



SUMITRA

Sophisticated condominiums in Basel

MARKIRCHERSTRASSE 13
4055 BASEL

13



A project by
ARTIMUS

style

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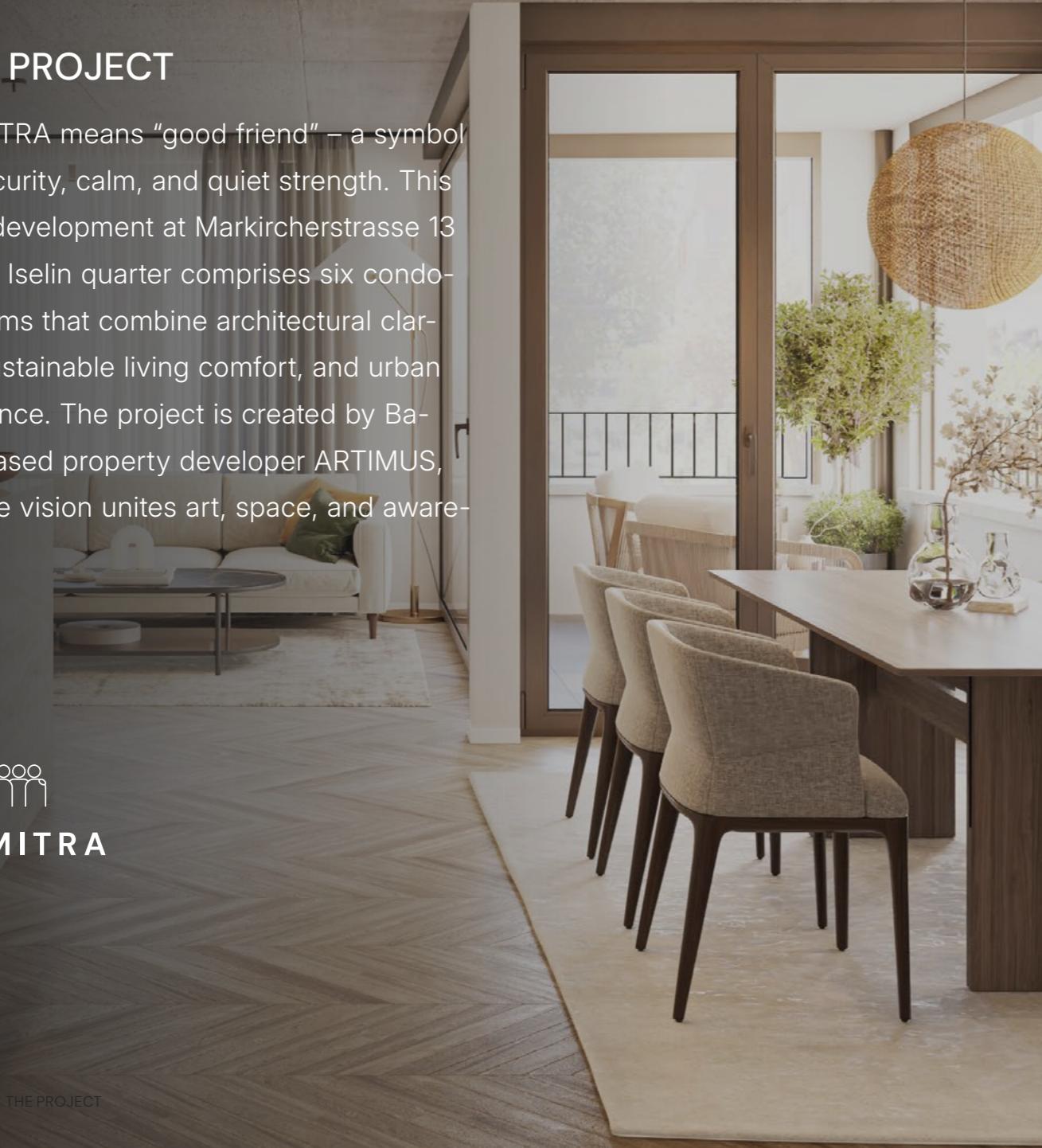
Ein Projekt von

ARTIMUS

Stylish living in the heart of Basel

THE PROJECT

SUMITRA means “good friend” – a symbol of security, calm, and quiet strength. This new development at Markircherstrasse 13 in the Iselin quarter comprises six condominiums that combine architectural clarity, sustainable living comfort, and urban elegance. The project is created by Basel-based property developer ARTIMUS, whose vision unites art, space, and awareness.



SUMITRA

YOUR EXCLUSIVE HOME FOR THE FUTURE!

In one of Europe's most dynamic life sciences clusters, a new place is emerging for returnees, expats, urban dwellers, and investors – directly neighbouring the Switzerland Innovation Park Basel Area. Experience urban living in a new way. Our exclusive condominiums in the up-and-coming Iselin quarter in Basel West offer not only a stylish home, but also a sound investment in the future. With high-quality design and carefully considered interior finishes, these 1- to 3.5-room apartments meet the requirements of a wide range of lifestyles – whether for career-driven professionals, growing families, senior-friendly living, or as a secure investment property.

The apartments captivate with generous, open layouts, elegant wooden floors, and bright, light-filled rooms. Large window areas ensure natural daylight and create an inspiring atmosphere. The open-plan living and dining area provides space for friends and family, work and relaxation – perfectly suited to today's flexible way of life.



6

APARTMENTS

20–80 m²

NET LIVING SPACE

1–3.5

ROOMS

14

BICYCLE SPACES

150 m

TO THE TRAM

2200 m

TO THE RHINE

Highlights

THE INTERIOR FINISH – CLEAN, UNDERRATED, OF HIGH QUALITY.

SUMITRA represents a quality that goes well beyond the ordinary. Solid wood parquet flooring, fine natural materials, carefully considered details, and surface feels that inspire. Reduced, elegant, timeless – for those who expect more than just standard.



A VISION TURNED INTO A BUILDING

SUMITRA is a project by Romeo Nazzari – initiator, client, and founder of **ARTIMUS**.

The concept, the ethos, the language of the house – curated, developed, and guided by Romeo Nazzari himself, right down to the choice of materials. A place that is more than architecture: an expression of a way of life.

The architectural design was conceived by Michael Bretscher, dipl. Architekt FH and founder of **Atelier 061**. Together with his team, he

ARTIMUS



Atelier061

has translated the vision into clean, calm lines – with precision, spatial logic, and a focus on the essential.

A dialogue between form and function – consciously restrained, yet present.

The new building replaces an existing structure and comprises four full storeys, an attic floor, and a basement. All apartments are functionally connected and fully accessible via a central stairwell. In urban design terms, SUMITRA occupies a corner site, completing the perimeter block. Loggias, rendered finishes, articulated façades, and a defined roofline lend clarity and presence.

