Mieterspiegel

2 Mehrfamilienhäuser mit Tiefgarage in 9056 Gais, Bezug ab Herbst 2021
2.5- bis 3.5-Zimmer-Wohnungen, 2 Büro-/Geschäftsräume & Ateliers

Haus A; Langgasse 37

Nr.	Lage	Zimmer	Wohnfl.	Aussenfl.	Netto-Miete	NK*	Brutto-Miete	Status
G.01	EG	---	34.20	0.00	550	80	630	vermietet
A.01	EG	2.5	48.20	8.20	1‘010	120	1‘130	verfügbar
A.02	EG	3.5	78.10	16.00	1‘380	160	1‘540	vermietet
A.11	1.OG	2.5	48.20	8.20	990	120	1‘110	vermietet
A.12	1.OG	3.5	78.10	16.30	1‘360	160	1‘520	vermietet
A.13	1.OG	2.5	58.00	11.80	1‘110	120	1‘230	verfügbar
A.21	2.OG	2.5	48.20	8.20	1‘030	120	1‘150	vermietet
A.22	2.OG	3.5	78.10	16.30	1‘410	160	1‘570	vermietet
A.23	2.OG	2.5	58.00	11.80	1‘150	120	1‘270	vermietet
A.31	3.OG	3.5	100.90	12.50	1‘610	180	1‘790	verfügbar
A.32	3.OG	3.5	100.00	17.10	1‘660	180	1‘840	vermietet

Haus B; Langgasse 35

Nr.	Lage	Zimmer	Wohnfl.	Aussenfl.	Netto-Miete	NK*	Brutto-Miete	Status
G.02	EG	---	30.00	0.00	490	80	570	vermietet
B.01	EG	2.5	48.20	8.20	1‘000	120	1‘120	vermietet
B.02	EG	3.5	78.10	16.00	1‘370	160	1‘530	vermietet
B.11	1.OG	2.5	48.20	8.20	980	120	1‘100	vermietet
B.12	1.OG	3.5	78.10	16.00	1‘350	160	1‘510	vermietet
B.13	1.OG	2.5	58.00	11.80	1‘100	120	1‘220	vermietet
B.21	2.OG	2.5	48.20	8.20	1‘020	120	1‘140	vermietet
B.22	2.OG	3.5	78.10	16.30	1‘400	160	1‘560	vermietet
B.23	2.OG	2.5	58.00	11.80	1‘140	120	1‘260	vermietet
B.31	3.OG	3.5	100.90	12.50	1‘600	180	1‘780	verfügbar
B.32	3.OG	3.5	100.00	17.10	1‘650	180	1‘830	verfügbar

*NK = monatliche akonto Heiz-/Nebenkosten
alle Flächenangaben in m² sind ca-Angaben

aktualisiert am 26.11.2020

Parkmöglichkeiten
Einstellplätze in Tiefgarage à CHF 130.-/Monat

Ein Projekt der
novaron Architektur Baumanagement Konzept AG
Wegenstrasse 4a, 9436 Balgach
info.balgach@novaron.ch
www.novaron.ch

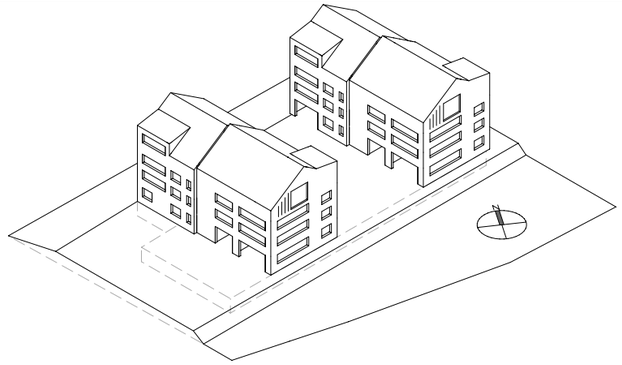
Hermann Koller AG
Aetzerei | Färberei

Auskunft & Vermietung
Hermann Koller AG
Lochmühlestrasse 5, 9056 Gais
info@hermann-koller.com
Tel. +41 71 791 80 30

GAIS LANGGASSE 2MFH

LANGGASSE 35 / 37, 9056 GAIS

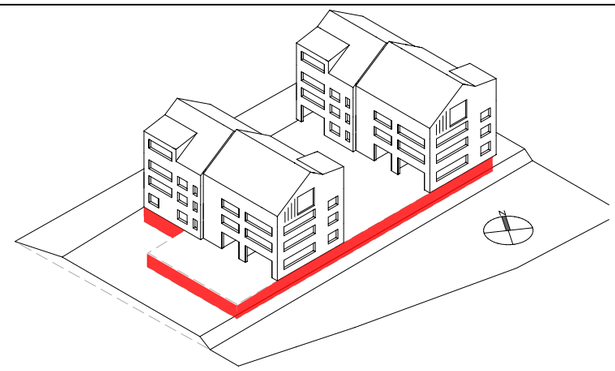
SITUATION

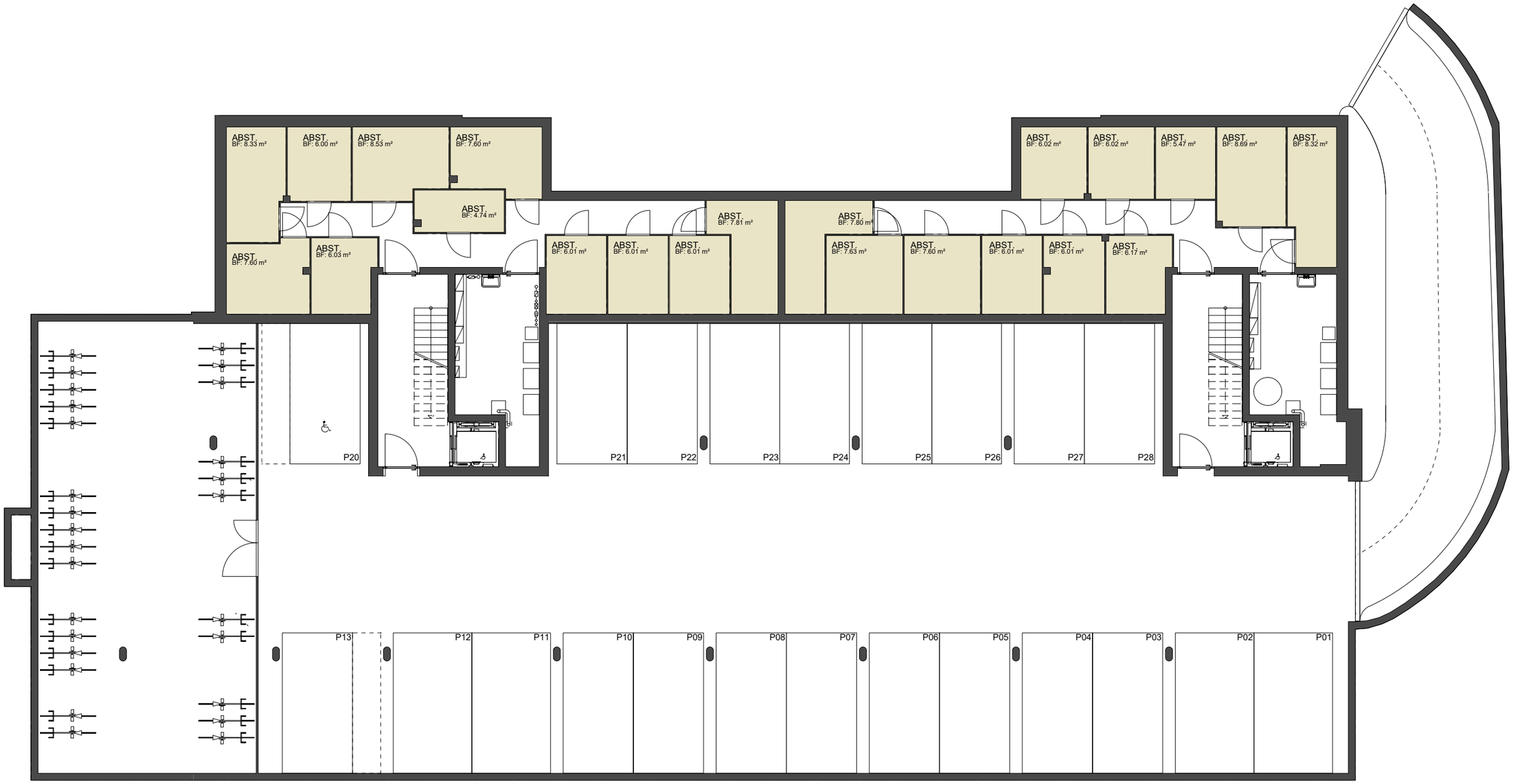


GAIS LANGGASSE 2MFH

LANGGASSE 35 / 37, 9056 GAIS

UNTERGESCHOSS - TIEFGARAGE + ABSTELLRÄUME





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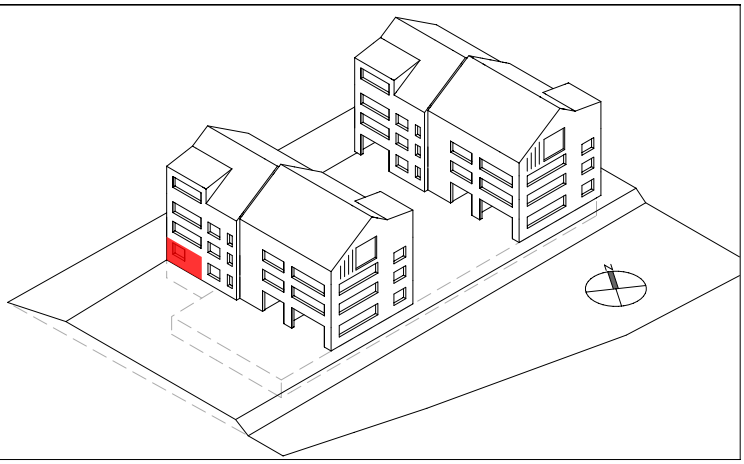
N

Pläne & Grundrisse
Haus A

3.5-Zimmer-Wohnung, Typ-Nr. A.32/B.32

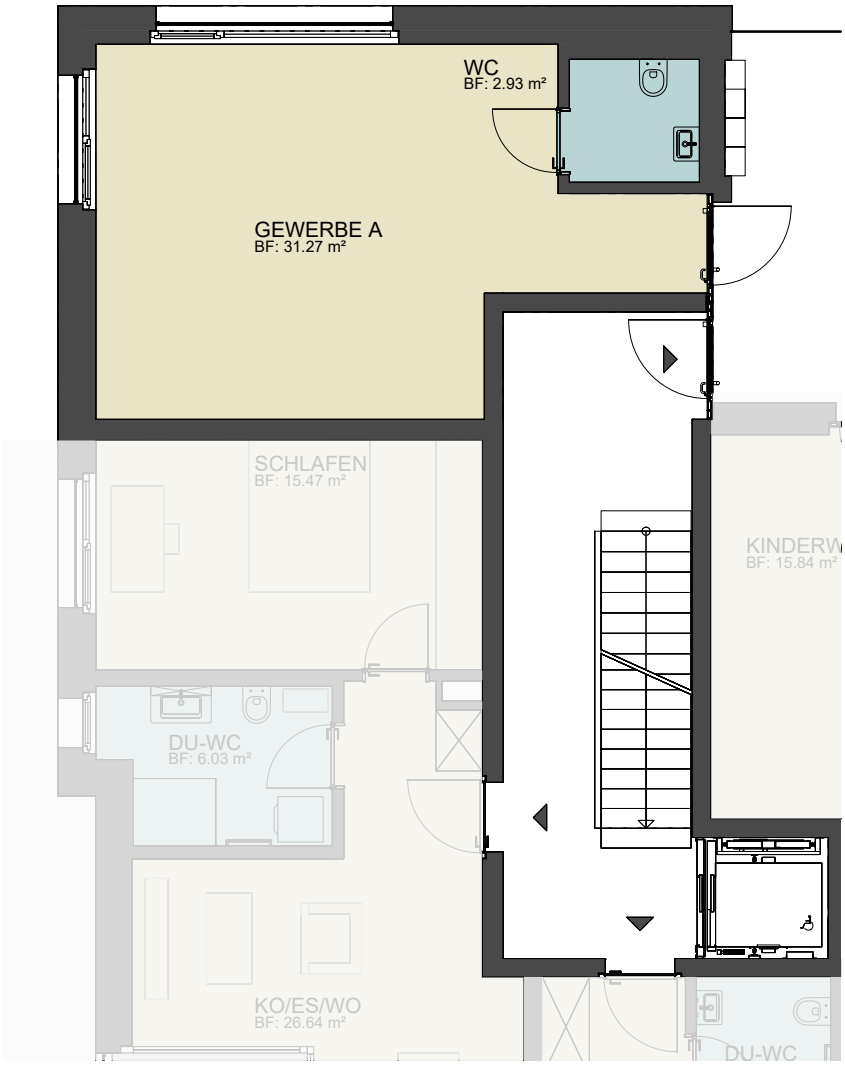
GAIS LANGGASSE 2 MFH

LANGGASSE 37, 9056 GAIS



GEWERBE - EG (GEWERBE A)

