



FOR RENT

CH-3011 Bern, Gerechtigkeitsgasse 21

Bright, renovated old town apartment with a lot of charm!

CHF 2,205.-/month + ch.



**wymobilien.ch**  
Marcel Wyss

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# Description

## 3-room apartment in the old town of Bern – available from 1.11.2026 or by arrangement

Rent: CHF 2,205.- net / CHF 195.- additional costs

### Property Description

This charming 3-room apartment in a historic building is located in the heart of **Bern's old town** – in a listed building that was completely renovated in 2021/2022 in a way that is both elaborate and in keeping with the style of the building. In

2024, the building was awarded the **Jorst-Hartmann Prize** by the city of Bern for its outstanding architectural quality.

The living concept is based on a clear division of the rooms – perfect for anyone who **wants to combine charm, individuality, attention to detail and modern comfort**.

### Layout

- Bedroom with shower/WC and own washing machine/tumble dryer (quiet courtyard side)
- Spacious dining area with modern kitchen
- Very large living room with original, renovated tiled stove and view of the old town

### Features + Amenities

- Modern installations in harmony with the more than 400-year-old building fabric
- Restored tiled stove for heating the living room and kitchen (in addition to central heating)
- Kitchen countertop made of exclusive Swiss natural stone
- Restored windows and doors with soundproofing
- Comfortable Fingerprint Door Opening System
- Small cellar compartment included
- Bright rooms

Enjoy a first virtual tour here: [Virtual tour](#)

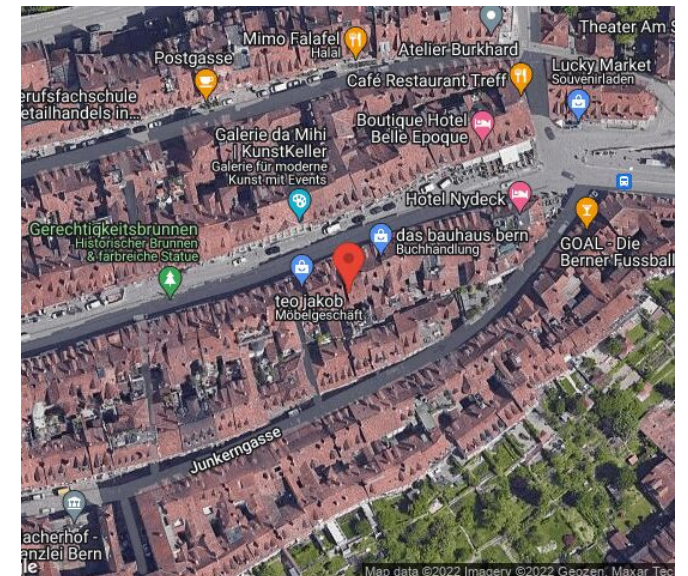
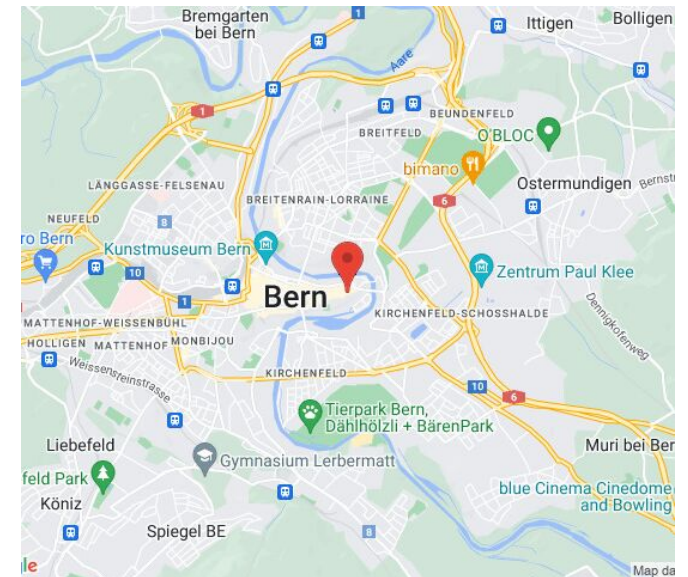
### Interested?

Feel free to contact us via the form/email or directly:  
Thomas Läderach – 076 524 10 59

**Wymobilien** – Marcel Wyss, Kirchberg + Langnau

# Location plan

|                   |  |  |  |
|-------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Station           | <b>1.39 km</b>                                                                    | 20 min.                                                                             | 14 min.                                                                             |
| Public transports | <b>120 m</b>                                                                      | 1 min.                                                                              | -                                                                                   |
| Stores            | -                                                                                 | 6 min.                                                                              | 6 min.                                                                              |
| Restaurants       | <b>20 m</b>                                                                       | -                                                                                   | -                                                                                   |



# Characteristics

|                   |                 |                           |               |
|-------------------|-----------------|---------------------------|---------------|
| Availability      | To agree        | Location floor            | 3rd floor     |
| Type              | Apartment       | Year of construction      | 1624          |
| Reference         | AltstadtBijouBE | Latest renovations        | 2022          |
| Rooms             | 3               | Condition of the property | Very good     |
| Bedroom           | 1               | Standing                  | Upmarket      |
| Bathroom          | 1               | Living area               | ~ 85 m²       |
| Number of toilets | 1               | Parking places            | Not available |

|              |                              |
|--------------|------------------------------|
| Object Price | CHF 2,205.-/month + ch.      |
| Charges      | CHF 195.-/month (Fixed rate) |