The result: a new build with six condominiums – anchored in the neighbourhood, understated in expression, refined in detail.

DESIGN AND IDENTITY BY ARTIMUS

This design is more than an interior fit-out – it is a promise.

SUMITRA bears the **ARTIMUS** signature – clean, understated, of high quality.

- Oiled oak parquet flooring
- Exposed concrete ceilings & bush-hammered concrete walls
- Large-format porcelain stoneware tiles from Italy
- LED lighting concepts with shadow gaps
- Designer kitchen with "Taj Mahal" natural stone
- Glass showers, elegant fittings, harmonious colour schemes
- Floor-to-ceiling doors, seamless transitions, carefully crafted details

SUSTAINABILITY AND TECHNOLOGY

Solidity with foresight – SUMITRA thinks ahead

Sustainability is not an add-on but an attitude. The new building meets Basel's energy efficiency standards through intelligent technology and durable construction.

TECHNICAL HIGHLIGHTS

SUMITRA demonstrates how architecture, ecology, and comfort can go hand in hand.

- Photovoltaic rooftop system
- District heating connection
- Timber-metal windows (triple glazing)
- Enhanced sound insulation standard
- Surface heating with individual room control
- Insulation meeting building biology standards



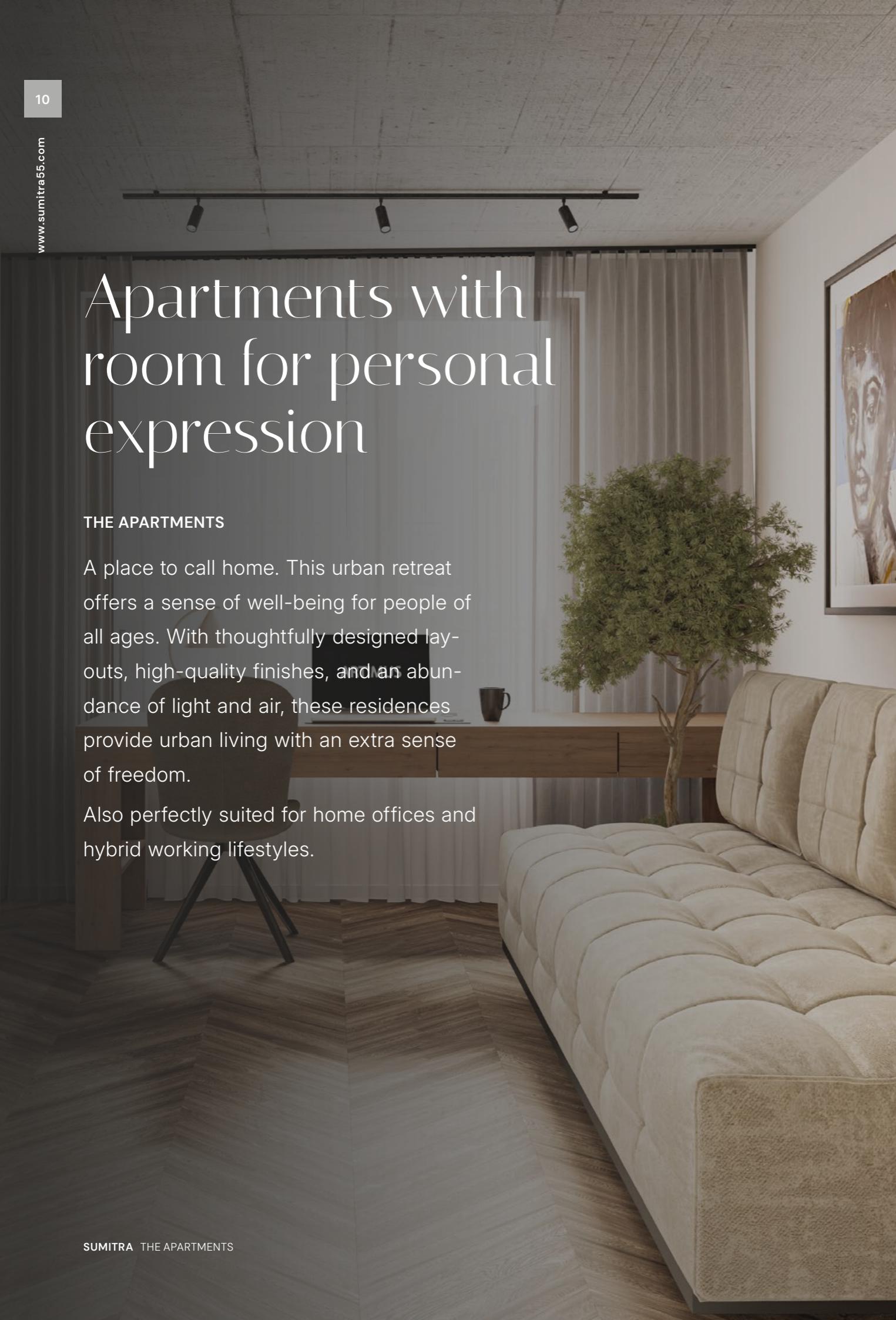


Apartments with room for personal expression

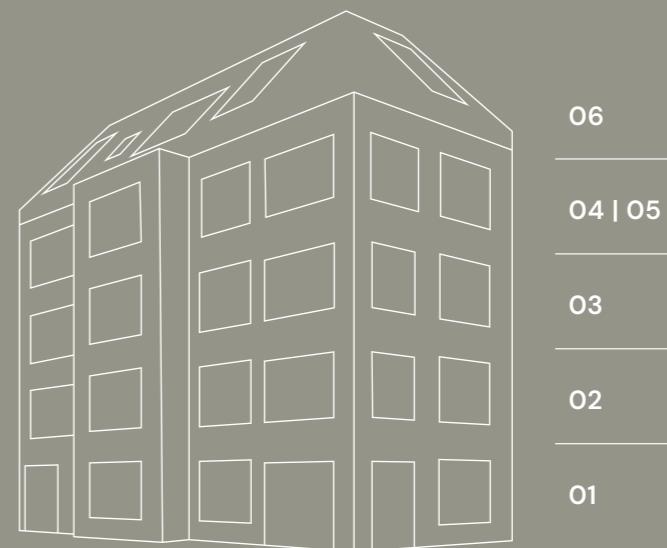
THE APARTMENTS

A place to call home. This urban retreat offers a sense of well-being for people of all ages. With thoughtfully designed layouts, high-quality finishes, and an abundance of light and air, these residences provide urban living with an extra sense of freedom.

Also perfectly suited for home offices and hybrid working lifestyles.