GEWERBEFLÄCHE	~	31.27 m²
BADFLÄCHE	~	02.93 m²



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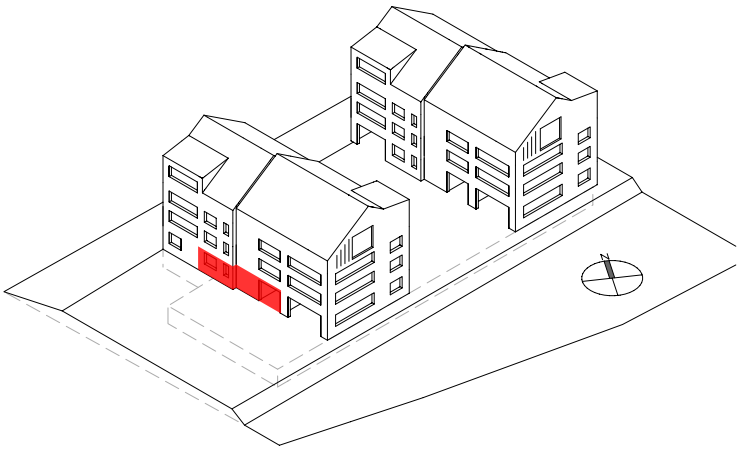
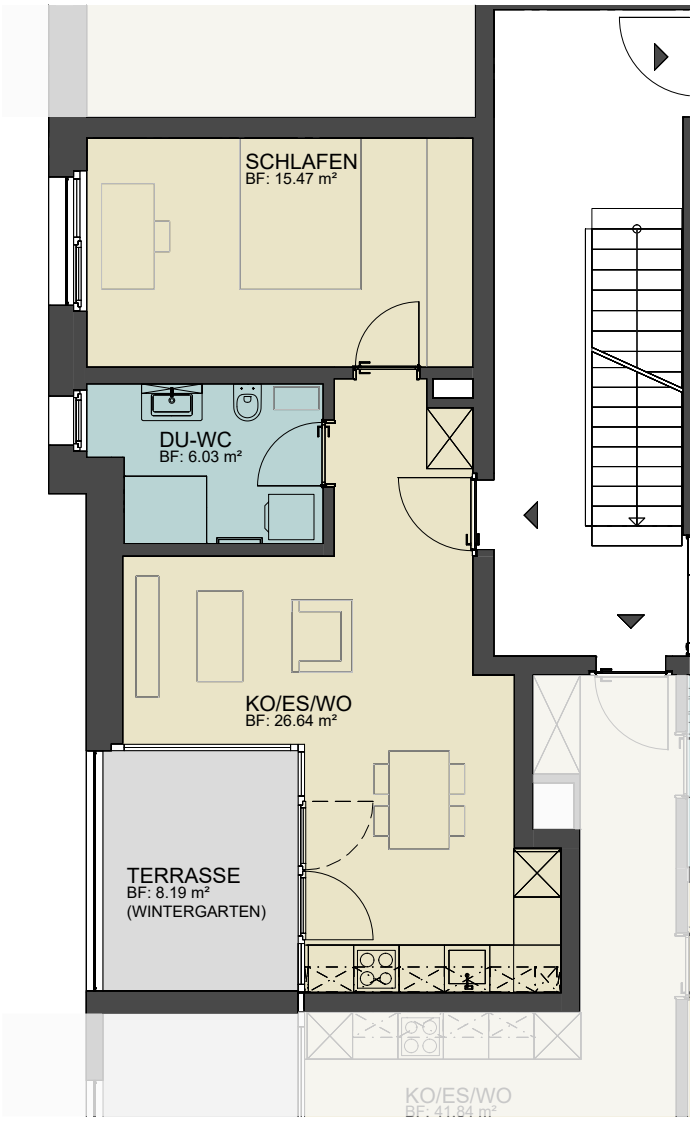
GAIS LANGGASSE 2 MFH

LANGGASSE 37, 9056 GAIS



2½ ZIMMER WOHNUNG - EG (A.01)

WOHNFLÄCHE	~	48.17 m²
TERRASSENFLÄCHE	~	08.19 m²



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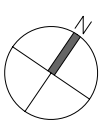
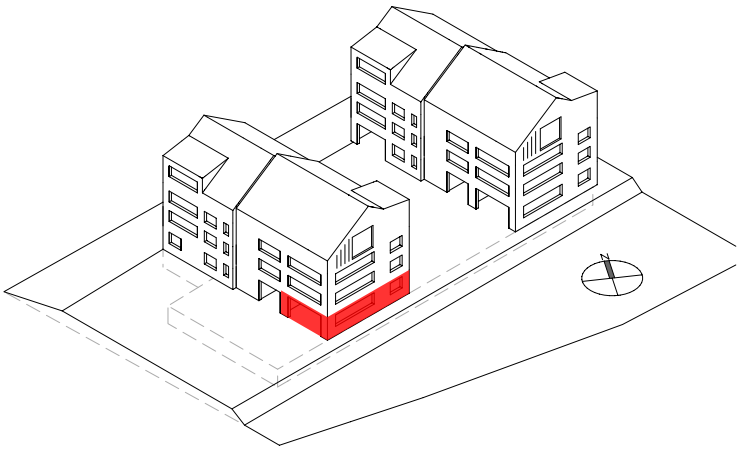


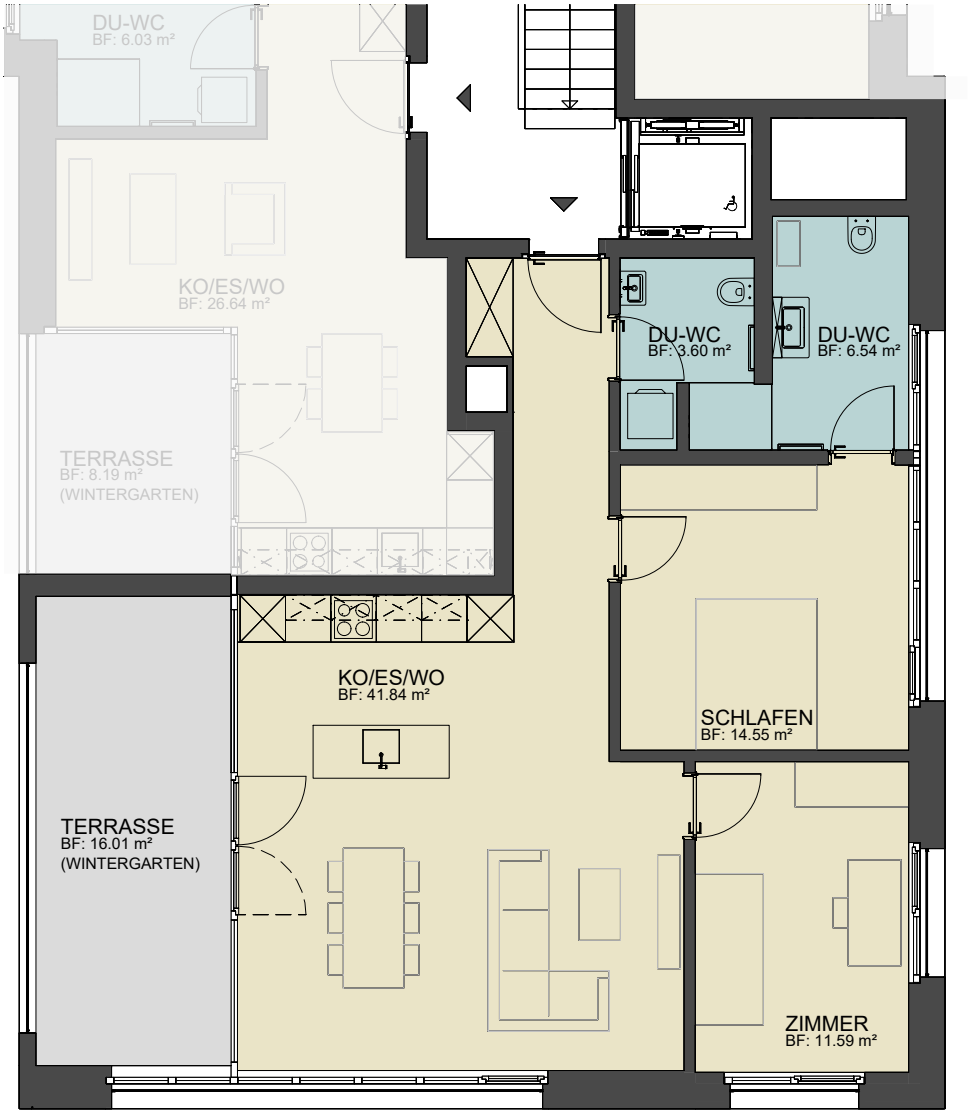
GAIS LANGGASSE 2 MFH

LANGGASSE 37, 9056 GAIS



3½ ZIMMER WOHNUNG - EG (A.02)

WOHNFLÄCHE	~	78.14 m²
TERRASSENFLÄCHE	~	16.01 m²



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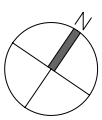
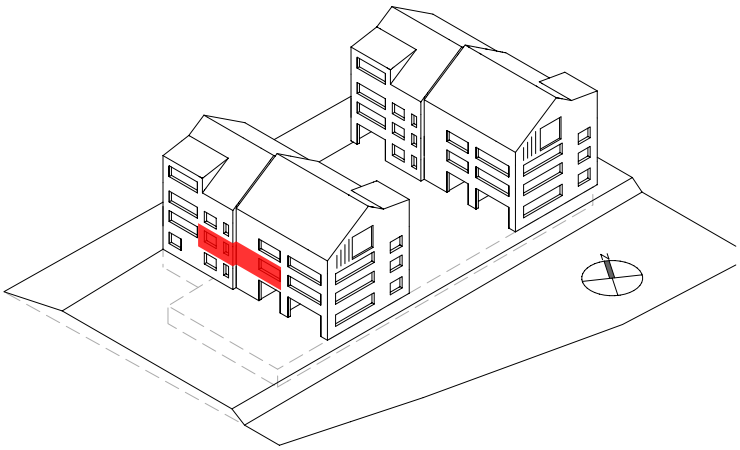


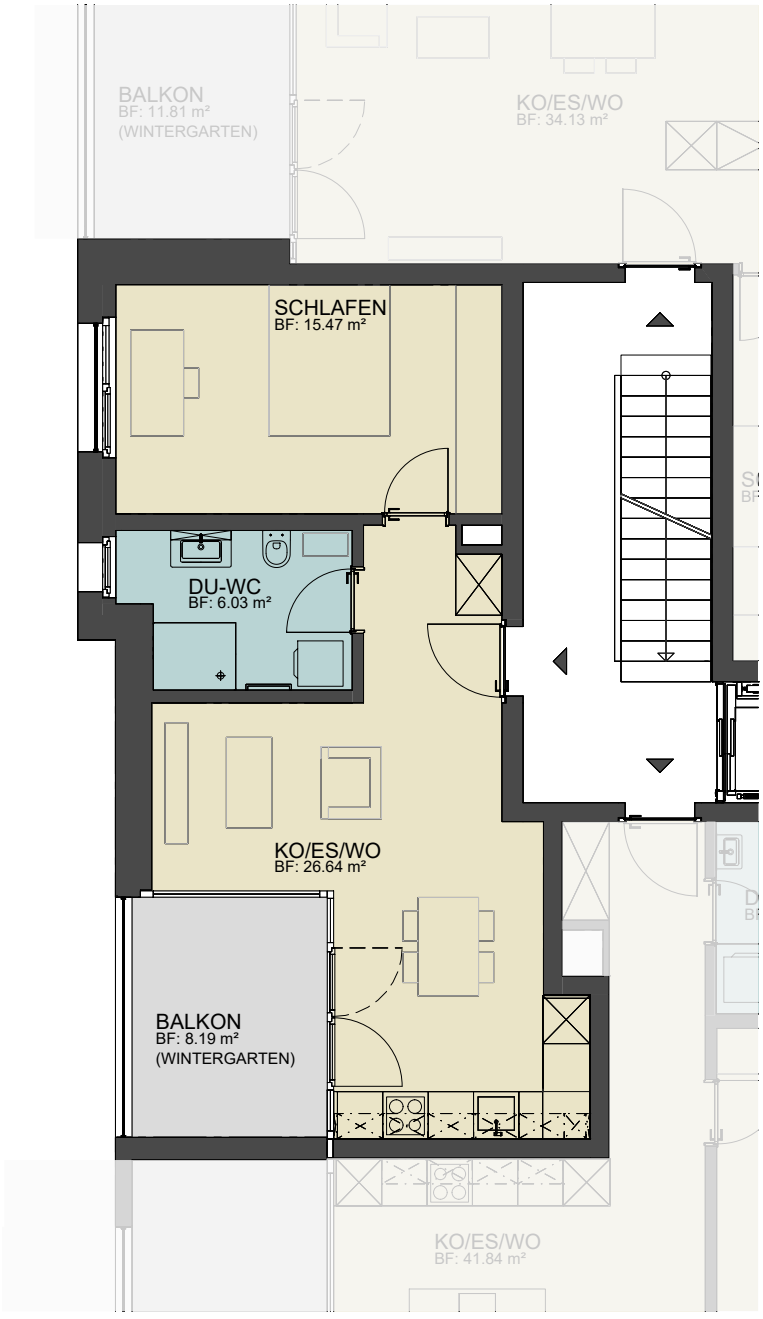
GAIS LANGGASSE 2 MFH

LANGGASSE 37, 9056 GAIS



2½ ZIMMER WOHNUNG - 1.OG (A.11)

WOHNFLÄCHE	~	48.17 m²
TERRASSENFLÄCHE	~	08.19 m²



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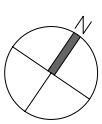
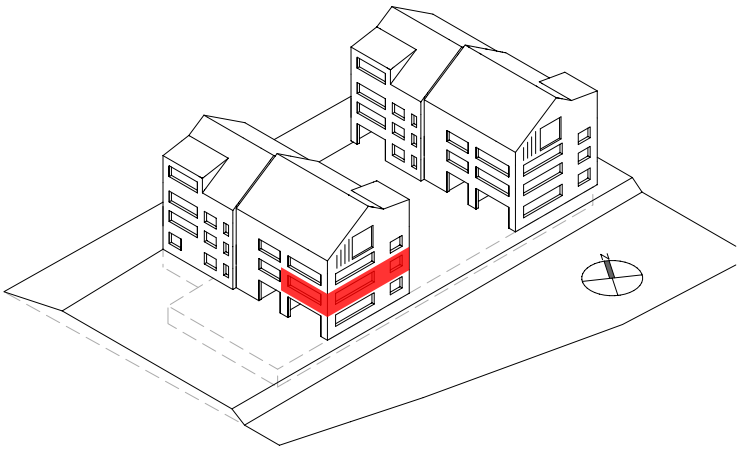


