

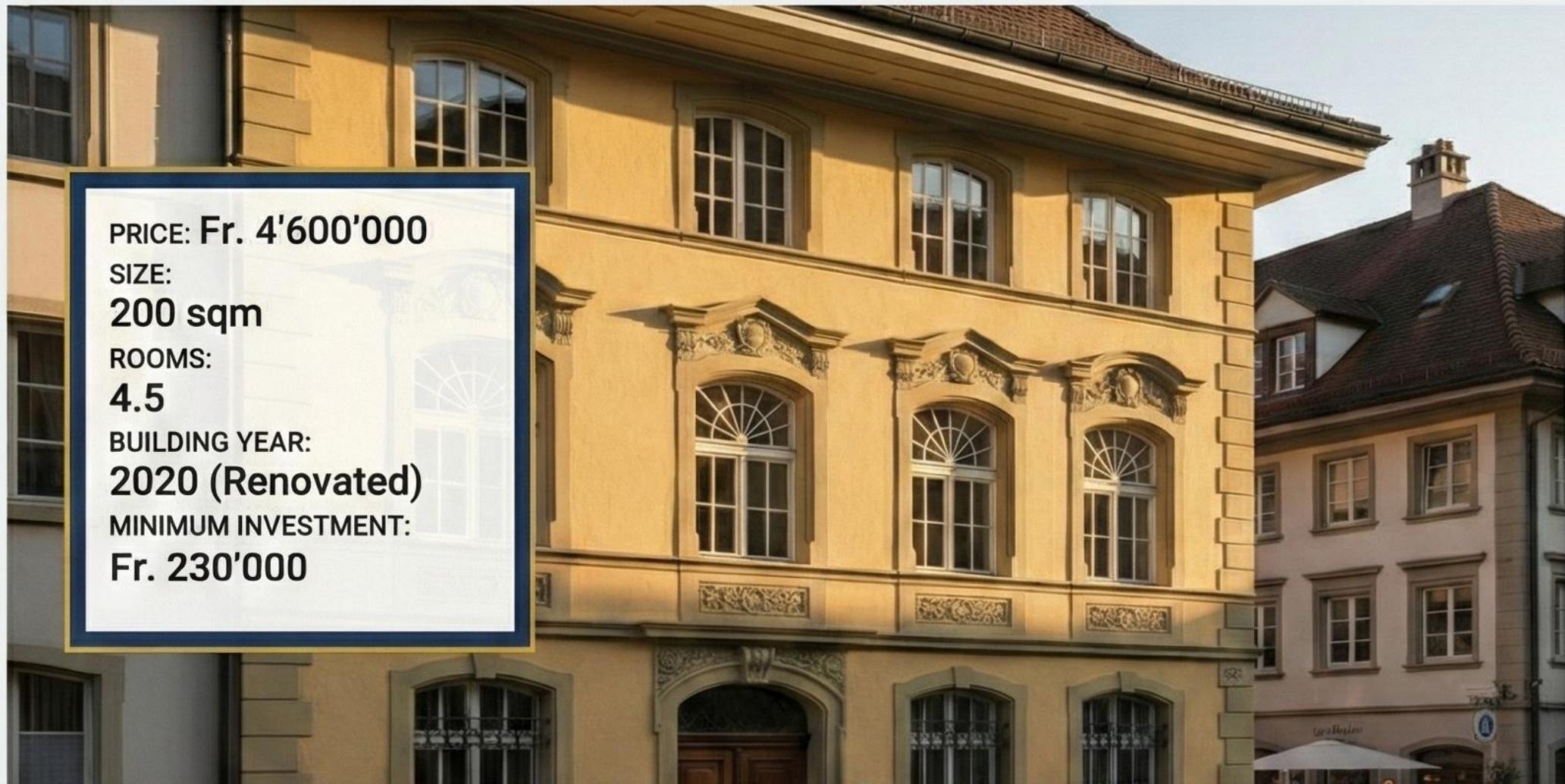
# ST. GALLEN MUSEUMQUARTIER TOWNHOUSE

Museumstrasse 1, 9000 St. Gallen, Switzerland

INVESTMENT  
OPPORTUNITY



SWISS  
CROWD  
REALTY



PRICE: Fr. 4'600'000

SIZE:

200 sqm

ROOMS:

4.5

BUILDING YEAR:

2020 (Renovated)

MINIMUM INVESTMENT:

Fr. 230'000

## INVESTMENT HIGHLIGHTS



### Historical Charm & Preservation:

Beautifully preserved classic architecture in a prestigious district.



### Prime Museumsquartier

Location: Heart of St. Gallen's cultural and historical center.



### Unique Living Experience:

Spacious interiors offering rich history and modern comfort.

## PROPERTY DETAILS

PURCHASE PRICE:  
Fr. 4'600'000

LIVING SPACE:  
200 sqm

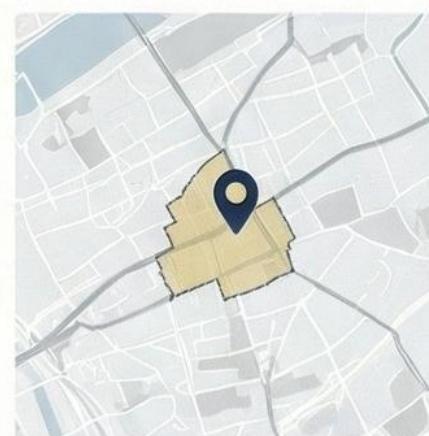
NUMBER OF ROOMS:  
4.5

BUILDING YEAR / RENOVATION:  
2020 (Renovated)

MINIMUM INVESTMENT:  
Fr. 230'000

EXPECTED ANNUAL RETURN:  
TBD

INVESTMENT DURATION:  
TBD



## LOCATION & NEIGHBORHOOD



Cultural Hub: Surrounded by museums, art galleries, and historical sites.



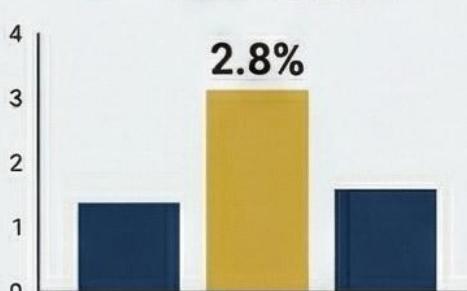
Excellent Connectivity: Close to St. Gallen station and public transport.



Urban Convenience: Near boutiques, restaurants, and city amenities.

## FINANCIAL METRICS

### CAPITALIZATION RATE



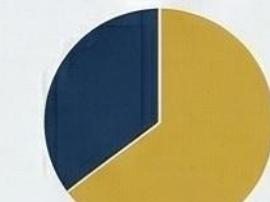
### PROJECTED VALUE DEVELOPMENT



### RENTAL MULTIPLIER



### INVESTMENT STRUCTURE BREAKDOWN



Equity (60%)      Debt (35%)

## INVESTMENT PROCESS

CURRENT FUNDING STATUS: 55%



SUBSCRIPTION PERIOD:  
01.01.2025 - 31.01.2025



FUNDING GOAL:  
Fr. 1'500'000 (15 Investors)

55%

Disclaimer: Real estate crowdfunding involves risks, including loss of capital. Past performance is not indicative of future results. This factsheet is for informational purposes only.

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SCAN FOR MORE  
INFORMATION  
& TO INVEST