THE APARTMENTS AT A GLANCE



| | | | | |
|---------------------|--------------|-----------|----------------------|------------------|
| Apartment 06 | attic | 2.5 rooms | 70.50 m ² | Price on request |
| Apartment 05 | 3rd floor | 1 room | 19.50 m ² | Price on request |
| Apartment 04 | 3rd floor | 2.5 rooms | 56.63 m ² | Price on request |
| Apartment 03 | 2nd floor | 3.5 rooms | 79.36 m ² | Price on request |
| Apartment 02 | 1st floor | 3.5 rooms | 79.36 m ² | Price on request |
| Apartment 01 | ground floor | 3.5 rooms | 73.58 m ² | Price on request |

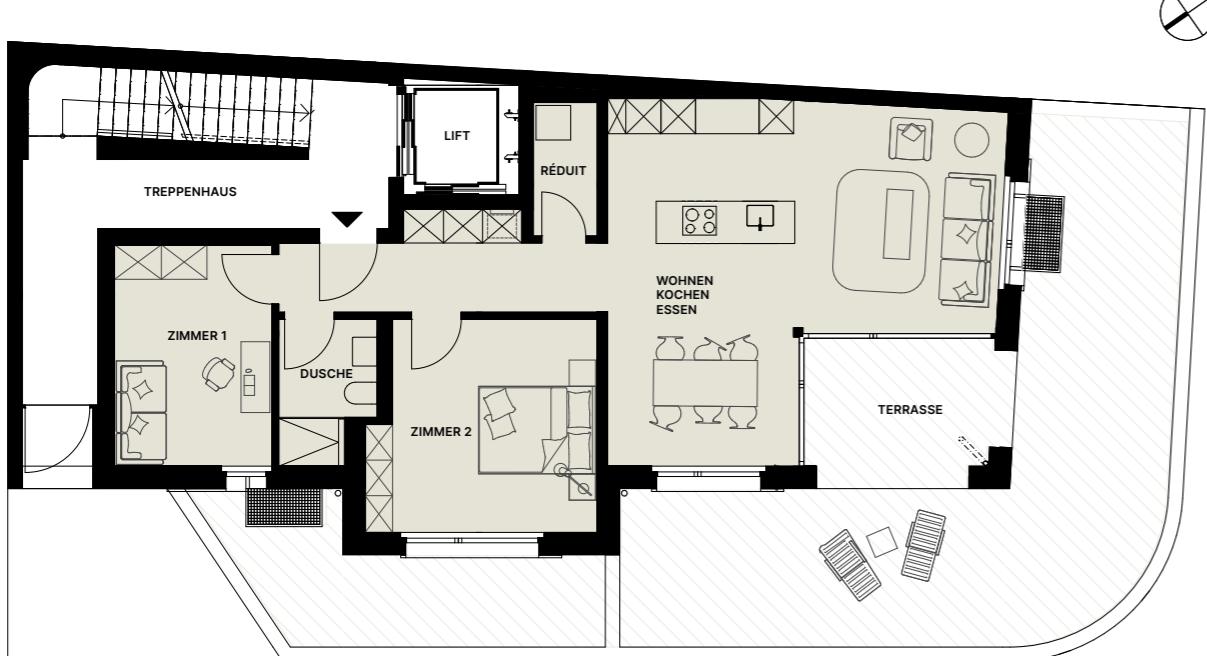
Distinctive value





Apartment 01

GROUND FLOOR | 3.5 ROOMS | TERRACE WITH GARDEN



3.5-ROOM GARDEN APARTMENT WITH PRIVACY IN BASEL

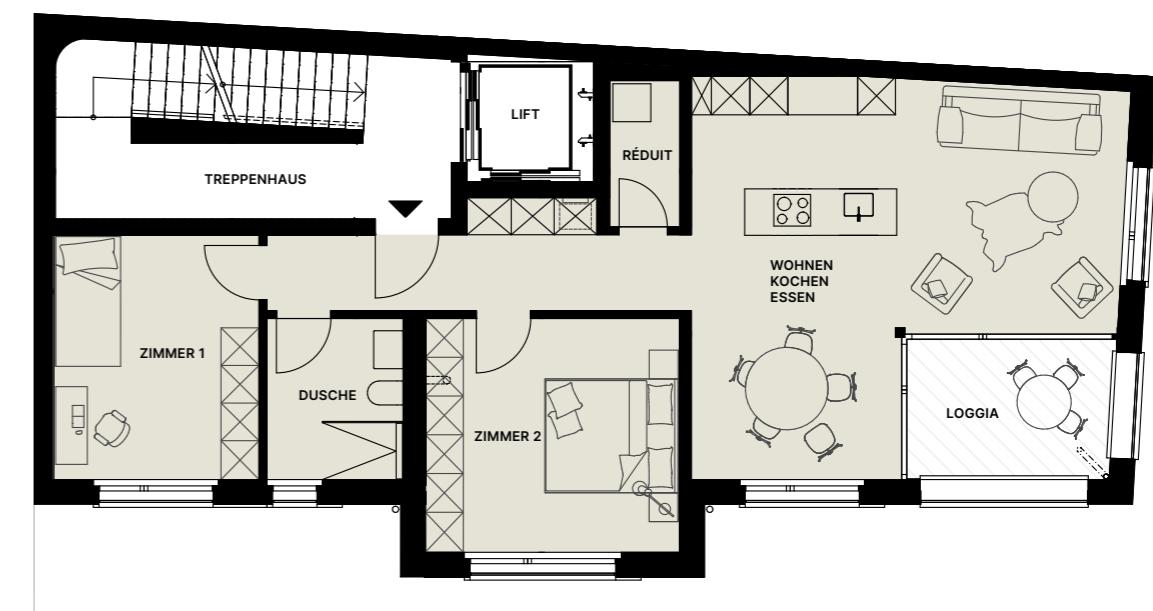
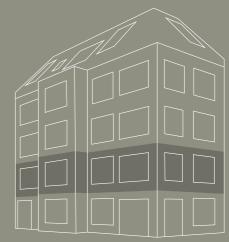
A private retreat with its own garden. This ground-floor apartment combines urban living with the luxury of a private outdoor space. The south-west-facing terrace opens out into greenery – perfect for relaxed evenings. An ideal home for families or couples seeking a balance of being close to both nature and city life.