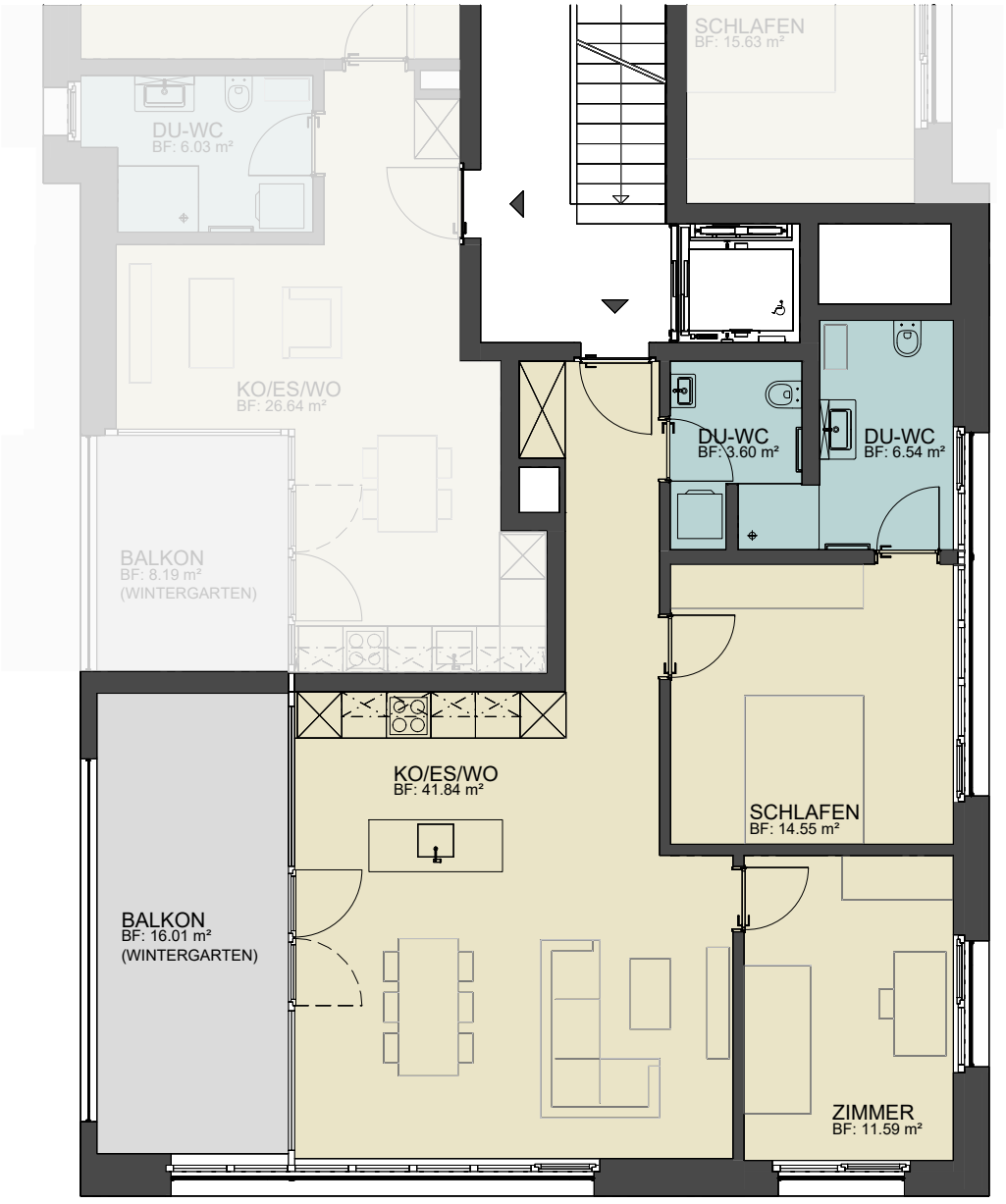
GAIS LANGGASSE 2 MFH

LANGGASSE 37, 9056 GAIS



3½ ZIMMER WOHNUNG - 1.OG (A.12)

WOHNFLÄCHE	~	78.14 m²
TERRASSENFLÄCHE	~	16.25 m²



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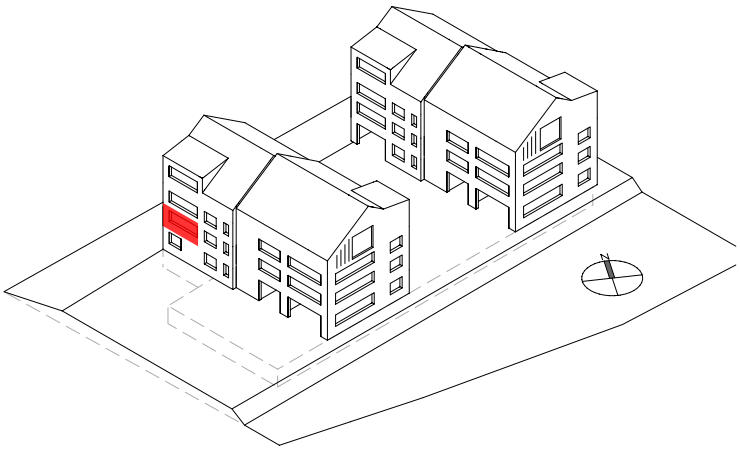
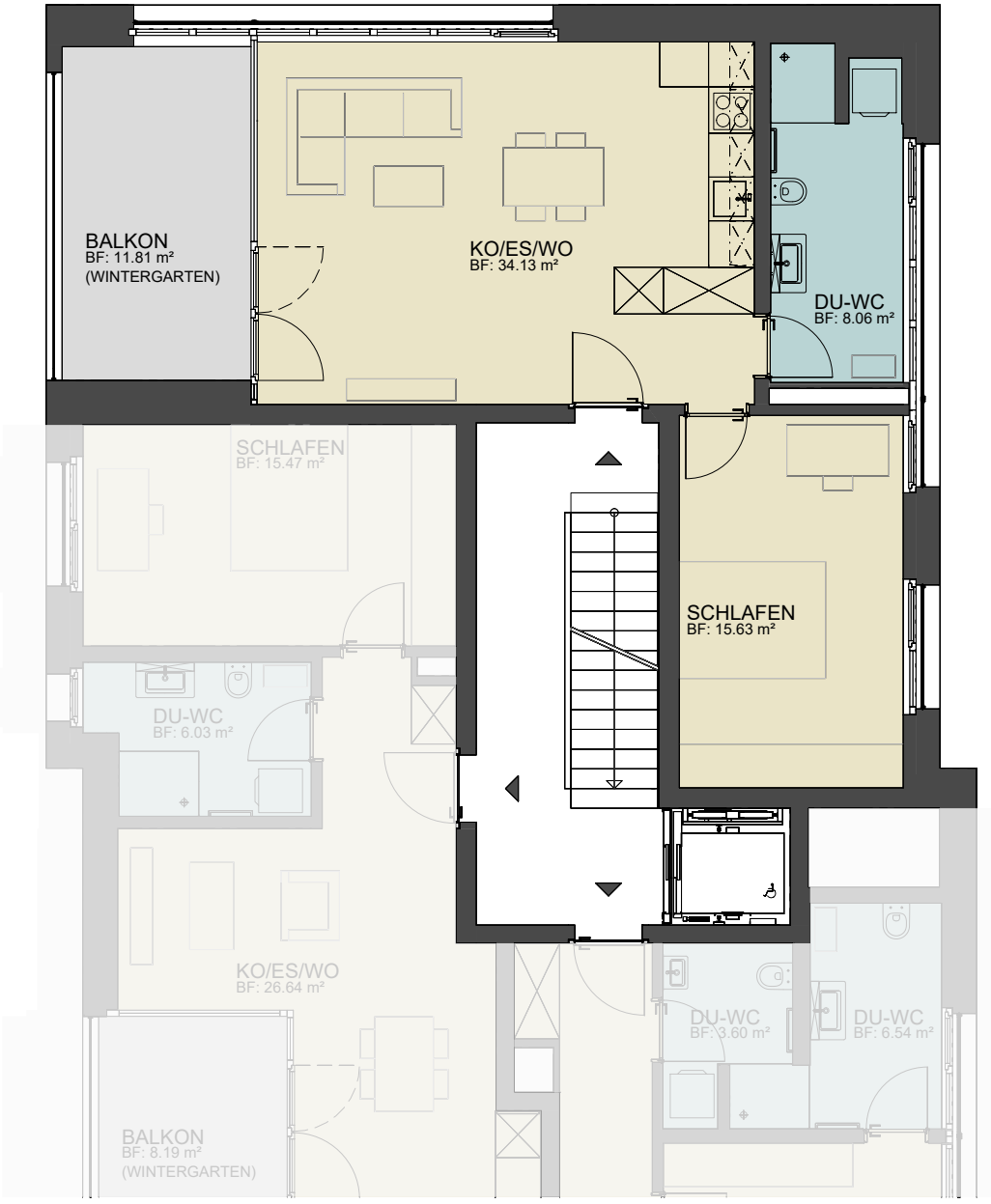
GAIS LANGGASSE 2 MFH

LANGGASSE 37, 9056 GAIS



2½ ZIMMER WOHNUNG - 1.OG (A.13)

WOHNFLÄCHE	~	58.00 m²
TERRASSENFLÄCHE	~	11.81 m²



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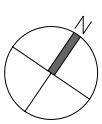
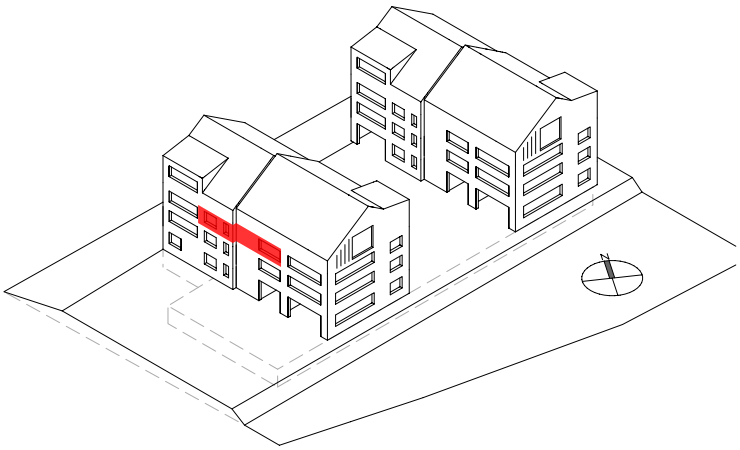


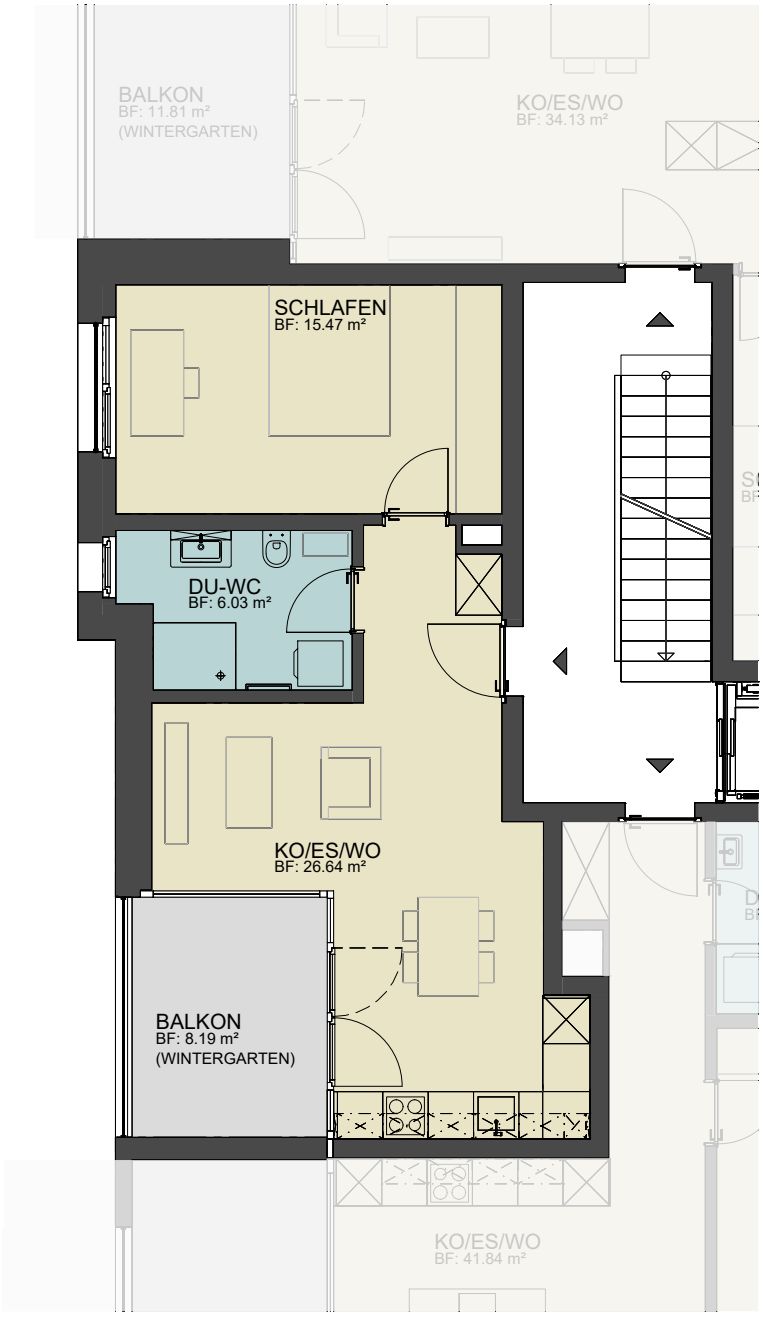
GAIS LANGGASSE 2 MFH

LANGGASSE 37, 9056 GAIS



2½ ZIMMER WOHNUNG - 2.OG (A.21)

WOHNFLÄCHE	~	48.17 m²
TERRASSENFLÄCHE	~	08.19 m²



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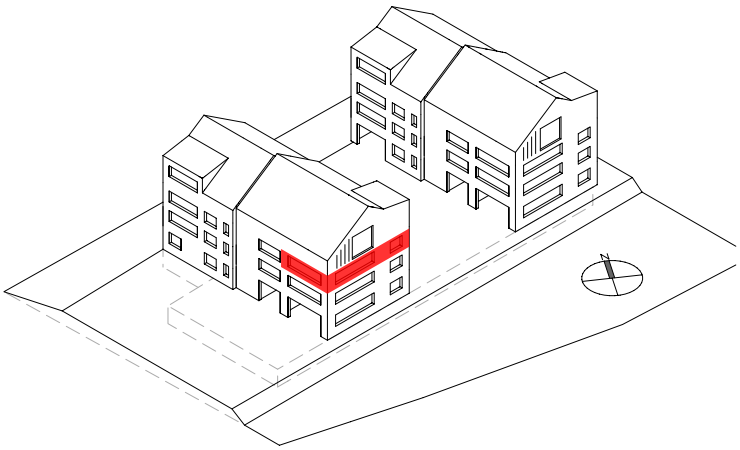
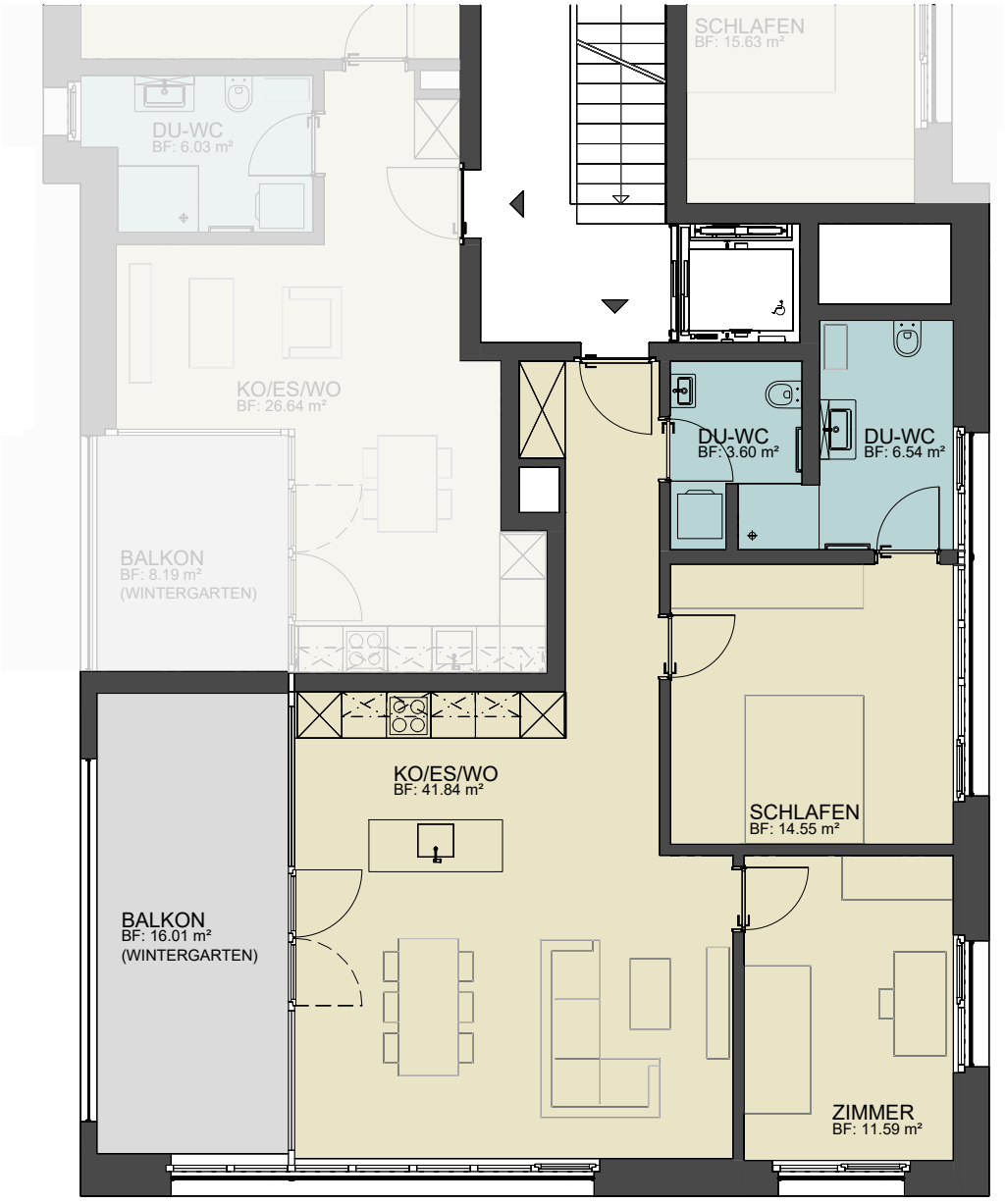
GAIS LANGGASSE 2 MFH

