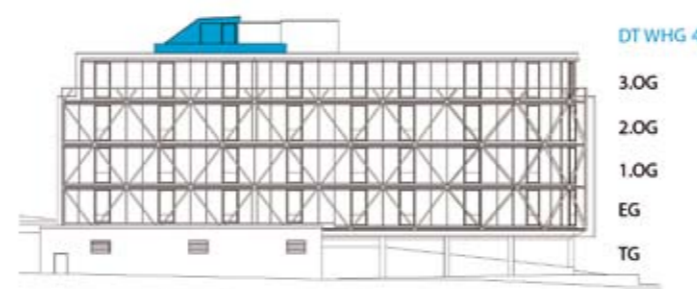
11 Terrasse 40.52 m² 1/4 10.13 m²



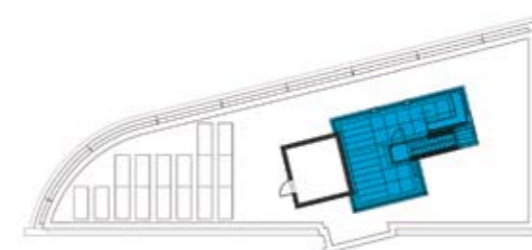
0 1 2 3 4 5



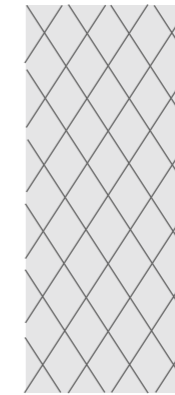
GRUNDRISS DACHGESCHOSS

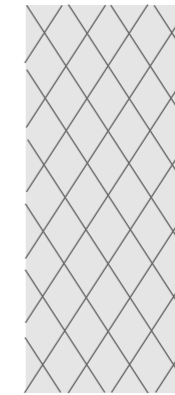


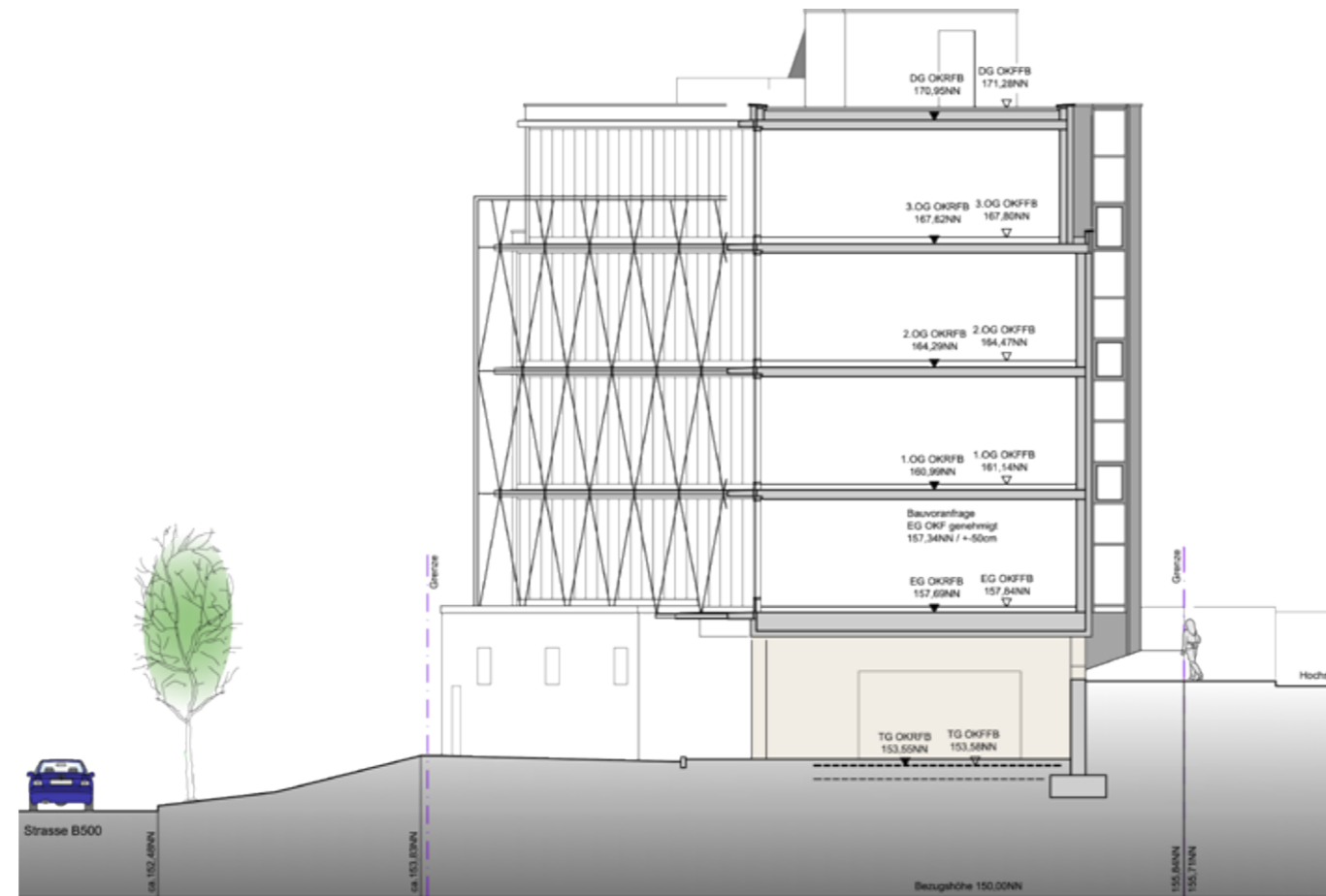
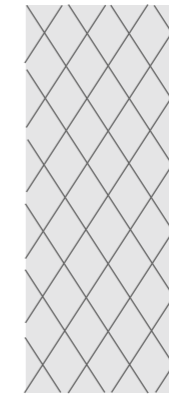
Hauptansicht