SPACE ALLOCATION

| | |
|-----------------------------------|----------------------------|
| Living Cooking Dining | 34.66 m ² |
| Room 1 | 10.45 m ² |
| Room 2 | 14.00 m ² |
| Entrance | 8.04 m ² |
| WC Shower | 3.86 m ² |
| Utility room | 2.57 m ² |
| Terrace | 8.90 m ² |
| Basement compartment | 6.20 m ² |
| NET LIVING AREA | 73.58 m² |
| Primary and secondary usable area | 88.68 m ² |
| Garden area (exclusive use) | 56 m ² |
| Total usable area | 144.68 m ² |

Apartment 02

1ST FLOOR | 3.5 ROOMS | LOGGIA



STYLISH 3.5-ROOM APARTMENT WITH LOGGIA IN BASEL

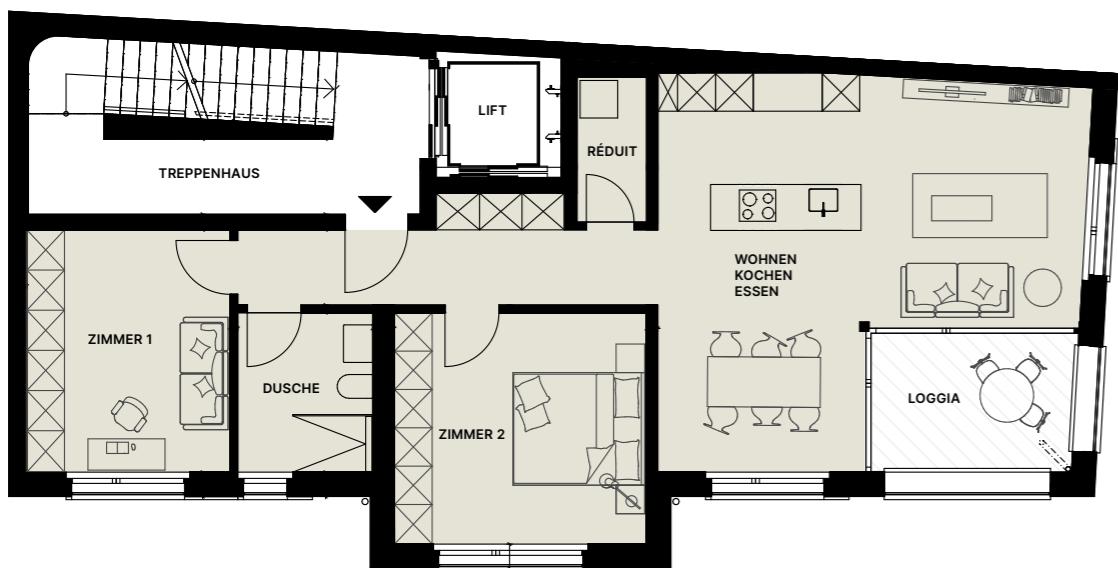
Immersed in light and well-structured. This new 3.5-room apartment in Basel offers a generous layout with a loggia for quiet moments outdoors. Perfect for couples or expats seeking proximity to the Switzerland Innovation Park Basel and modern living comfort.

SPACE ALLOCATION

| | |
|-----------------------------------|----------------------------|
| Living Cooking Dining | 34.66 m ² |
| Room 1 | 12.55 m ² |
| Room 2 | 14.86 m ² |
| Entrance | 9.24 m ² |
| WC Shower | 5.48 m ² |
| Utility room | 2.57 m ² |
| Loggia | 7.20 m ² |
| Basement compartment | 7.70 m ² |
| NET LIVING AREA | 79.36 m² |
| Primary and secondary usable area | 94.26 m ² |
| Total usable area | 94.26 m ² |

Apartment 03

2ND FLOOR | 3.5 ROOMS | LOGGIA



3.5-ROOM APARTMENT WITH VIEWS, CLOSE TO THE BASEL INNOVATION PARK

This modern condominium on the 2nd floor offers far-reaching views and light-filled rooms. The loggia creates a seamless connection between indoors and outdoors – a place to breathe above the rooftops of Basel. Ideal for life sciences professionals or couples who value both urban living and tranquillity.

SPACE ALLOCATION

| | |
|-----------------------------------|----------------------------|
| Living Cooking Dining | 34.66 m ² |
| Room 1 | 12.55 m ² |
| Room 2 | 14.86 m ² |
| Entrance | 9.24 m ² |
| WC Shower | 5.48 m ² |
| Utility room | 2.57 m ² |
| Loggia | 7.20 m ² |
| Basement compartment | 7.70 m ² |
| NET LIVING AREA | 79.36 m² |
| Primary and secondary usable area | 94.26 m ² |
| Total usable area | 94.26 m ² |

Apartment 04

3RD FLOOR | 2.5 ROOMS | LOGGIA



STYLISH 2.5-ROOM APARTMENT IN BASEL

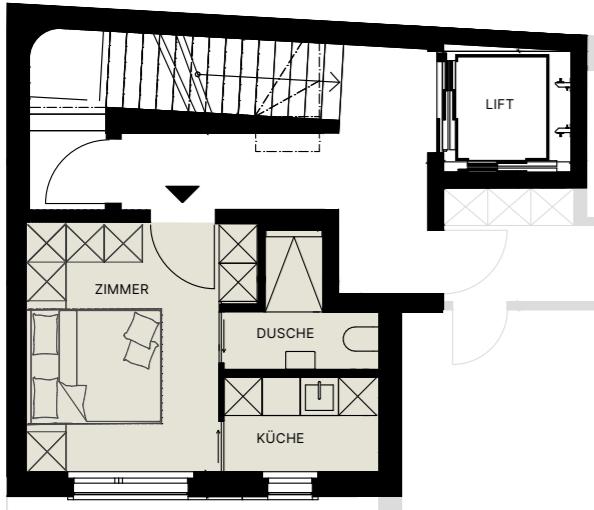
Ideal for singles or expats. This compact apartment with loggia on the 3rd floor offers urban living on a small yet refined scale. The open-plan layout creates a sense of freedom, while the loggia invites you to linger. Centrally located, close to the Basel life sciences cluster.

SPACE ALLOCATION

| | |
|-----------------------------------|----------------------------|
| Living Cooking Dining | 32.38 m ² |
| Room 1 | 14.86 m ² |
| Entrance | 5.45 m ² |
| WC Shower | 3.93 m ² |
| Loggia | 7.20 m ² |
| Basement compartment | 5.70 m ² |
| NET LIVING AREA | 56.63 m² |
| Primary and secondary usable area | 69.52 m ² |
| Total usable area | 69.52 m ² |