LANGGASSE 37, 9056 GAIS



3½ ZIMMER WOHNUNG - 2.OG (A.22)

WOHNFLÄCHE	~	78.14 m²
TERRASSENFLÄCHE	~	16.25 m²



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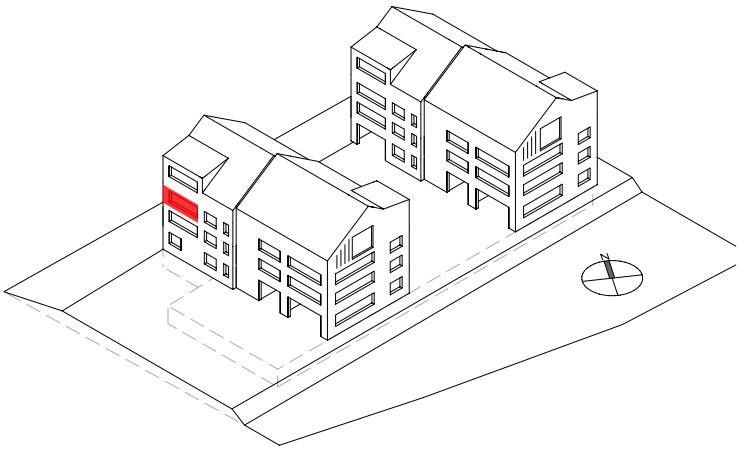
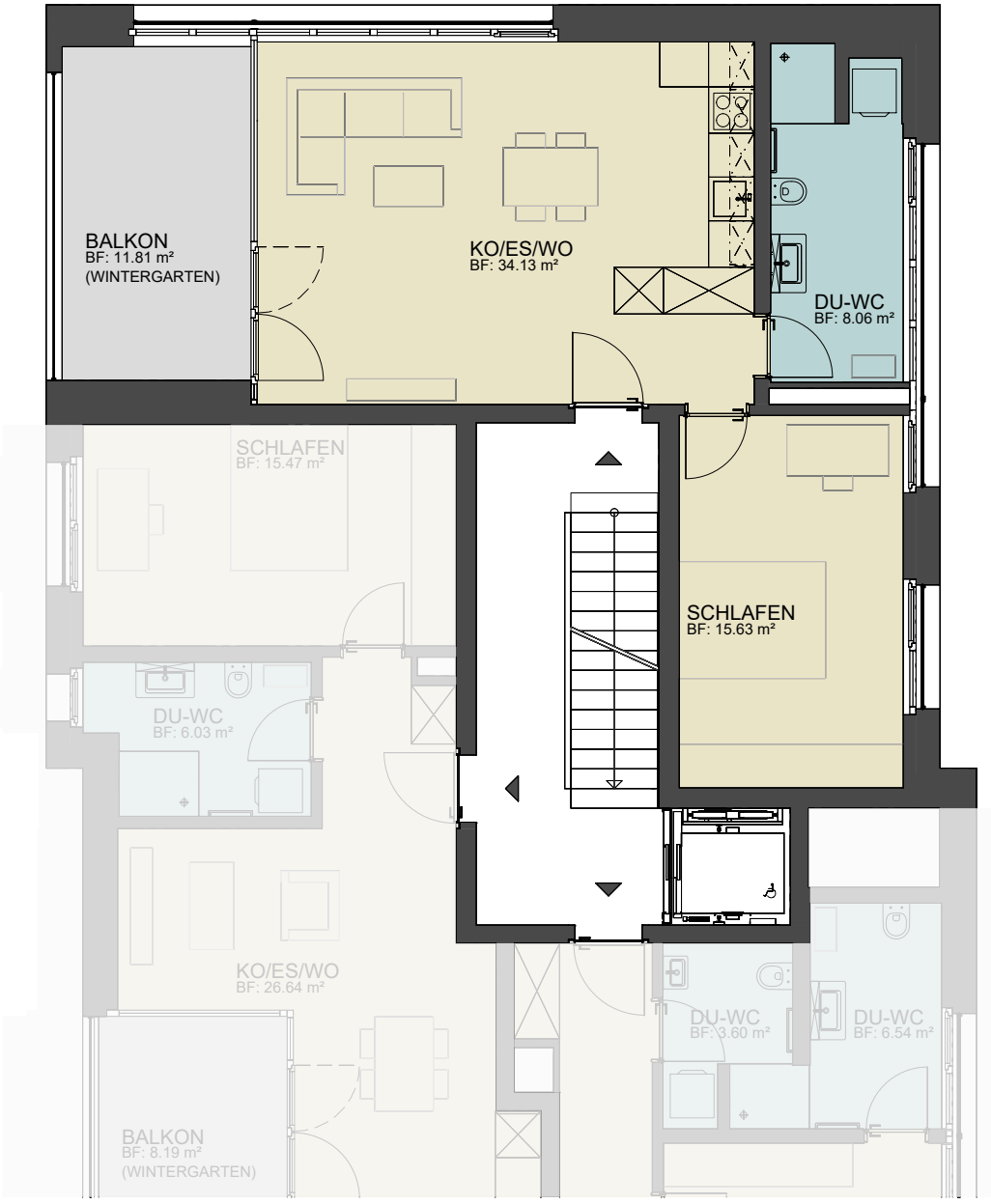
GAIS LANGGASSE 2 MFH

LANGGASSE 37, 9056 GAIS



2½ ZIMMER WOHNUNG - 2.OG (A.23)

WOHNFLÄCHE	~	58.03 m²
TERRASSENFLÄCHE	~	11.81 m²



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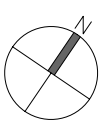
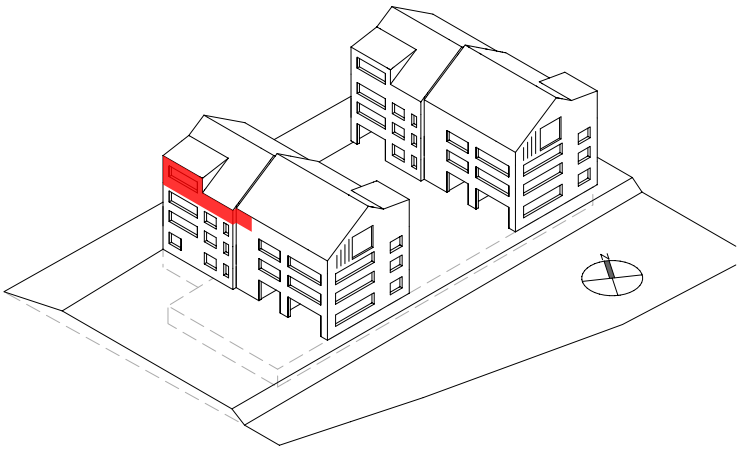


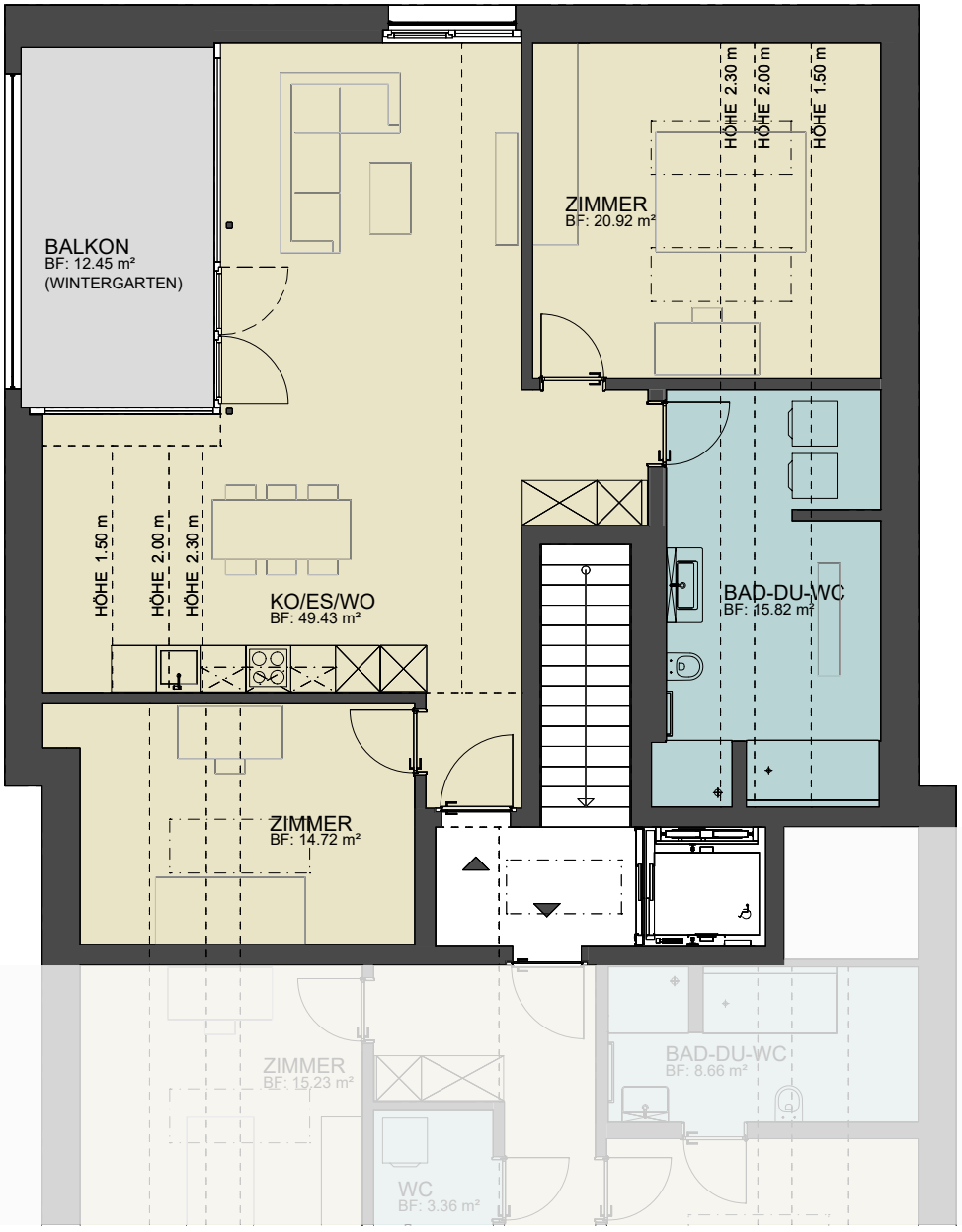
GAIS LANGGASSE 2 MFH

LANGGASSE 37, 9056 GAIS



3½ ZIMMER WOHNUNG - DG (A.31)