Gebäudeaufsicht DT WHG 4

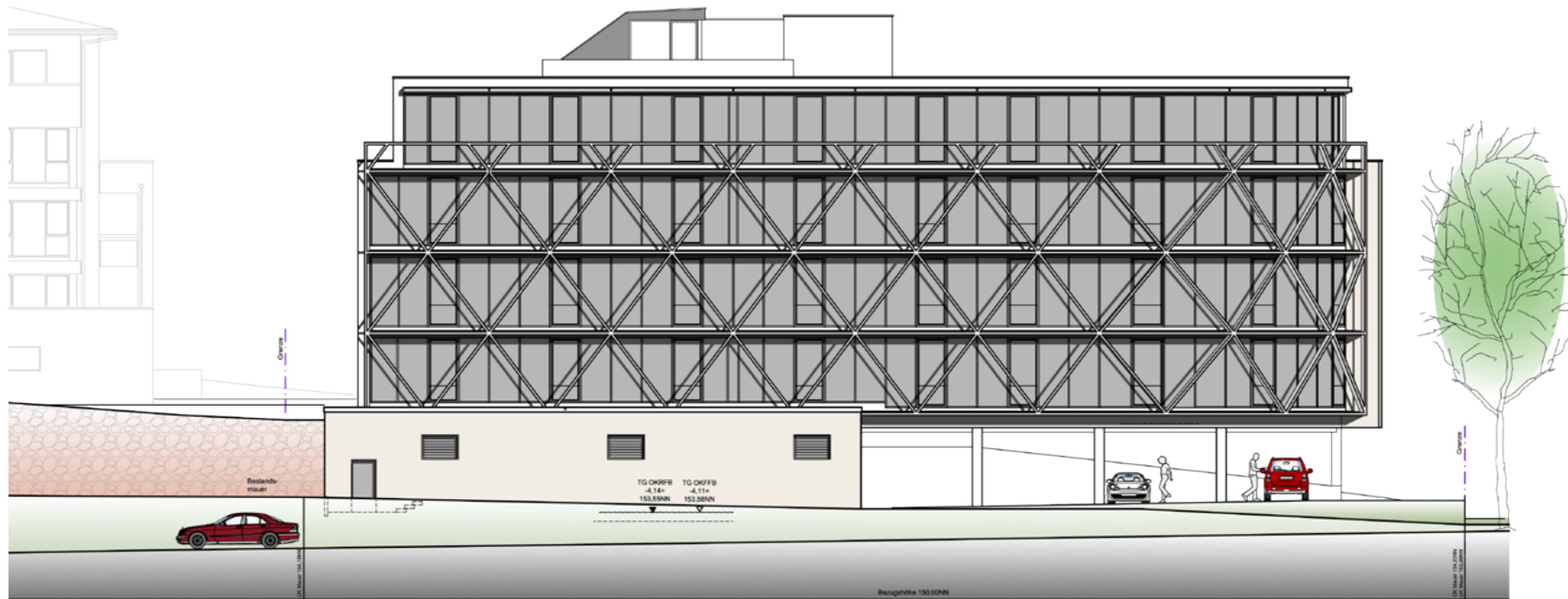
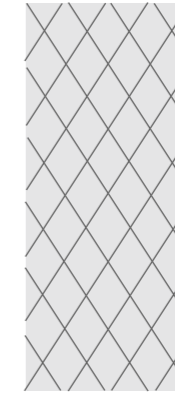






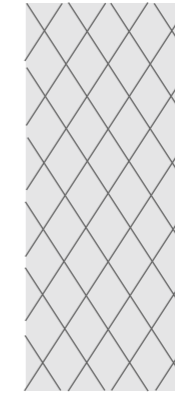
SCHNITT B-B

MASSSTAB 1:200



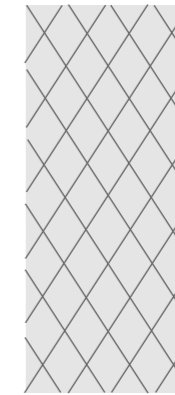
ANSICHT NORD-OST VON B500

MASSSTAB 1:200



ANSICHT SÜD-OST ZU HAUS 1

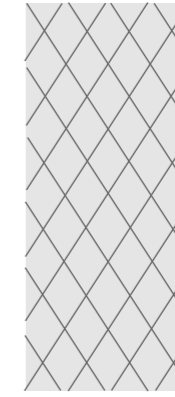
MASSSTAB 1 : 200



ANSICHT SÜD-WEST HOCHSTRASSE

MASSSTAB 1 : 200













seit 1950



MUSSLER GRUPPE seit 1950

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