

WALLISELLEN · FIRST RENTAL

Bachtelstrasse 16

8304 Wallisellen · Apartments A, B and D available · From 1 December 2026

Private viewings available now

ARCHITECTURE · QUALITY · QUALITY OF LIFE

A home for those with a sense of quality

In a quiet, prime residential location, an exclusive apartment building with only four exceptional rental apartments is taking shape at Bachtelstrasse 16. Timeless architecture, high-quality materials and generous floor plans create light-filled living spaces that extend harmoniously outdoors through private gardens, balconies and terraces.

Wallisellen combines urban living with peace and nature, with excellent connections to the city of Zurich and the airport. Each apartment has its own character, from the private garden to the attic maisonette with panoramic views of the Alps.



THE APARTMENTS

Four characters, one standard

All prices per month, excluding utilities.

Apartment	Type	Living area	Rent / status
Apartment A	3.5 rooms · Garden maisonette (2 floors)	approx. 125.6 m²	**CHF 4'600**
Apartment B	4.5 rooms · Garden maisonette (2 floors)	approx. 144.7 m²	**CHF 5'200**
Apartment C	4.5 rooms · Single-level living	approx. 121.3 m²	**Let**
Apartment D	5.5 rooms · Attic penthouse (2 floors)	approx. 138.6 m²	**CHF 6'630**

Available: apartments A, B and D · Apartment C has been let.



Terrace & architecture



Open-plan kitchen & living



Bathroom in natural tones

Photographs · digitally retouched





APARTMENT A

Maisonette with garden character

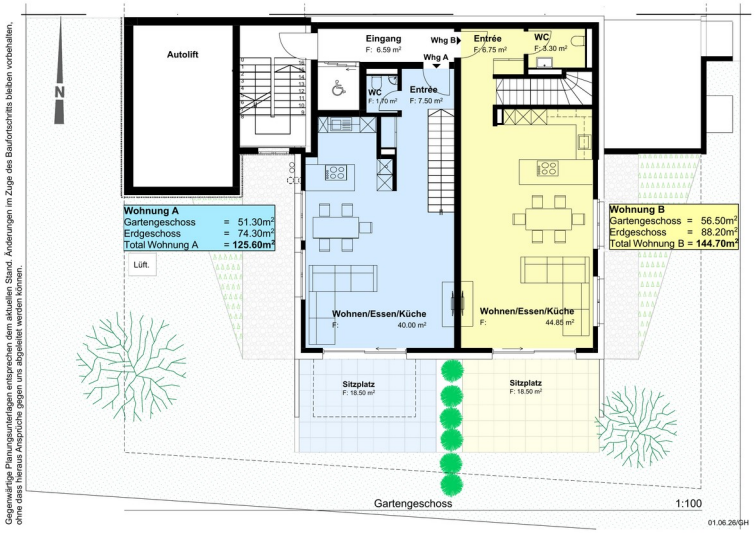
3.5-room maisonette over two floors

approx. 125.6 m² Area · 3.5 Rooms

Garden 18.5 m² · Available 1 December 2026

CHF 4'600 / month excl. utilities

Spread over two levels, a spacious living concept unfolds with an open living area, a modern kitchen and direct lift access into the apartment. The private garden terrace extends the living space outdoors.