WOHNFLÄCHE	~	100.89 m² (< 1.5m: 15.57m²)
TERRASSENENFLÄCHE	~	12.45 m²



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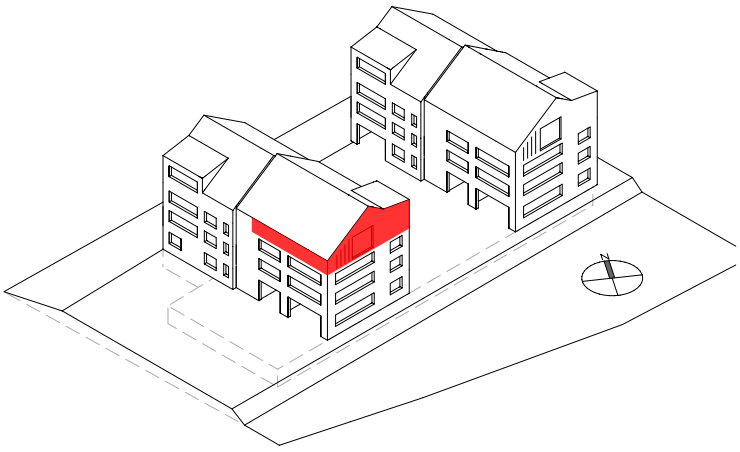
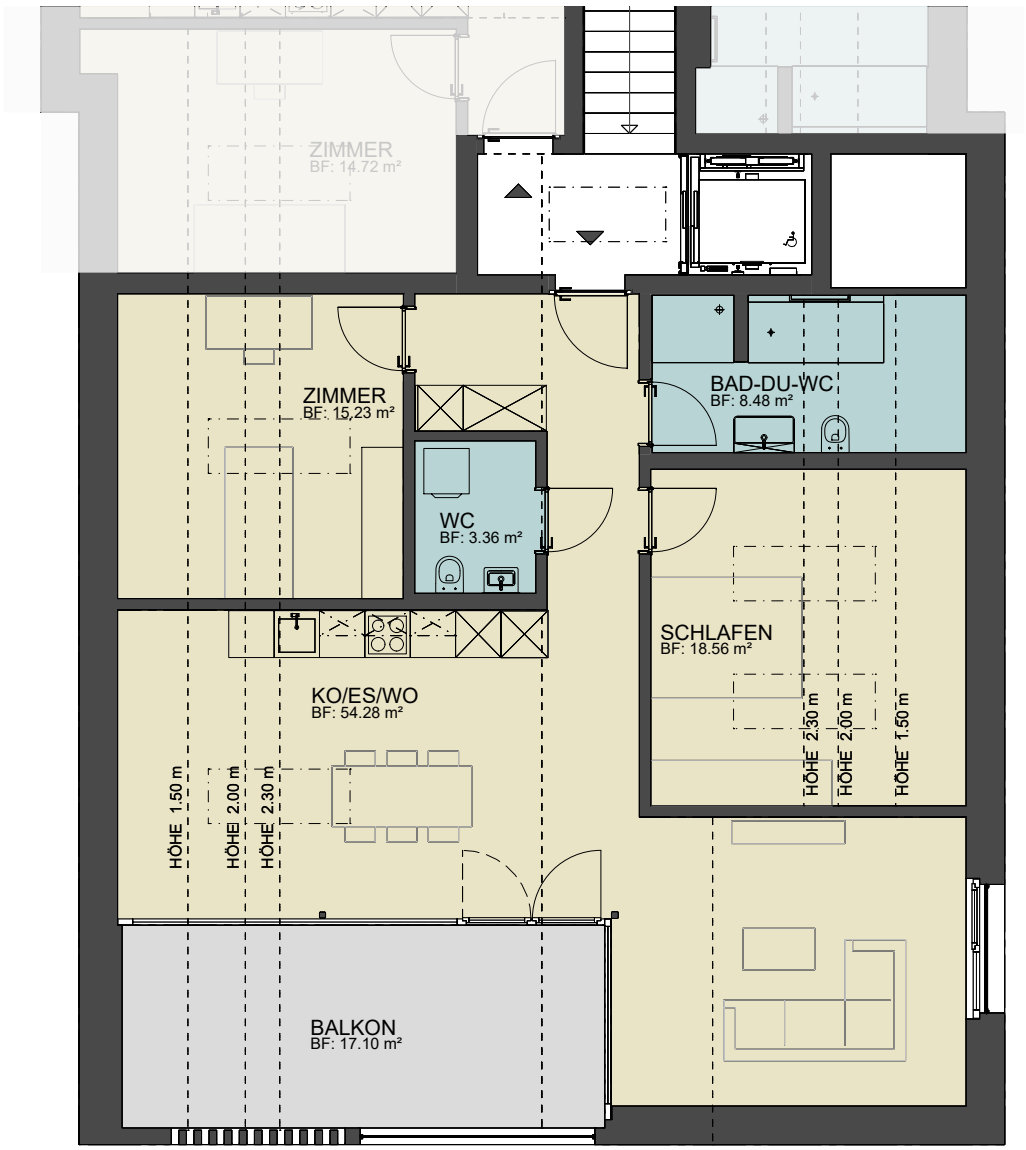
GAIS LANGGASSE 2 MFH

LANGGASSE 37, 9056 GAIS



3½ ZIMMER WOHNUNG - DG (A.32)

WOHNFLÄCHE	~	99.96 m² (< 1.5m: 13.60m²)
TERRASSENFLÄCHE	~	17.10 m² (< 1.5m: 2.33m²)



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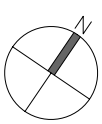
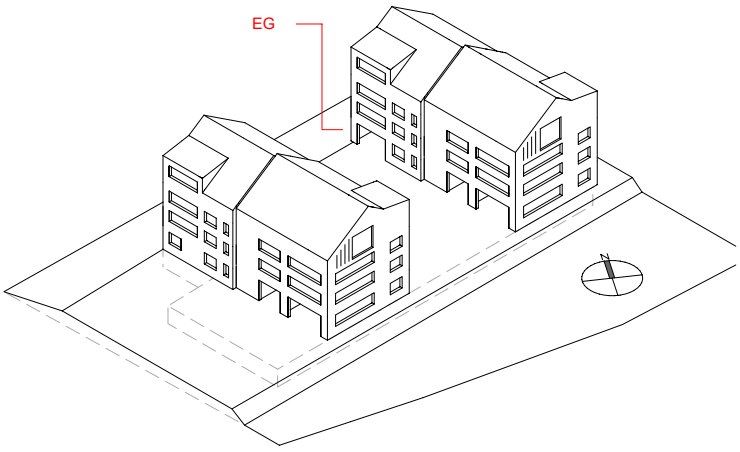


Pläne & Grundrisse
Haus B

2.5-Zimmer-Wohnung, Typ-Nr. A.21/B.21

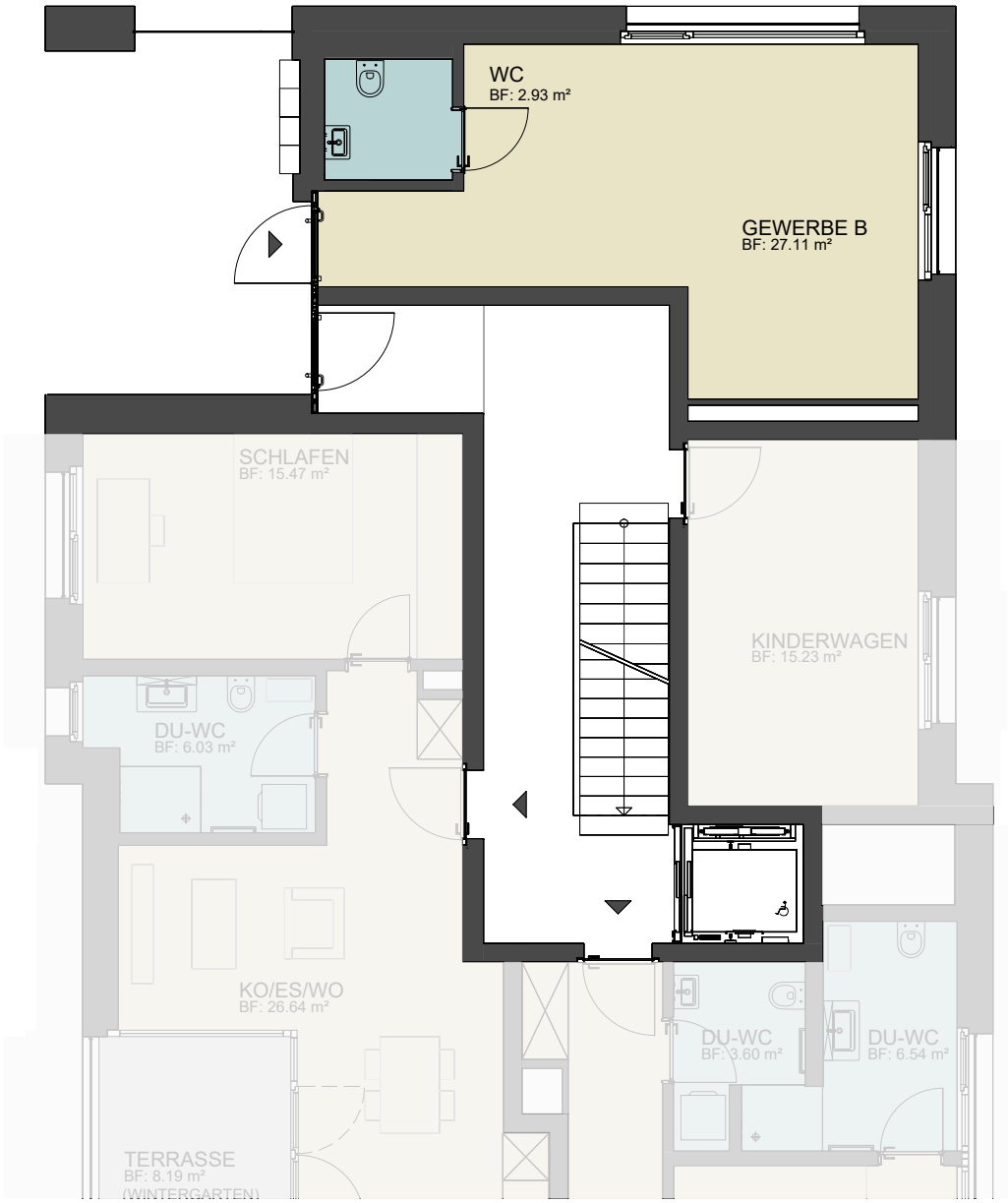
GAIS LANGGASSE 2 MFH

LANGGASSE 35, 9056 GAIS



GEWERBE - EG (GEWERBE B)

GEWERBEFLÄCHE	~	27.11 m²
BADFLÄCHE	~	02.93 m²



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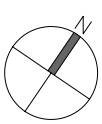
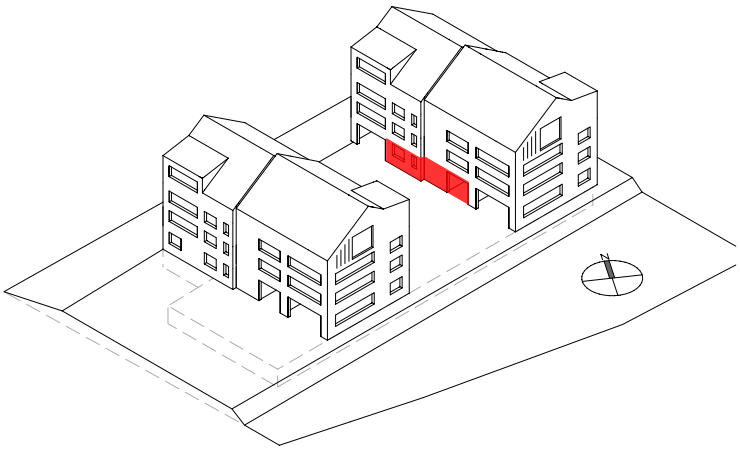


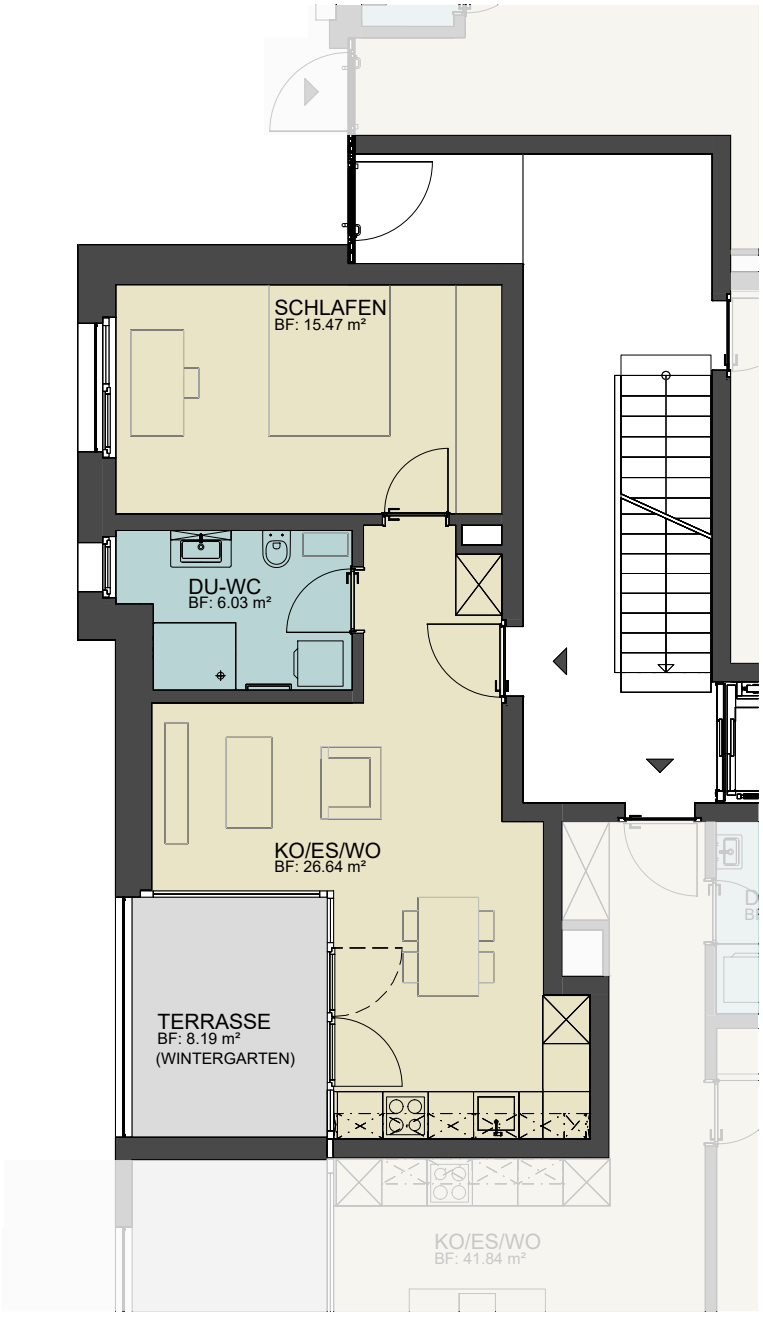
GAIS LANGGASSE 2 MFH

LANGGASSE 35, 9056 GAIS



2½ ZIMMER WOHNUNG - EG (B.01)

WOHNFLÄCHE	~	48.17 m²
TERRASSENFLÄCHE	~	08.19 m²



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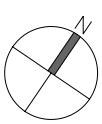
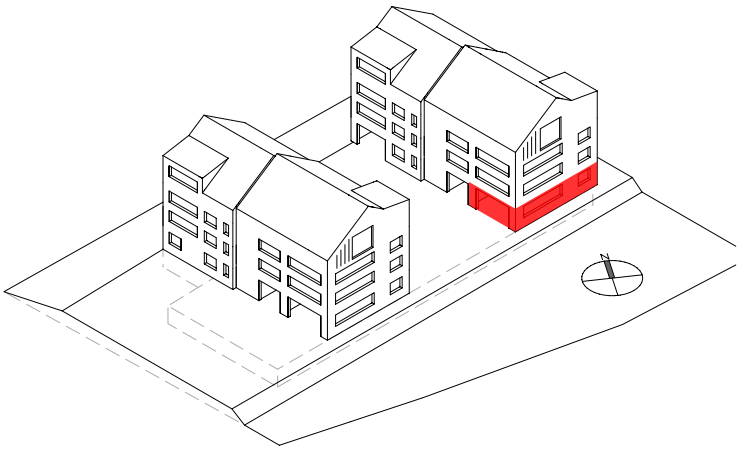