Apartment 05

3RD FLOOR | 1 ROOM | MICRO-APARTMENT



MODERN 1-ROOM MICRO-APARTMENT

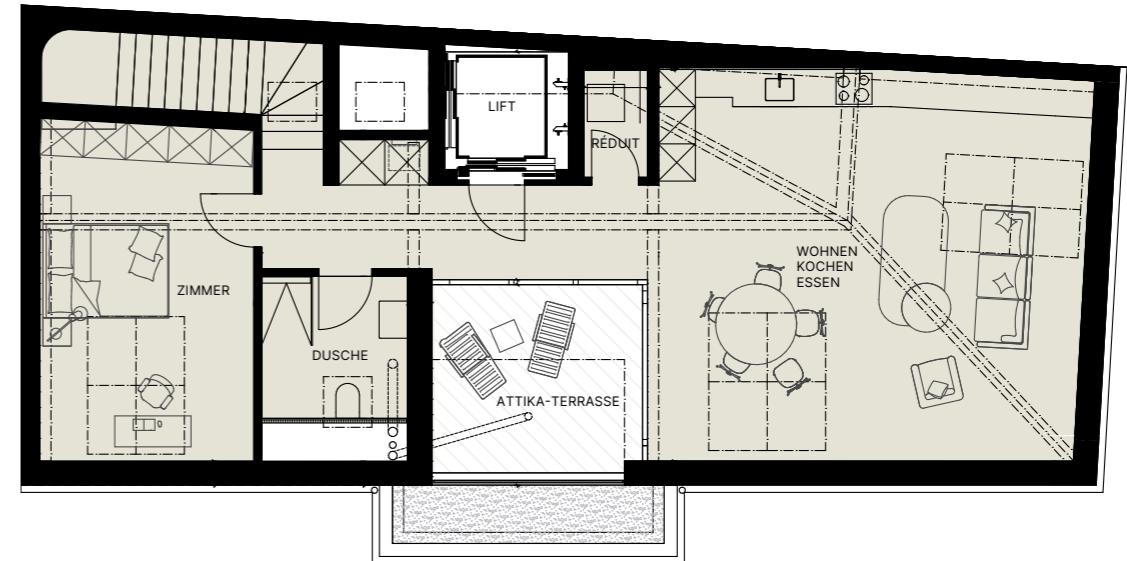
A micro-apartment for modern nomads. Compact, urban, and elegant, this space combines living, working, and retreat in just 19.50 m². The open floor plan creates a sense of lightness, while the high-quality finishes provide a feeling of home. Ideal for expats, consultants, and life science professionals who want to live close to the Switzerland Innovation Park.

SPACE ALLOCATION

| | |
|-----------------------------------|----------------------------|
| Living Cooking | |
| Dining Sleeping | 16.10 m ² |
| WC Shower | 3.40 m ² |
| Basement compartment | 2.20 m ² |
| NET LIVING AREA | 19.50 m² |
| Primary and secondary usable area | 21.70 m ² |
| Total usable area | 21.70 m ² |

Apartment 06

ATTIC | 2.5 ROOMS | ROOF TERRACE



EXCLUSIVE 2.5-ROOM PENTHOUSE WITH ROOF TERRACE IN BASEL

A space for free spirits. This condominium combines a loft-like atmosphere with privacy. The roof terrace provides sweeping views and a private outdoor retreat. Large windows flood the interior with natural light. Perfect for creatives, couples, families, or life sciences professionals looking for something special – close to the Switzerland Innovation Park Basel Area.

SPACE ALLOCATION

| | |
|-----------------------------------|----------------------------|
| Living Cooking Dining Room | 32.10 m ² |
| Hallway | 15.40 m ² |
| Stairs in hallway | 1.90 m ² |
| WC Shower | 14.40 m ² |
| Utility room | 4.90 m ² |
| Roof terrace | 1.80 m ² |
| Basement compartment | 9.7 m ² |
| NET LIVING AREA | 70.50 m² |
| Primary and secondary usable area | 88.40 m ² |
| Total usable area | 88.40 m ² |







High-quality interior finish, understated architecture

SUMITRA stands for timeless elegance, healthy materials, and tangible build quality. Large triple-glazed windows bring light and calm into the interiors, while electric louvres and efficient underfloor heating ensure a pleasant sense of comfort. Refined oak parquet in a herringbone pattern adds warmth and character. Kitchen worktops are finished in Taj Mahal quartzite – a statement of both style and substance.

Key facts

- 1 to 3.5 rooms | 20–80 m²
- All apartments with outdoor space: loggia, terrace, or garden
- Penthouse with roof terrace
- Garden apartment with south-west orientation
- Family-friendly layouts on the standard floors
- Compact, efficient units
- Access via lift up to the attic floor
- Private utility room with stacked washer-dryer



The kitchen – here too, we exceed the standard

Every apartment features bespoke premium fitted kitchens of Swiss manufacture – designed using a clear design language and high-quality materials. Architecturally considered, functionally outstanding, and aesthetically pared back. All kitchens come as standard with energy-efficient built-in appliances, combining elegant design with intuitive operation.

OUR STANDARD IN EVERY APARTMENT

NATURAL STONE – genuine Taj Mahal quartzite worktops: natural, refined, durable

BORA – induction hob with integrated extractor

MIELE – oven, steamer, dishwasher, fridge-freezer

QUOOKER – boiling water at the touch of a button

CABINET FRONTS – handleless, robust resin-laminated surfaces in around 20 colours

Harmonious materials and calm colour schemes make the kitchen part of the architecture itself – not just another piece of furniture.



QUOOKER TAP
All kitchens come as standard with the innovative Quooker system – boiling water straight from the tap.



WORKTOPS
Worktops are finished as standard in high-quality Taj Mahal quartzite natural stone – already included within the fit-out budget.



CABINET FRONTS
Kitchen units are supplied as standard with handleless fronts in robust, resin-laminated finishes – available in around 20 carefully coordinated colours.



BORA

Miele

**V
ZUG**

Quooker

INTERIOR FINISH

Curated materials



WOOD

Genuine oak parquet in an elegant chevron herringbone design, executed in a generous wide-plank format.