Garden floor



Ground floor



Living space with garden access · Retouched photograph



Architectural visualisation

APARTMENT B

Spacious family living

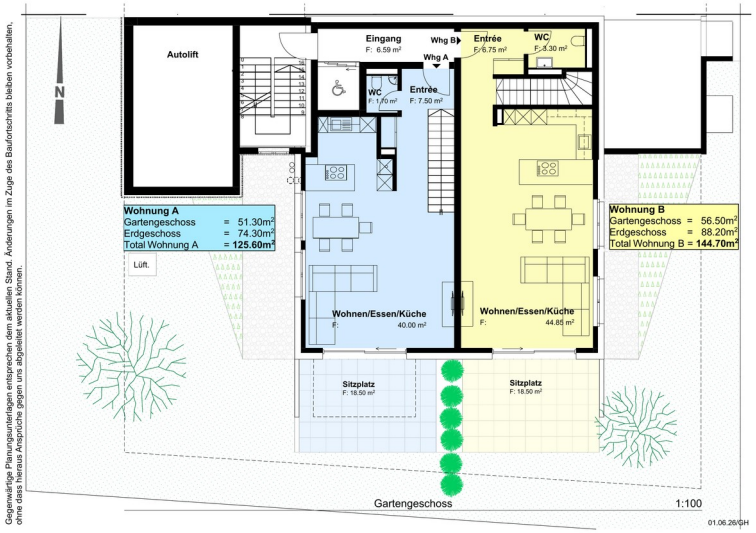
4.5-room maisonette over two floors

approx. 144.7 m² Area · 4.5 Rooms

Garden 18.5 m² · Available 1 December 2026

CHF 5'200 / month excl. utilities

The elegant maisonette impresses with a striking living area, three bedrooms and a sunny garden terrace. A half-turn staircase connects both levels harmoniously.



Garden floor



Ground floor





APARTMENT C

Comfort on a single level

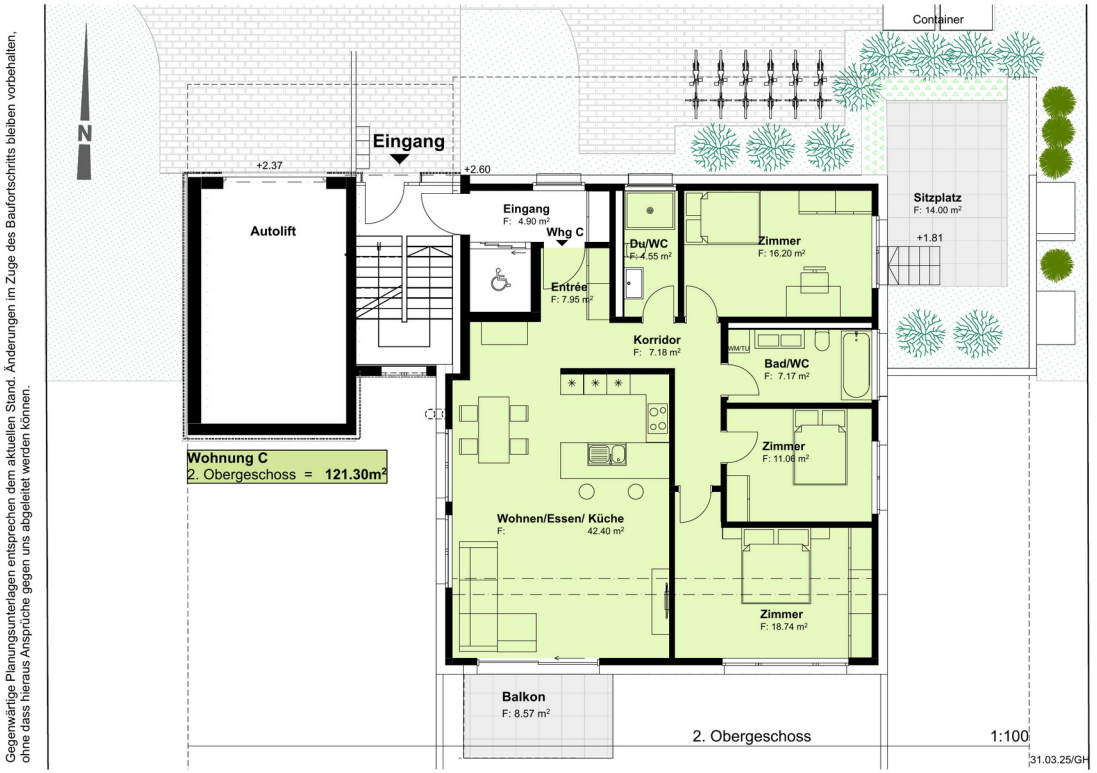
4.5-room apartment on one level

approx. 121.3 m² Area · 4.5 Rooms

Balcony + garden

Let

Generous rooms and a well-conceived floor plan offer the highest living comfort on a single level. A balcony and an additional garden terrace extend the living space outdoors.