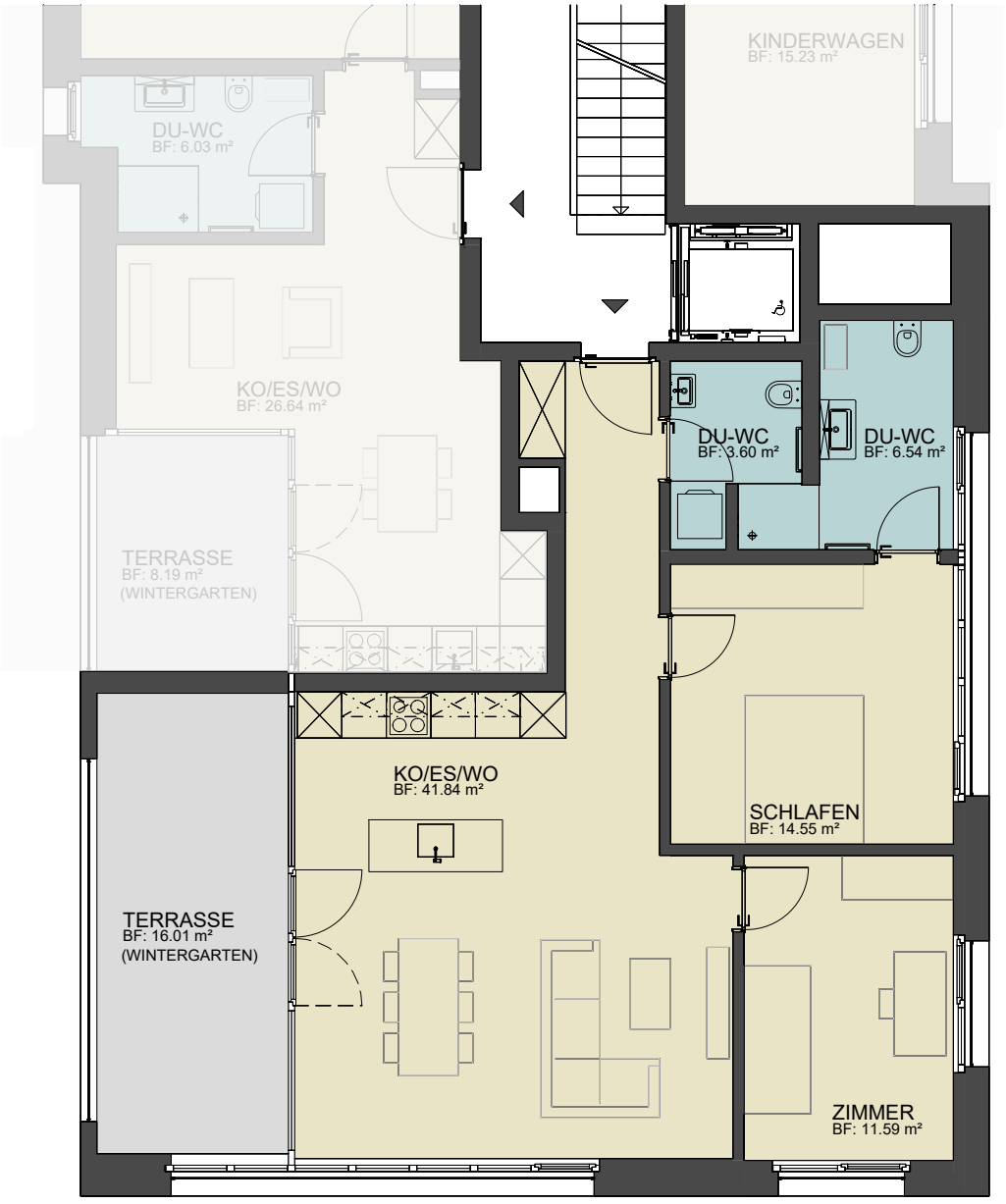
GAIS LANGGASSE 2 MFH

LANGGASSE 35, 9056 GAIS



3½ ZIMMER WOHNUNG - EG (B.02)

WOHNFLÄCHE	~	78.14 m²
TERRASSENFLÄCHE	~	16.01 m²



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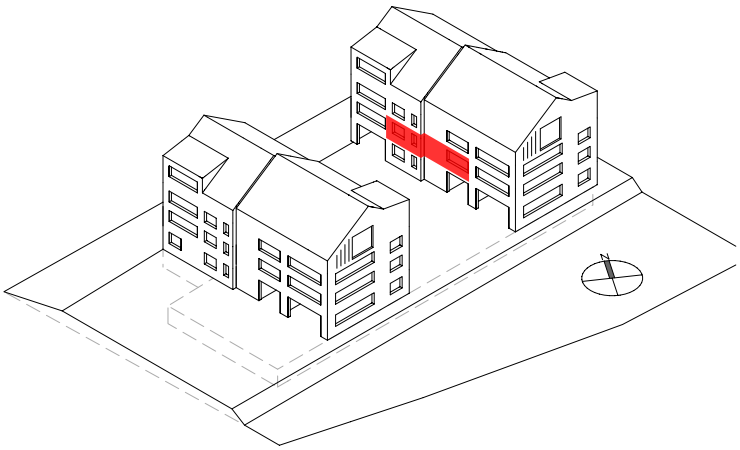
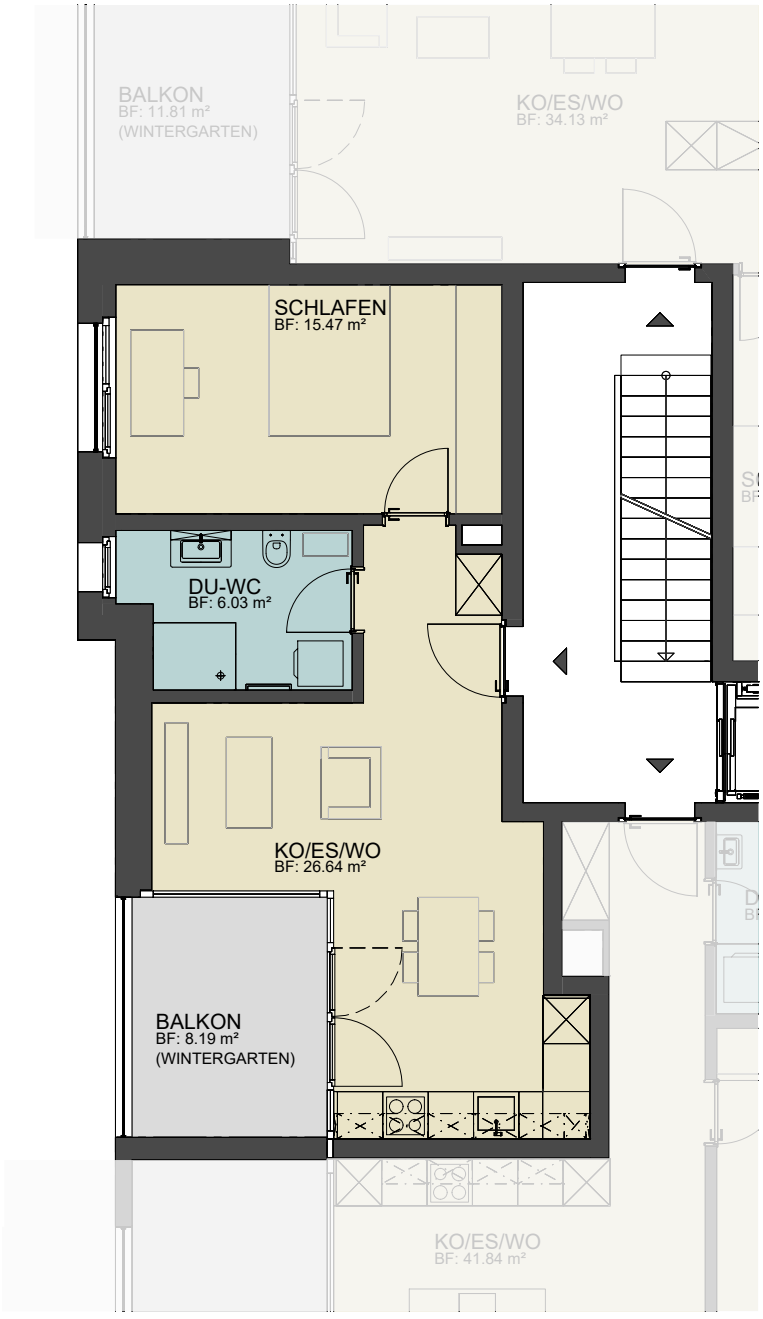
GAIS LANGGASSE 2 MFH

LANGGASSE 35, 9056 GAIS



2½ ZIMMER WOHNUNG - 1.OG (B.11)

WOHNFLÄCHE	~	48.17 m²
TERRASSENFLÄCHE	~	08.19 m²



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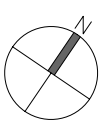
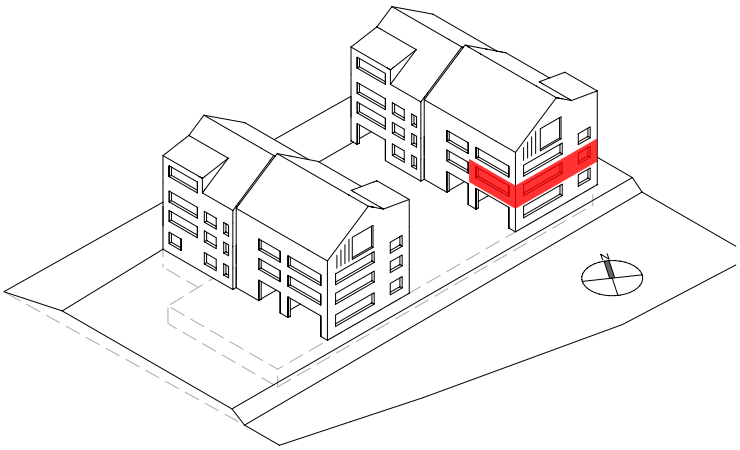


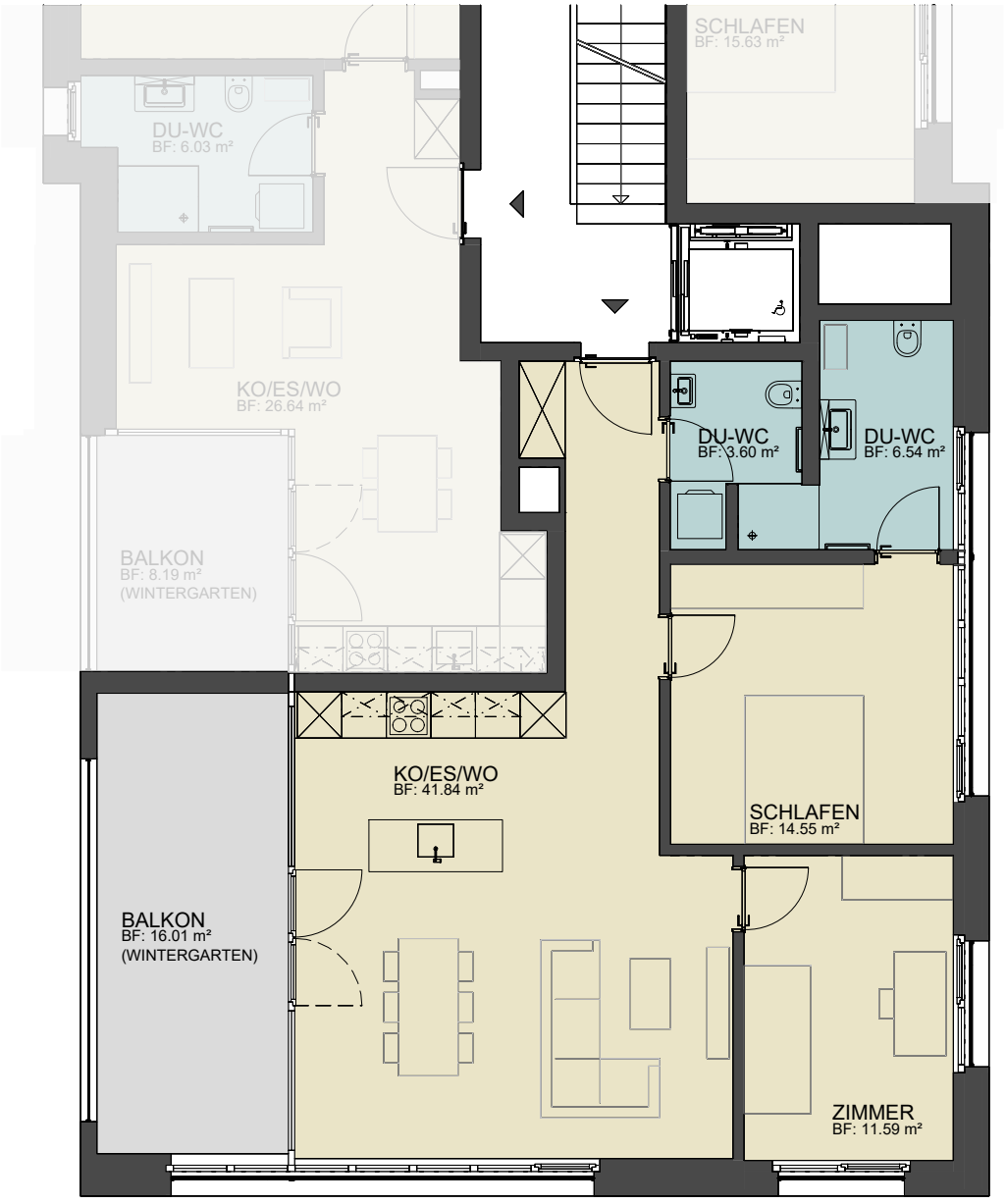
GAIS LANGGASSE 2 MFH

LANGGASSE 35, 9056 GAIS



3½ ZIMMER WOHNUNG - 1.OG (B.12)

WOHNFLÄCHE	~	78.14 m²
TERRASSENFLÄCHE	~	16.01 m²



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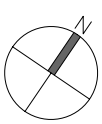
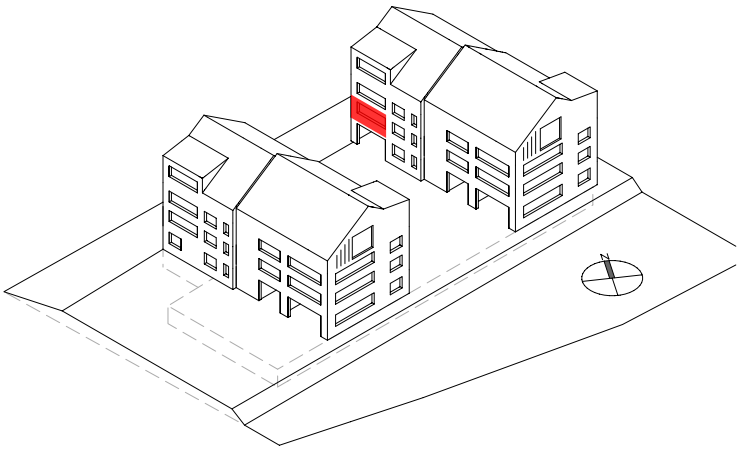