FLOORING – LIVING AREAS

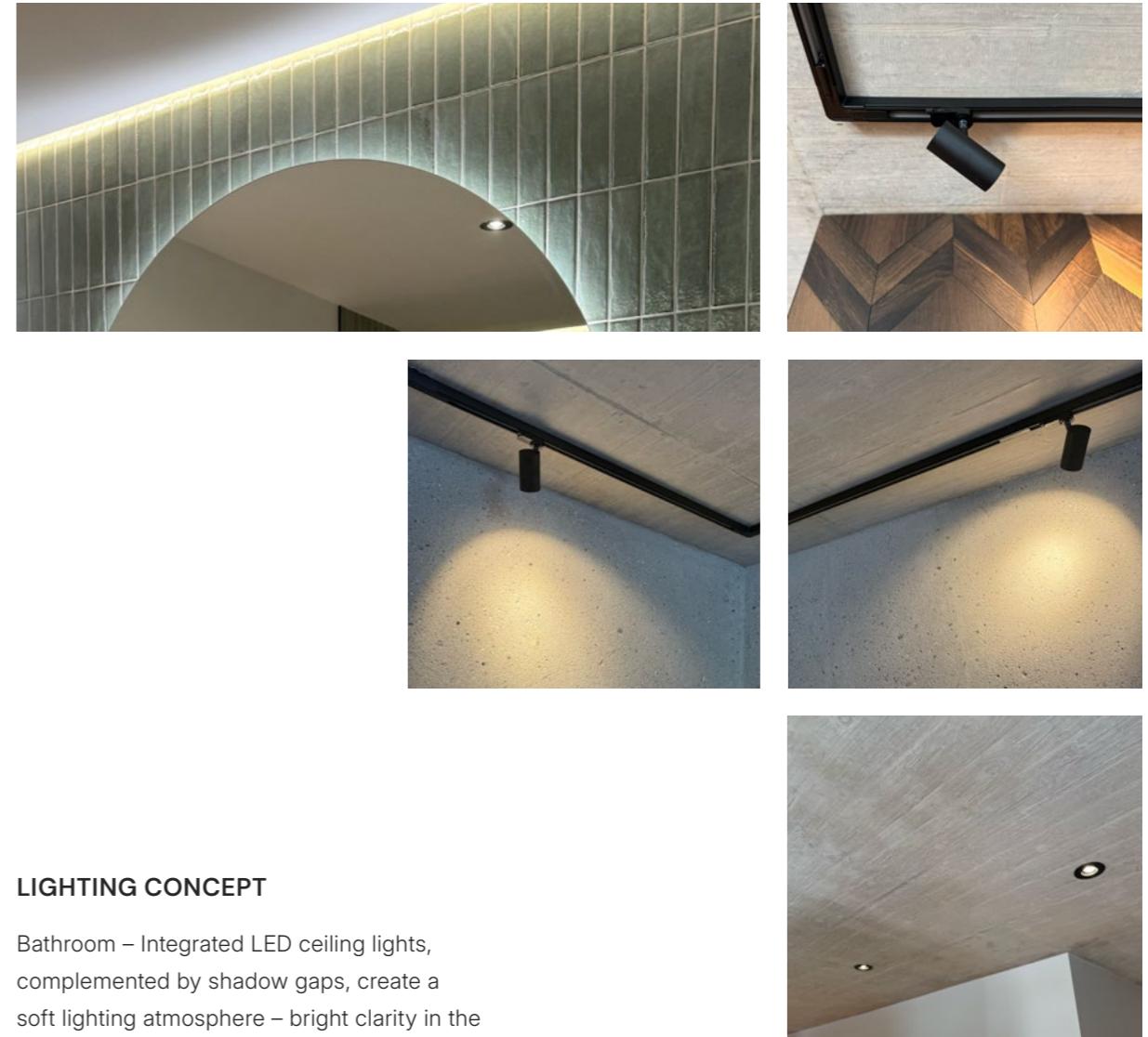
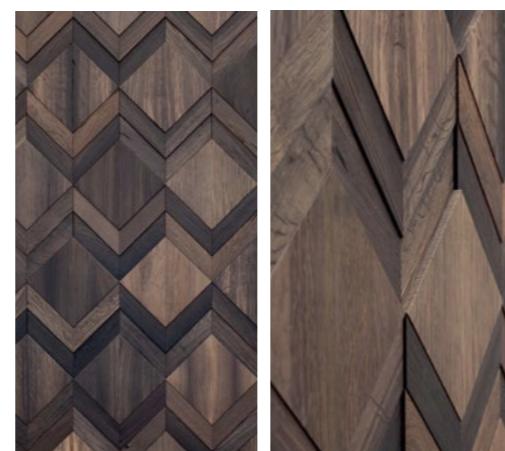
As standard, the living areas are finished with oak parquet – brushed and oiled in a two-layer plank format. At an additional cost, the same parquet is also available in an elegant chevron herringbone pattern.

FLOOR AND WALL TILES

Large-format ceramic tiles are laid as standard in the wet rooms and loggias – full height in the shower area and up to approx. 1.20 m around the washbasins. The selection comes from an architecturally curated range chosen by the developer and the architect.

WALL CLADDING

As an exclusive upgrade option, wall cladding in bog oak can be chosen – a rare, characterful timber preserved in peat bogs for centuries and enriched with minerals. Its deep, dark shades and distinctive expression make this material truly unique. Matured, refined, expressive – an ARTIMUS signature design feature that lends each apartment its own unmistakable identity.



LIGHTING CONCEPT

Bathroom – Integrated LED ceiling lights, complemented by shadow gaps, create a soft lighting atmosphere – bright clarity in the morning, calm in the evening.

Kitchen & hallway – Architecturally precise recessed spotlights in the exposed concrete ceiling add clear, modest accents.

Track lighting systems with spotlights (optional at extra charge)
On request, flexible track lighting systems with precision spotlights can be installed. They allow for individual lighting design, can be expanded as required, and set targeted architectural highlights.

BATHROOM FINISH

All bathrooms in the SUMITRA project are equipped as standard with high-quality sanitaryware and fittings that meet the highest demands on both function and design. Within the allocated budget, materials, colours, and finishes can be individually selected and tailored to personal style.



WALK-IN SHOWER

Floor-level, generously dimensioned, and with a frameless glass screen – these showers ensure contemporary comfort for everyday life.

FITTINGS AND DETAILS

At SUMITRA, quality and care are evident down to the smallest detail. Selected fittings, elegant hardware, and meticulously coordinated accessories combine functionality with aesthetics. Each apartment thus becomes a harmonious whole – durable, of high quality, and architecturally well considered.



Basel. Urban. International. Perfectly connected.



AN EXCITING LOCATION WITH GREAT PROSPECTS

Our SUMITRA development is located where the future is being shaped – in the west of Basel, nestled between quiet residential streets and the vibrant innovation hub of Hegenheimermattweg Bachgraben. Surrounded by leading pharma, medtech, and life sciences companies as well as excellent international infrastructure – yet calm, green, and set back from the bustle.



 **SUMITRA location:**
Markircherstrasse 13 | 4055 Basel

THRIVING, DYNAMIC, AND CENTRAL

Living at the heart of Basel's emerging innovation district – between Allschwil and Basel-Stadt, in the up-and-coming Iselin quarter. The Bachgraben-Hegenheimermattweg-Allschwil area is a hotspot for life sciences, start-ups, and state-of-the-art infrastructure – an inspiring place to live with lasting quality. Just minutes away from top employers in the life sciences sector and the Switzerland Innovation Park, this dynamic region offers exceptional growth prospects and outstanding quality of life. A prime location for life sciences experts, families, and senior citizens alike. Urban, well-connected, and yet close to nature.

DISTANCES

- Motorway access to the A3: 2 km
- Tram/bus stop: 150 m
- City centre: 3 km
- Felix Platter Hospital Basel: 250 m
- University Hospital Basel: 2 km
- Basel Mulhouse Airport: 5 km
- Close to the French and German borders

LOCAL RECREATION

- Sports and leisure park
- Bachgraben Park
- Bachgraben open-air pool
- Allschwil Forest

IN THE IMMEDIATE VICINITY

A great variety of local amenities including shops, supermarkets, shopping centres, and restaurants are all within easy reach.



