



FOR RENT

CH-3432 Lützelflüh-Goldbach, Gotthelfstrasse 11c

First occupancy – living at the highest level – 2 rooms + gallery and office!

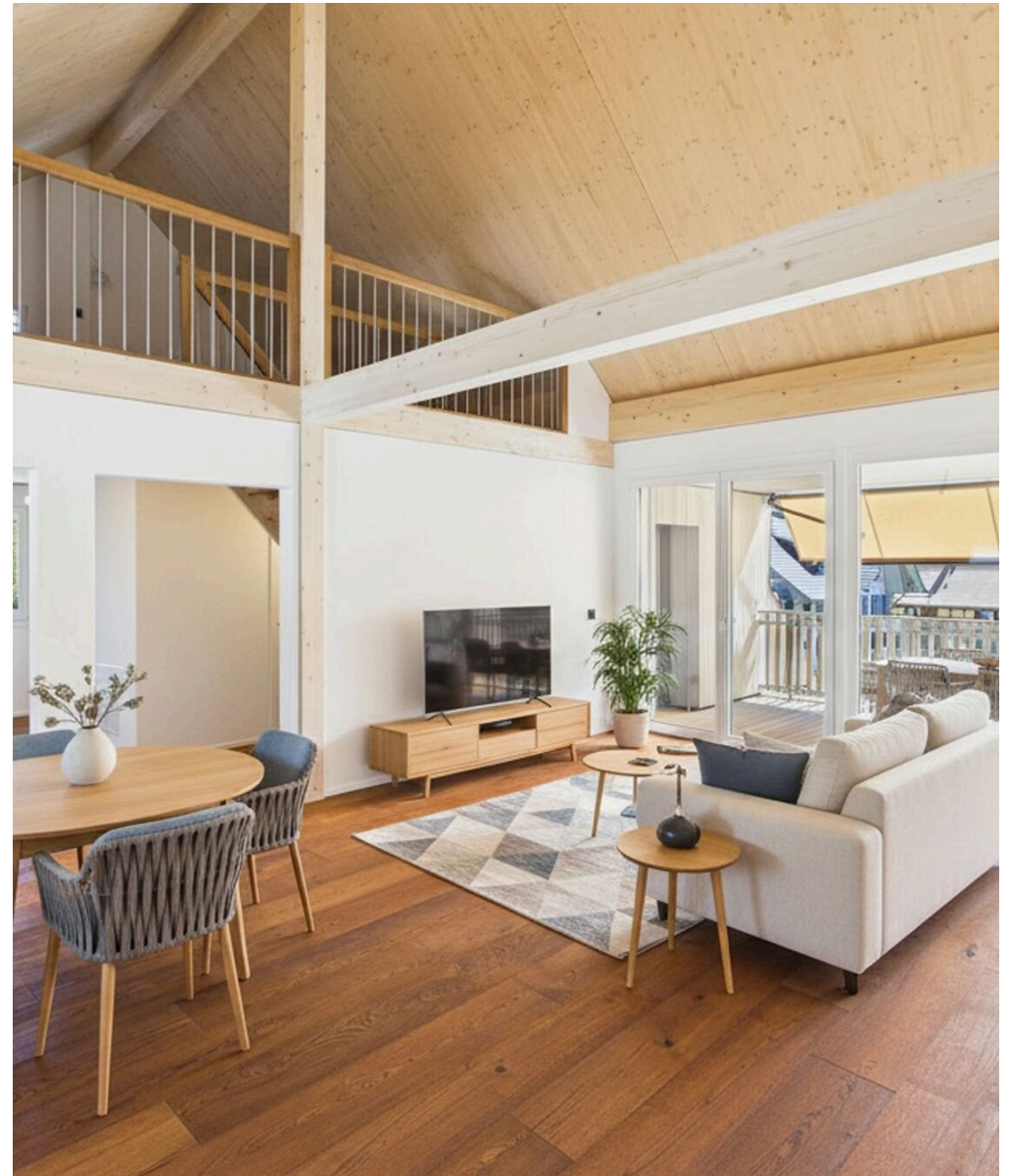
CHF 1,850.-/month + ch.



wymobilien.ch
Marcel Wyss

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Description

First occupancy – living at the highest level in the Ochsen residential park in Lützelflüh

Welcome to your new home: This extraordinary new-build apartment in the owner-occupied standard combines spaciousness, light and privacy in a unique way.