2nd floor



Penthouse terrace · Retouched photograph



Architectural visualisation

APARTMENT D

Exclusive attic maisonette

5.5-room penthouse over two floors

approx. 138.6 m² Area · 5.5 Rooms

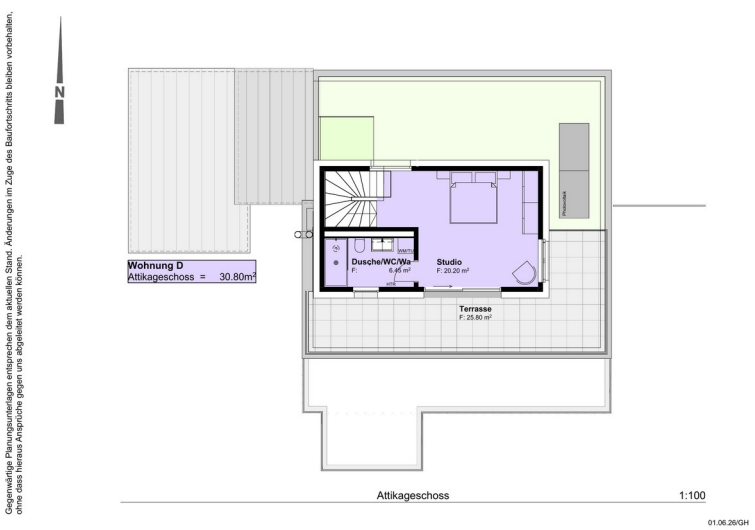
2 terraces · Available 1 December 2026

CHF 6'630 / month excl. utilities

The penthouse of the building. The lift leads directly into the apartment. The open living area with designer kitchen opens onto a terrace with views over Wallisellen to the Alps. The attic floor features a light-filled studio with its own shower and a second terrace.



3rd floor



Attic floor

PRIME LOCATION

Urban comfort, high quality of life

Wallisellen is one of the most attractive residential locations in the greater Zurich area. Its proximity to the city, the airport and the Glattzentrum shopping centre combines urban comfort with peace and nature.