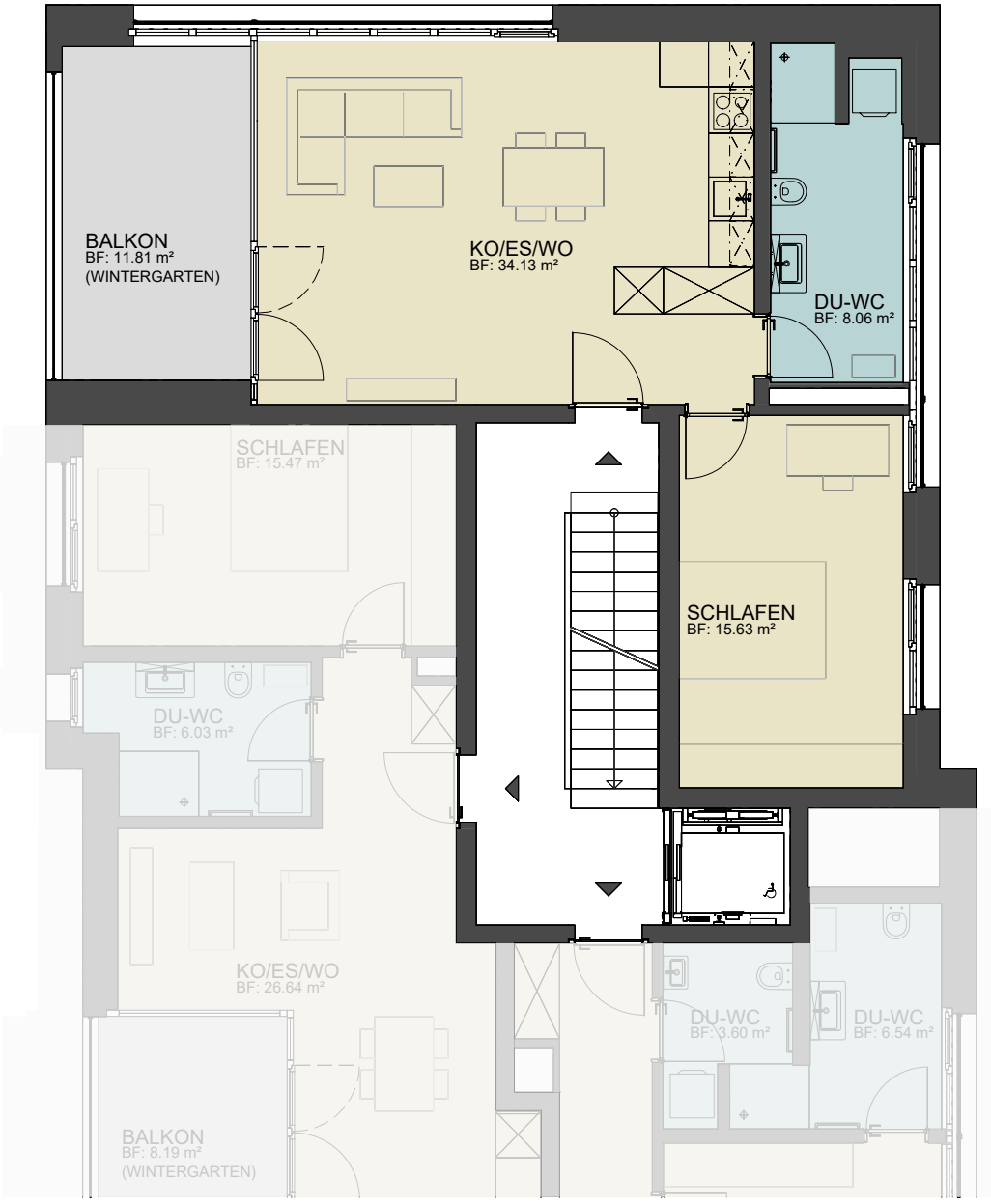
GAIS LANGGASSE 2 MFH

LANGGASSE 35, 9056 GAIS



2½ ZIMMER WOHNUNG - 1.OG (B.13)

WOHNFLÄCHE	~	58.00 m²
TERRASSENFLÄCHE	~	11.81 m²



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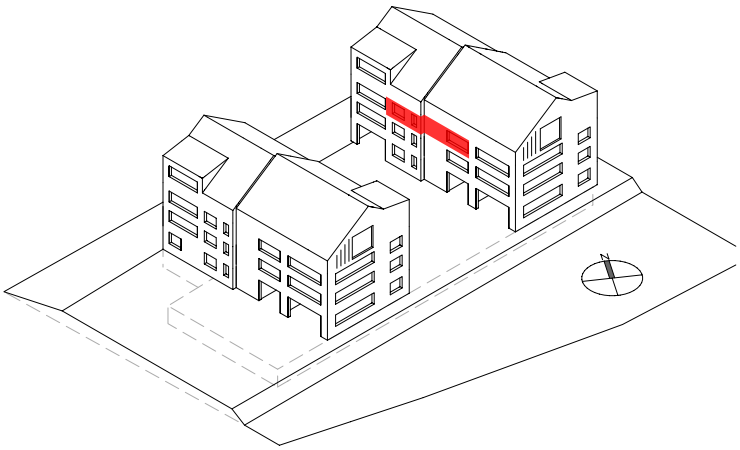
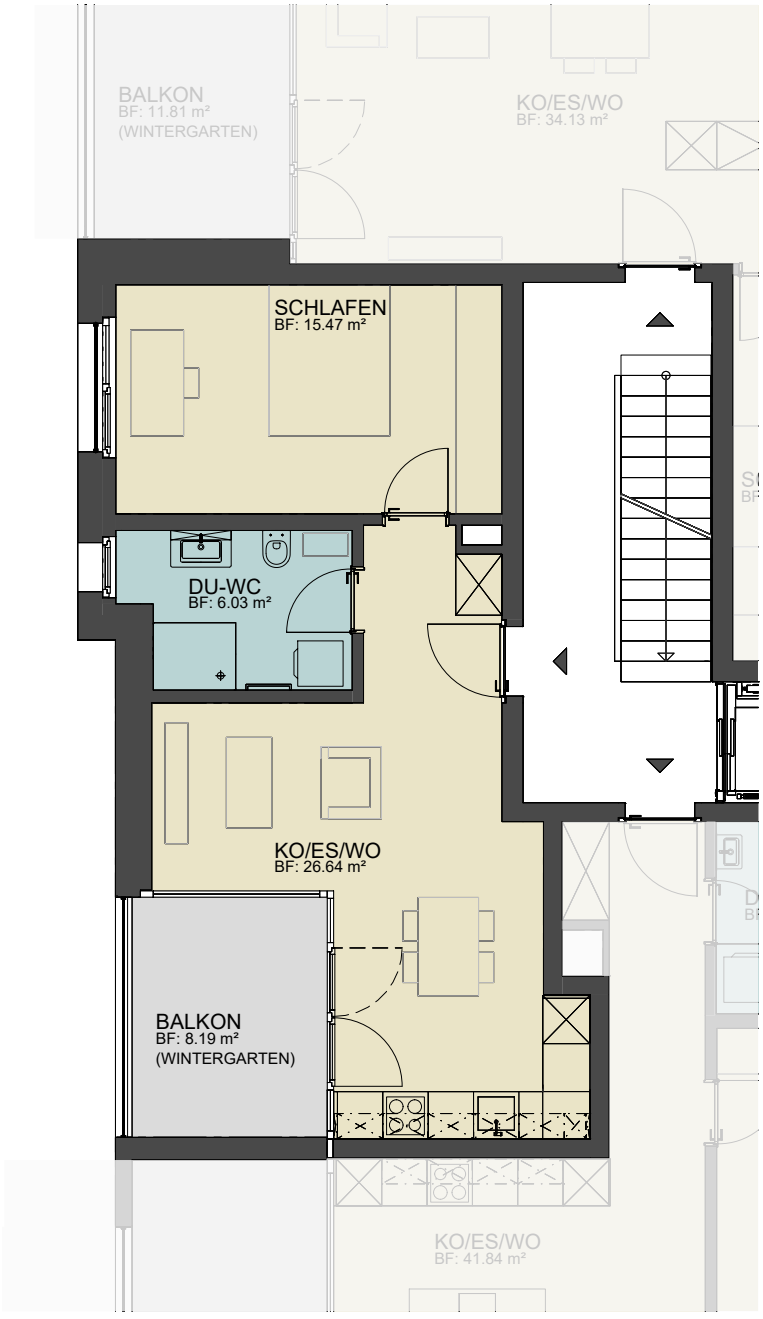
GAIS LANGGASSE 2 MFH

LANGGASSE 35, 9056 GAIS



2½ ZIMMER WOHNUNG - 2.OG (B.21)

WOHNFLÄCHE	~	48.17 m²
TERRASSENFLÄCHE	~	08.19 m²



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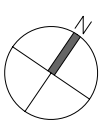
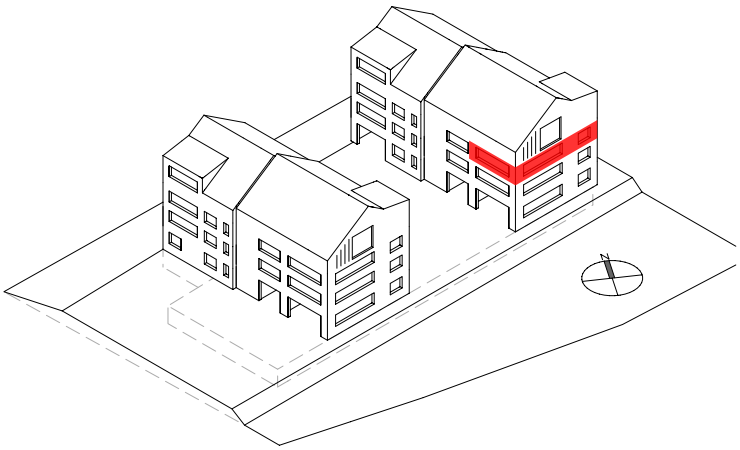


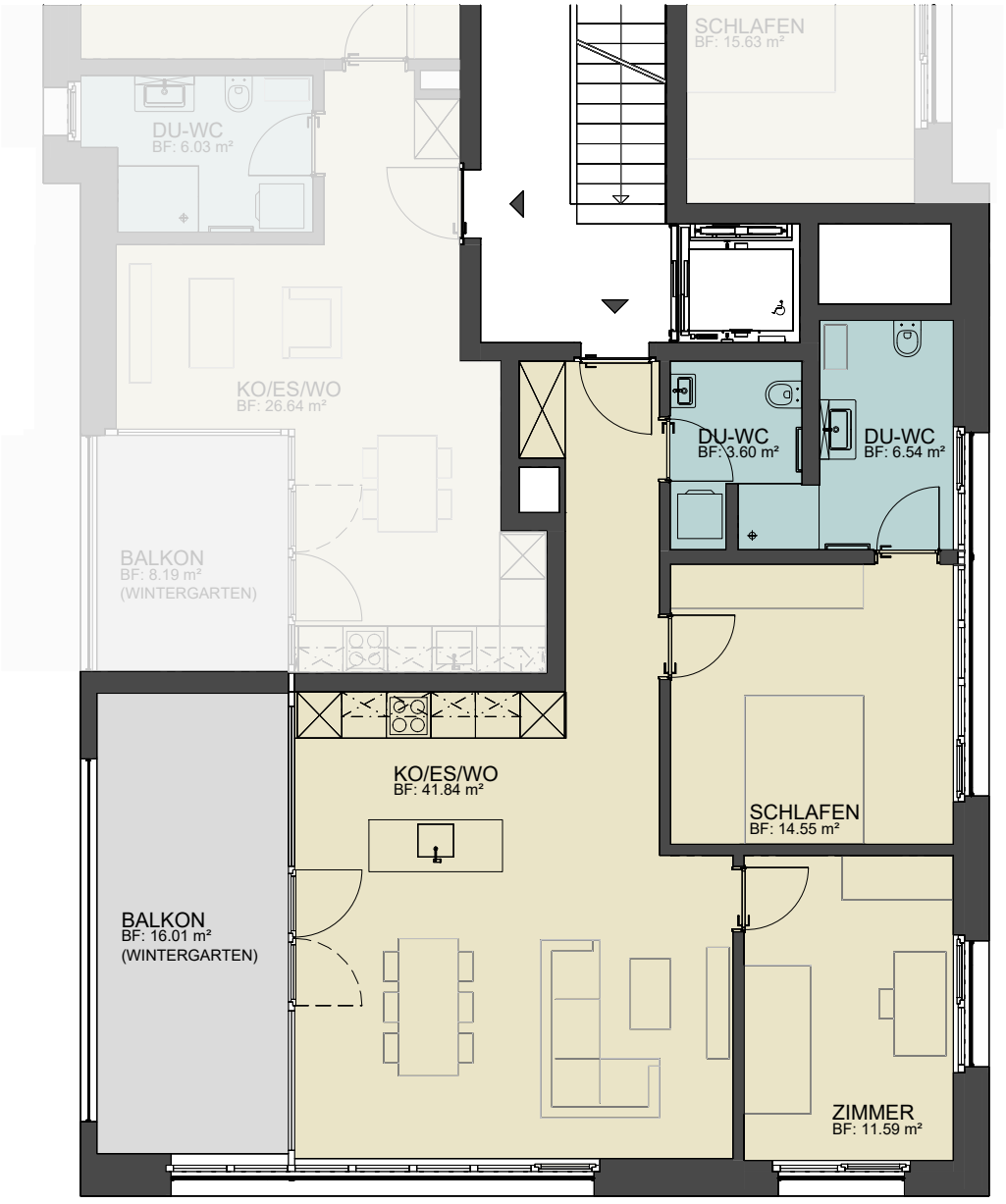
GAIS LANGGASSE 2 MFH

LANGGASSE 35, 9056 GAIS



3½ ZIMMER WOHNUNG - 2.OG (B.22)

WOHNFLÄCHE	~	78.14 m²
TERRASSENFLÄCHE	~	16.25 m²



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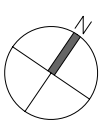
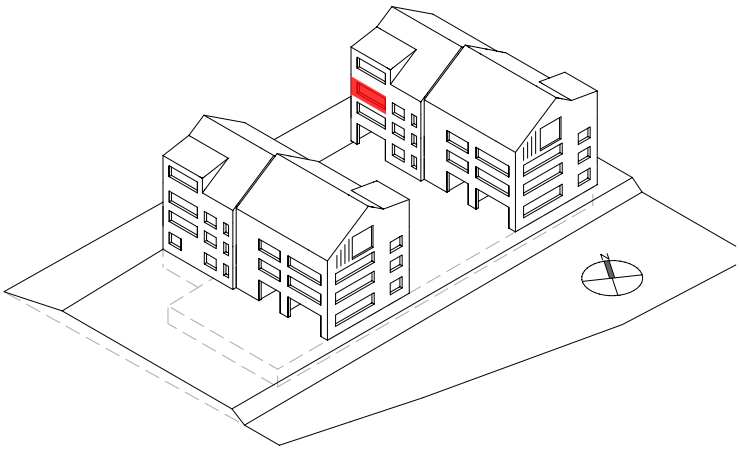