# Conveniences

## Neighbourhood

- > City centre
- > Shops/Stores
- > Shopping street
- > Bank
- > Post office
- > Restaurant(s)
- > Railway station
- > Bus station
- > Bus stop
- > Tram stop
- > Child-friendly
- > Playground
- > Nursery
- > Preschool
- > Primary school
- > Secondary school
- > Secondary II school
- > College / University
- > International schools
- > Sports centre
- > Public swimming pool
- > Museum
- > Theatre
- > Concert hall
- > Hospital / Clinic
- > Doctor

## Inside conveniences

- > Without elevator
- > Eat-in-kitchen
- > Private bathroom
- > Cellar
- > Bicycle storage
- > Built-in closet
- > Furnace
- > With character
- > Animals not allowed

## Equipment

- > Fitted kitchen
- > Cooker/stove
- > Ceramic glass cooktop
- > Oven
- > Fridge
- > Dishwasher
- > Washing machine
- > Private laundry
- > Shower

## Floor

- > Tiles
- > Parquet floor

## Condition

- > As new
- > Renovated

## Style

- > Classic
- > Modern

# Exterior view



# Interior view



Historischer Kachelofen im Salon



Moderne Küche und heller Essbereich







Schlafzimmer mit Einbauschränken und Dusche



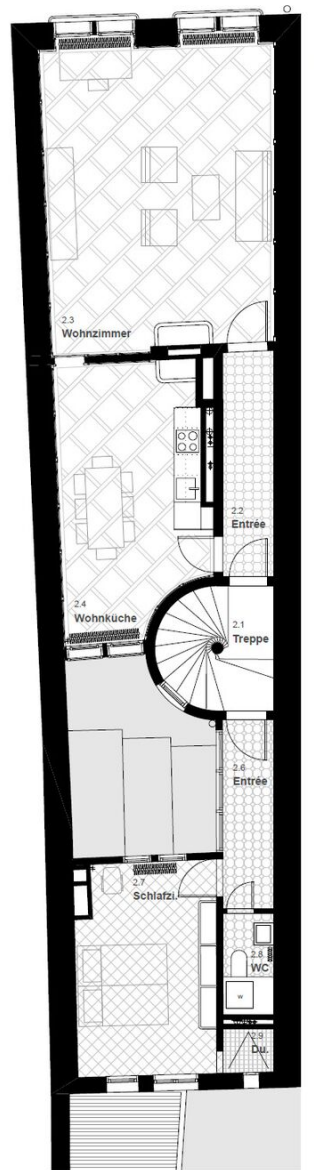


Dusche



Korridor zum WC und WM/Tumbler

# Plan



Grundriss der Wohnung mit 85m2

# Interior view



Schöne, historische Details









# Financial simulation

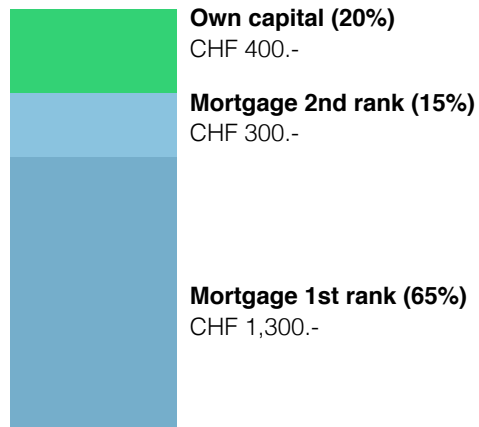
## Financing

### Purchase price

CHF 2,000.-

### Mortgage

CHF 1,600.-



## Price

|                                       |        |             |
|---------------------------------------|--------|-------------|
| Price of object                       |        | CHF 2,000.- |
| Acquisition costs                     | 0.80 % | CHF 16.-    |
| Transfer costs                        | 1.80 % | CHF 36.-    |
| Expenses of creation of mortgage file | 0.50 % | CHF 8.-     |
| Total acquisition                     |        | CHF 2,060.- |

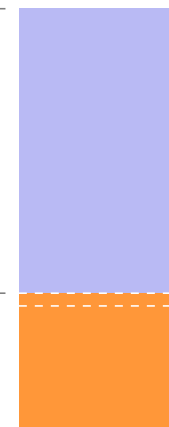
## Financing

### Annual income (100%)

CHF 7,382.-

### Annual cost (33%)

CHF 2,436.-



## Annual Costs

|                                    |        |                    |
|------------------------------------|--------|--------------------|
| Mortgage interest 1st rank         | 1.50 % | CHF 20.-           |
| Mortgage interest 2nd rank         | 1.80 % | CHF 5.-            |
| <b>Mortgage interest</b>           |        | <b>CHF 25.-</b>    |
| Amortization mortgage 1st rank     | 1 %    | CHF 13.-           |
| Amortization mortgage 2nd rank     | 1 %    | CHF 3.-            |
| <b>Total mortgage amortization</b> |        | <b>CHF 16.-</b>    |
| Running/maintenance costs          |        | CHF 2,340.-        |
| <b>Total charges</b>               |        | <b>CHF 2,340.-</b> |
| <b>Total per year</b>              |        | <b>CHF 2,381.-</b> |
| <b>Total per month</b>             |        | <b>CHF 198.-</b>   |

# Contact

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# Notes

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