Zurich main station in about 20 minutes

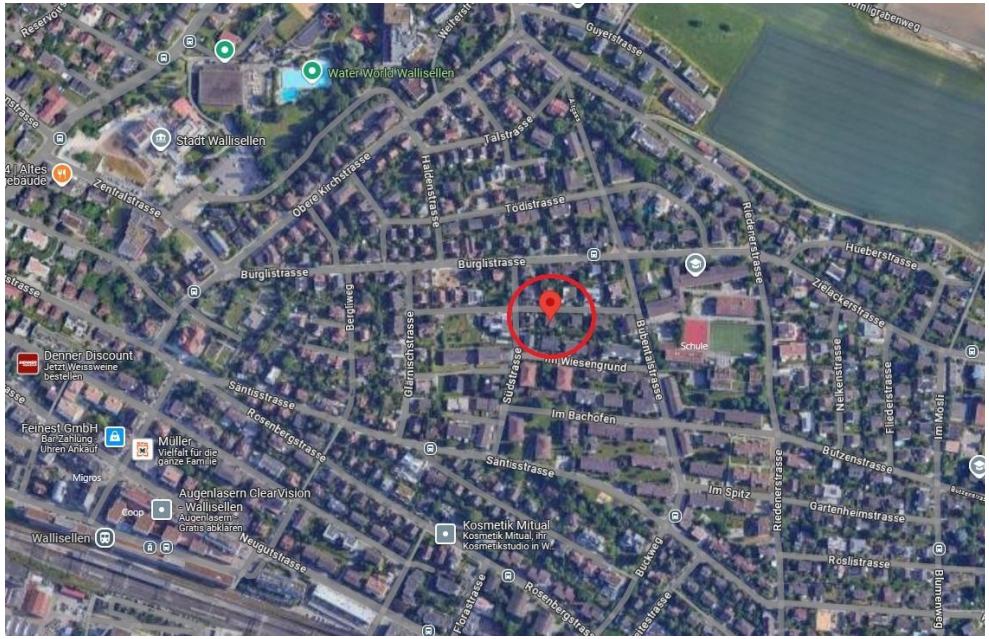
Zurich Airport in about 26 minutes

Wallisellen station a few minutes' walk away

Glattzentrum within a few minutes

School and kindergarten in the immediate vicinity

Shopping, restaurants and recreation nearby



FEATURES & CONTACT

Living comfort at the highest level

FEATURES

High-quality fitted kitchen with modern appliances
Underfloor heating powered by a heat pump
Underfloor heating with Active Cooling
Photovoltaic system on the roof
Own washer-dryer column in every apartment
Modern bathrooms with bath and/or shower
Lift, in apartments A and D directly into the apartment
Private storage cellar for each apartment
Underground garage with car lift, spaces available to rent
EV charging infrastructure, charging point on request
Electrically operated blinds
Water softening system
Fibre-optic connection
Video intercom

Parking: garage space CHF 160 / month · motorcycle CHF 60 / month



CONTACT & ENQUIRY

Welcome to your new home

Vito Critti
+41 79 482 22 20 · info@bachtel16.ch
Bachtelstrasse 16 · 8304 Wallisellen

Private viewings by appointment
Move in from 1 December 2026

bachtel16.ch

Rental application

Bachtelstrasse 16, 8304 Wallisellen

Available from 1 December 2026

01 Your preferred apartment

- [ ] A | 3.5-room garden maisonette
- [ ] B | 4.5-room garden maisonette
- C | Let
- [ ] D | 5.5-room penthouse

Preferred tenancy start date

Number of adults

Number of children

02 Your details

Applicant 1

First name and surname

Date of birth

Street and house number

Postcode, town and country

Email

Phone

Occupation / activity

Employer / company

Applicant 2, if applicable

First name and surname

Date of birth

Street and house number

Postcode, town and country

Email

Phone

Occupation / activity

Employer / company

Return to Vito Critti

info@bachtel16.ch | +41 79 482 22 20

Rental application

03 Financial details

Approximate gross annual income in CHF · one selection per applicant

Applicant 1

○ < 60 000 ○ 60 000–90 000 ○ 90 001–120 000 ○ 120 001–150 000 ○ > 150 000

Applicant 2, if applicable

○ < 60 000 ○ 60 000–90 000 ○ 90 001–120 000 ○ 120 001–150 000 ○ > 150 000

04 References, optional

Previous landlord / managing agent

Other referee / relationship

Phone or email

Phone or email

☐ The named referees may be contacted to verify my details if my application is shortlisted.

05 Additional details

Car parking spaces

Motorcycle spaces

☐ EV charging requested

Pets: type and number, if any

Comments, optional

For each applicant: debt enforcement register extracts covering residences during the last 3 years, each issued within the last 3 months.

Only when a tenancy is being finalised: ID and the last 3 payslips; alternative income documents by arrangement.

Vito Critti uses your details to assess this application and prepare a tenancy agreement. Access is limited to those handling the letting. Unsuccessful applications will be deleted once the letting process is complete. For enquiries: info@bachtel16.ch.

I confirm that my details are accurate. This application is not a tenancy agreement.

Place, date

Name / signature, applicant 1

Name / signature, applicant 2