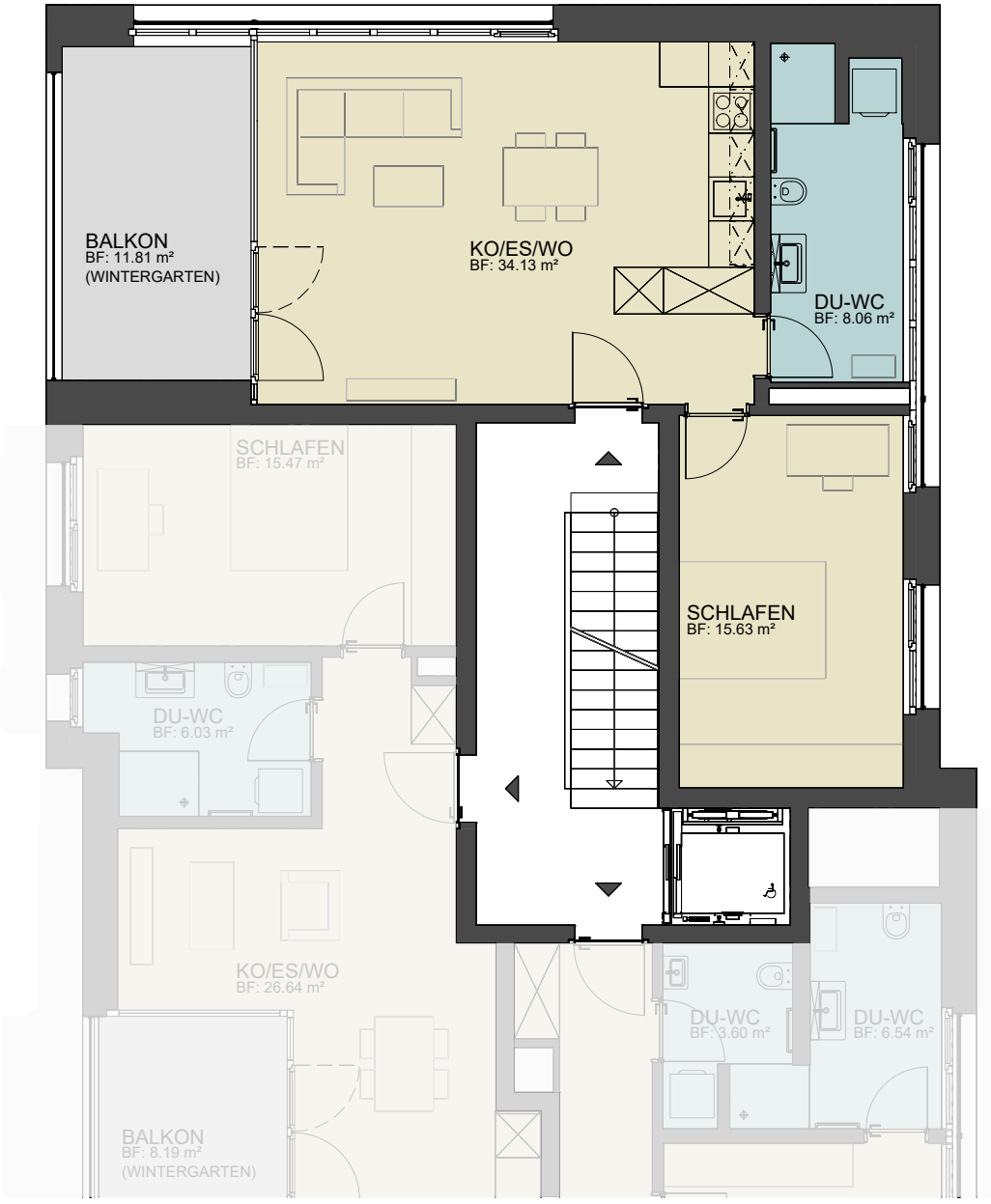
GAIS LANGGASSE 2 MFH

LANGGASSE 35, 9056 GAIS



2½ ZIMMER WOHNUNG - 2.OG (B.23)

WOHNFLÄCHE	~	58.03 m²
TERRASSENFLÄCHE	~	11.81 m²



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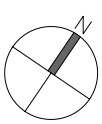
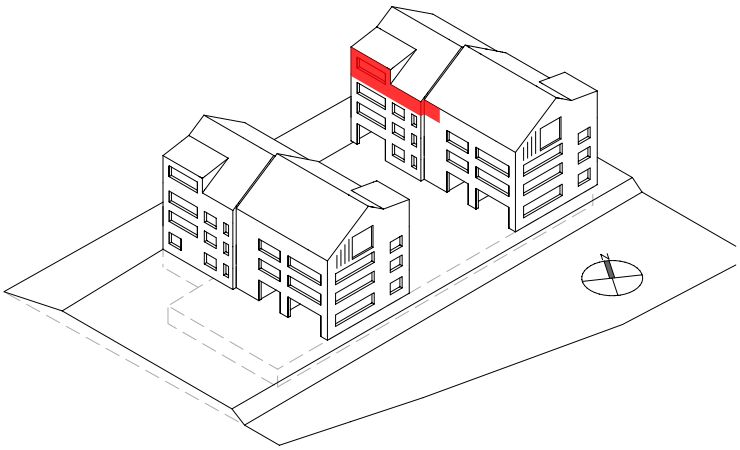


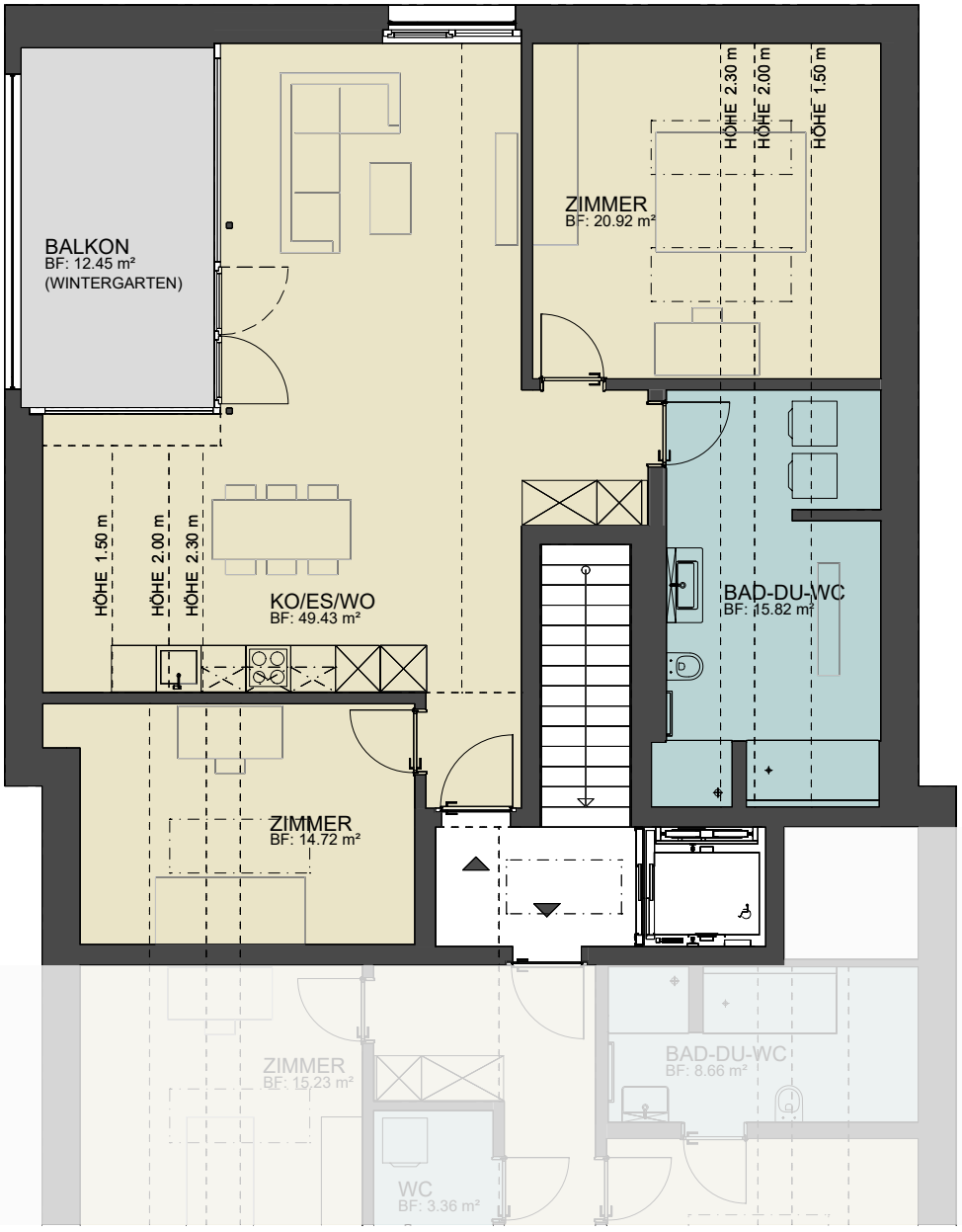
GAIS LANGGASSE 2 MFH

LANGGASSE 35, 9056 GAIS



3½ ZIMMER WOHNUNG - DG (B.31)

WOHNFLÄCHE	~	100.89 m² (< 1.5m: 15.57m²)
TERRASSENFLÄCHE	~	12.45 m²



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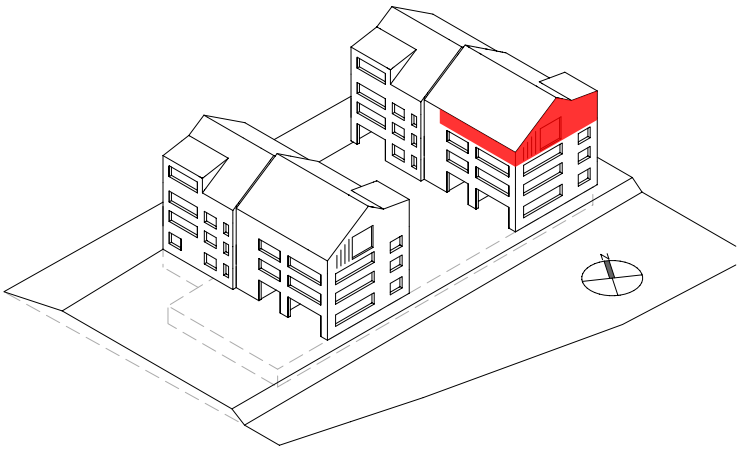
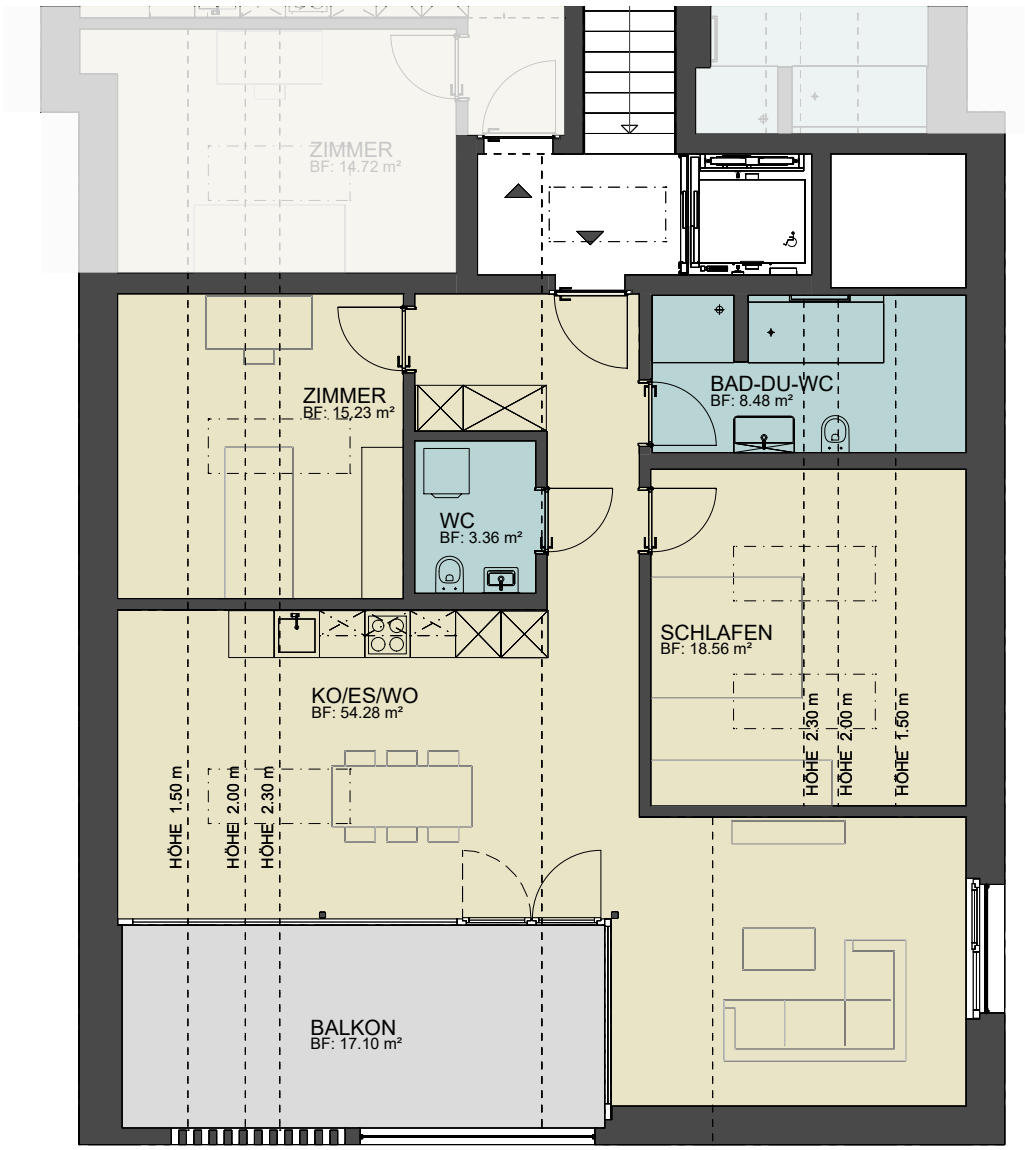
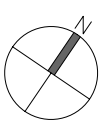
GAIS LANGGASSE 2 MFH

LANGGASSE 35, 9056 GAIS



3½ ZIMMER WOHNUNG - DG (B.32)

WOHNFLÄCHE	~	99.96 m² (< 1.5m: 13.60m²)
TERRASSENFLÄCHE	~	17.10 m² (< 1.5m: 2.33m²)



0 1 2 5 M MST 1:100