SUMITRA

Address | Markircherstrasse 13 | 4055 Basel

Client & Landowner | ARTIMUS Company AG, Lange Gasse 37, 4052 Basel

Architecture | Atelier 061 GmbH, Baslerstrasse 62, 4123 Allschwil

Handover date | Q4 2026 / Q1 2027

GENERAL

SUMITRA stands for precise architecture, carefully selected materials, and uncompromising construction quality. The multi-family building with six condominiums is constructed on a solid foundation – planned with foresight, built for permanence. All requirements of the building permit of 7 August 2025 as well as the applicable energy regulations of the Canton of Basel-Stadt are fully complied with.

SHELL CONSTRUCTION

The structure is built in solid reinforced concrete and masonry construction with pressure-resistant insulation, a waterproof foundation slab, and carefully planned sealing. Walls and floor slabs meet the highest standards for thermal, acoustic, and fire protection. In certain areas, encapsulated timber elements are used – for example for firewalls on plot boundaries. The airtight building envelope ensures maximum residential comfort.

BUILDING WALLS AND FLOOR SLABS

Slabs, partition walls between apartments, lift shafts, and load-bearing interior walls are constructed in solid reinforced concrete. Depending on location and function, exterior and interior walls are executed in masonry or high-quality drywall construction – each adapted to acoustic, fire, and thermal protection requirements.

FAÇADE

The façades feature mineral thermal insulation and are finished with a breathable, weather-resistant render system. The design combines a calm, timeless appearance with durability and energy efficiency.

ROOF

The roof structure consists of a free-span timber rafter construction. The roof surfaces are tiled. A photovoltaic system with a capacity of approx. 9.8 kWp is installed on the roof. The modules are discreetly aligned below the ridge – aesthetically integrated and technically efficient. Installation is carried out in accordance with cantonal requirements for new buildings.

WINDOWS AND SOLAR PROTECTION

All windows are executed in high-quality timber-metal construction with triple glazing, meeting high standards for thermal, acoustic, and burglar protection. All windows from ground floor to attic are fitted with electrically operated vertical fabric blinds. The attic floor additionally features an electrically operated balcony awning. Control is via remote system with integrated wind sensor.

STAIRCASE

The staircase is constructed in reinforced concrete with smooth exposed-concrete soffits. Stair flights are impact-sound insulated. Handrails and balustrades are realised in simple, understated materials.

BUILDING SERVICES AND INFRASTRUCTURE

Each apartment is equipped with future-proof electrical installations including multimedia distributor, fibre-optic connection, and video intercom system. The building is heated via district heating. The photovoltaic system partly supplies the building with its own electricity. All building services are smart-home-ready.

DOORS AND LOCKING SYSTEMS

Apartment entrance doors are sound- and burglary-resistant (RC2), with security lock and spyhole. All interior doors boast a modern, floor-to-ceiling design. The central locking system includes five keys per unit for apartment, basement, and letterbox.

LIFT

Access to all floors is barrier-free. A wheelchair-accessible passenger lift with direct connection to the attic floor links all apartments with the building entrance and ancillary rooms.

INTERIOR FIT-OUT

KITCHEN

Each apartment is fitted with a custom-designed, architecturally integrated kitchen with energy-efficient appliances. Fronts, surfaces, and equipment correspond to a high-quality specification. Selection is based on a stylistically coordinated preselection by the developer and the architect – with individual finalisation within the fit-out standard.

JOINERY

All wardrobe units are custom-made. Door frames and further joinery elements integrate discreetly into the architecture.

ELECTRICAL INSTALLATIONS

Equipment includes approx. 30–45 sockets and 12–15 light switches per apartment, LED lighting in bathrooms, recessed lighting in exposed concrete ceilings, and electrically operated fabric blinds. A multimedia dis-

tributor, empty conduits for TV/Internet, as well as connections for washing machine/tumble dryer and all kitchen appliances are provided. Room thermostats in the main living areas allow for individual heating control. General lighting is motion-controlled.

CEILING HEIGHTS

The clear ceiling height in the standard floors is approx. 2.52 m.

SANITARY INSTALLATIONS

High-quality fittings for WC, shower, and washbasin are included as standard. Each apartment is equipped with washing machine and tumble dryer. Hot water is generated centrally via district heating. Equipment and fittings are based on an architecturally coordinated preselection – with scope for individual choices within the fit-out standard.

FLOOR FINISHES

Living areas are finished with high-quality oak parquet flooring, fully bonded to the screed. Several stylistically coordinated variants are available – from classic wide planks to elegant chevron herringbone designs. Bathrooms and loggias are finished with large-format ceramic tiles (60 × 60 cm). Selection is made from an architecturally curated preselection by the developer and the architect. A material budget of CHF 70.–/m² gross is allocated for parquet, and CHF 55.–/m² gross for ceramic tiles.

Higher-quality design lines can be selected at additional cost.

INTERIOR WALL AND CEILING FINISHES

Exposed-concrete soffits (formwork type 4.1) define the living areas. Concrete walls are

partly bush-hammered, brickwork walls are rendered. Window areas are equipped with double curtain tracks. Optionally, a high-quality bog oak wall cladding can be added in the bedroom (ARTIMUS signature).

HEATING

District heating with low-temperature underfloor heating in all living areas and individual room control.

OUTDOOR AREAS AND BICYCLE STORAGE

The outdoor areas are functional and clearly structured, with paved access routes, landscaping, and screening. All external spaces are barrier-free. 4 bicycle spaces are located outside, 10 in the basement.

GARDEN AND OUTDOOR SPACE

The ground-floor apartment includes a private, sunny garden area. The design ensures a balanced relationship between privacy and openness.

NOTES

All details are non-binding and indicative. It is only the content of the notarised purchase contract and the buyer's plans that are binding.



BUDGET ITEMS

SANITARY FITTINGS

The bathrooms of each apartment are equipped with high-quality sanitaryware and fittings that meet the highest standards in both function and design. Selection is based on a stylistically coordinated preselection by the developer and the architect. Within the allocated budget, materials, colours, and finishes can be individually customised.

A separate budget item is provided for each apartment (incl. VAT):

W01–W04: CHF 20,000.–
W5: CHF 12,000.–
W6: CHF 20,000.–

KITCHEN INSTALLATIONS

Each apartment boasts a custom-designed, fitted kitchen with a clear design language and high-quality materials. All kitchens are equipped as standard with energy-efficient built-in appliances featuring a refined design and ease of operation. The choice of appliances and models is made individually within the allocated budget. Fronts, handles, drawers, worktops, and other equipment elements are defined in accordance with the kitchen supplier's standard specification and a stylistically coordinated preselection by the developer and the architect.

A separate budget item is provided for each apartment (incl. VAT):

W01–W03: CHF 41,000.–
W04: CHF 35,000.–
W5: CHF 25,000.–
W6: CHF 41,000.–

PARQUET FLOORING

The living areas of each unit are finished with high-quality parquet flooring, fully bonded to the screed. Individual selection allows for a stylistically appropriate coordination with the interior. A material budget of CHF 70.–/m² (gross price excl. VAT) is available for flooring selection.

FLOOR AND WALL FINISHES – PORCELAIN STONEWARE

The floor and wall finishes in the bathrooms and selected areas are executed with high-quality ceramic tiles. Individual selection by the buyer is based on a detailed plan provided by the architect and can be customised within the defined budget. A material budget of CHF 55.–/m² (gross price excl. VAT) is provided.

BUILT-IN WARDROBE / CLOAKROOM

Built-in wardrobes and cloakroom units are included within the fit-out budget. A separate budget item is provided for each apartment (incl. VAT):

W01–W03: CHF 3,600.–
W04: CHF 4,000.–
W5: CHF 3,000.–
W6: CHF 3,600.–

WASHING MACHINE / TUMBLE DRYER

Each apartment is equipped with its own washing machine and tumble dryer. The appliances are selected according to a functionally coordinated preselection by the developer and the architect. Delivery and professional installation are included.

BEDROOM

As a special added value, every buyer of an apartment in the SUMITRA project receives an exclusive box-spring bed worth CHF 10,000.– (special size 200 × 210 cm) from the renowned brand FENNOBED – individually configurable in terms of design, comfort, and fabric choice. This premium piece of furniture, supplied as a complete set, is included in the purchase price as standard and will be delivered and installed ready for use upon moving in.

FENNOBED stands for Scandinavian design, uncompromising quality, and the highest level of sleeping comfort. With this exceptional extra, ARTIMUS underlines its ambition not only to deliver outstanding architecture and high-quality materials, but also to create a holistic living experience – one that extends into the bedroom and is designed to the highest standards.

SALES AND CONDITIONS

RESERVATION

The reservation of an apartment is made in writing by signing a reservation agreement and paying a reservation fee of CHF 50,000.–. Should the purchase contract not materialise or fail to be executed for reasons attributable to the buyer, the seller reserves the right to retain a flat compensation of CHF 15,000.– for expenses incurred (incl. notarial work and preparations). The remaining balance of the reservation fee will be refunded to the buyer within 30 days.

PURCHASE PRICE STRUCTURE & TERMS OF PAYMENT

The total purchase price consists of a land price component (not subject to VAT) and a construction price component (subject to VAT). The total purchase price of an apartment in the SUMITRA project is thus divided into two legally and fiscally separate parts.

LAND PRICE COMPONENT

The land price component covers the proportional acquisition of plot no. 3538 in Basel, including its handover in a ready-for-development condition. It is shown separately in the purchase contract and is not subject to VAT. This payment is due prior to notarisation and is a prerequisite for entry of ownership in the land register..

CONSTRUCTION PRICE COMPONENT

The construction price covers all building works up to turnkey handover and is subject to VAT. Payment is made by the buyer in six instalments according to the progress of construction: 10% upon demolition; 15% after completion of the floor slab above the basement; 20% upon completion of shell construction; 25% after installation of the screed; 20% three months before occupation; 10% upon handover of the keys.

BENEFITS FOR BUYERS

- Early entry of ownership in the land register (land component)
- Clear separation of land and building value
- Predictable instalments during the construction process
- Transparency and structure in contract execution

At notarisation, the buyer provides an irrevocable payment guarantee from a Swiss financial institution (bank or insurance) in the

amount of the purchase price (minus the reservation fee). The original must be submitted to the notary at least three days prior to the notarisation date. The reservation fee will not accrue interest.

PURCHASE CONTRACT AND CONTRACT FOR WORK

Following written confirmation, payment of the reservation fee, and submission of an irrevocable payment guarantee from a Swiss bank (or insurance company), the purchase/construction work contracts will be notarised at a notary's office in the Canton of Basel-Stadt.

REAL ESTATE TRANSFER

The real estate transfer tax of 3% of the purchase price is borne equally by the buyer and the seller. If the buyer occupies the apartment personally, they are exempt from real estate transfer tax.

NOTARY AND LAND REGISTRY FEES

Notary and land registry fees are borne equally by the buyer and the seller. Costs for new mortgage certificates or mortgage amendments required by the buyer are borne by the buyer.

BRIDGE FINANCING – BECAUSE WE DO MORE THAN BUILD

Due to strict Basel III regulations, some banks now temporarily require more equity than buyers may have readily available. Where other developers might step back, ARTIMUS Company AG takes a further step: as the developer of SUMITRA, we offer – if needed – tailored bridge financing. Individually assessed, fairly priced, and flexibly repaya-

ble – ensuring you do not miss out on your dream apartment because of formal hurdles. The terms of such financing are individually agreed and fully transparent.

ALLGEMEIN

ESTABLISHMENT OF THE OWNERS' ASSOCIATION

The condominium owners' association was established in August 2025 and has been officially notarised.

DATES / SCHEDULE

Start of construction / excavation:
Q4 2025 / Q1 2026

Turnkey handover: Q4 2026 / Q1 2027

DISCLAIMER

Visualisations and plans are non-binding and may differ from the final execution. Only the contractually agreed services are binding.

REFERENCES & SHOWROOM

A glimpse into the future of SUMITRA can already be experienced today: at Röttelerstrasse 2 in Basel, we have realised the CERVINI project – comparable condominiums created with the same architectural signature, the same material quality, and the same attention to detail. These apartments serve as both reference and showroom, offering an authentic impression of how spaces, surfaces, and atmospheres will also unfold in the SUMITRA project.



ARTIMUS

OUR VISION – A NEW WAY OF LIVING.

At ARTIMUS, we see living space not merely as square metres, but as an attitude towards life. Our vision is to create high-quality condominiums that offer emotional depth through architecture and refined design.

ARTIMUS stands for the creation of properties that meet high standards – defined by quality and a deep understanding of what makes a modern home.

ARTIMUSGROUP.COM

QUALITY
ESSENCE
SUBSTANCE



SUMITRA
Markircherstrasse 13



CERVINI
Roettelerstrasse 2

CONTACT

WE LOOK FORWARD TO PRESENTING YOUR NEW HOME TO YOU

We will be happy to advise you, send further information material, or meet you on site.

YOUR CONTACT

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DISCLAIMER

All information provided in this brochure reflects the current design status at the time of publication and is non-binding. No guarantee is given for the accuracy, completeness, or unchangeability of floor plans, views, or other details. All floor plans are examples and not to scale. Dimensions given are approximate. The decisive documents are exclusively those contained in the notarised purchase contract between seller and buyer. All illustrations are artistic representations. The furnishings and fittings shown are to be understood as examples; most of them are not included in

the specification. The publisher and the owner reserve the right to amend the construction and/or specification as well as the execution at any time without prior notice. Claims for damages in connection with incorrect, inaccurate, or incomplete information are excluded.

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SUMITRA
Markircherstrasse 13



CERVINI
Roettelerstrasse 2



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