The open-plan living and dining area of around 43.8 m² is impressive from the moment you enter the property – it is flooded with light and offers plenty of space for individual living and enjoyment. The high-quality kitchen is harmoniously integrated and meets the highest standards.

The apartment offers two spacious rooms (14.4 m² and 14.2 m²). The main room leads directly to the balcony (13.5 m²) with a practical redoubt. A special highlight is the bright gallery with 26.7 m², which offers a wide range of uses – whether as an additional living area, home office or retreat.

The space is complemented by another, light-flooded niche (12.6 m²), ideal for quiet work from home.

The modern bathroom with walk-in shower (6.4 m²) impresses with its functionality and stylish equipment.

More benefits at a glance:

- Private cellar with its own washing machine, tumbler and dishwashing sink

- elevator
- Up to two parking spaces available (CHF 130 each)
- Optional garage house/workshop/studio (CHF 300.--)
- First occupancy in high-quality new building

Discover this extraordinary apartment conveniently through our virtual tour.

Are you the tenants who would like to live in this special home with care and joy (non-smokers, no pets)? Then we look forward to your contact request with full details (name, address, telephone number, number of people).

Your request will be forwarded to the property owner.

Wymobilien – Marcel Wyss
Kirchberg + Langnau

Location plan

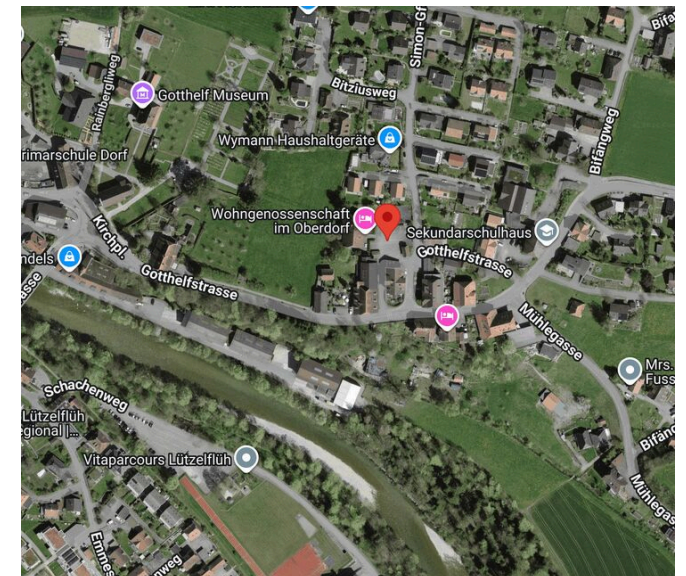
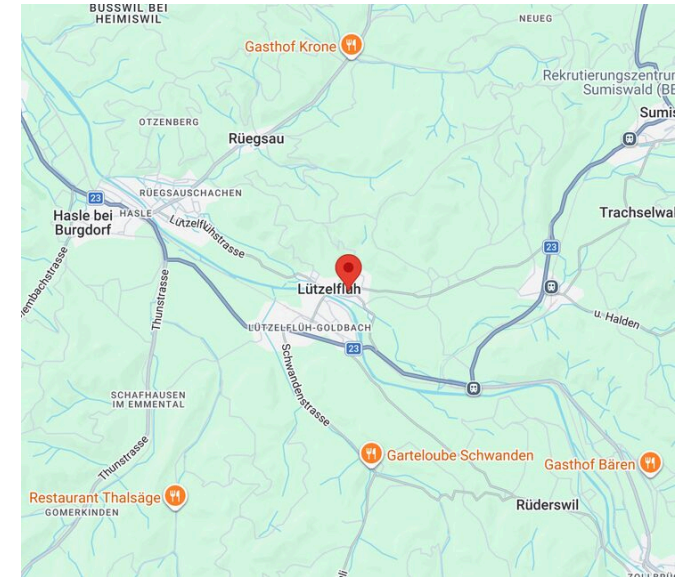
Public transports



-



2 min.



Characteristics

Availability	To agree	Heating types	Solar, Distance heating
Type	Roof flat	Heating installation	Floor
Reference	DG3.5+Galerie	Condition of the property	New
Rooms	3.5	Standing	Upmarket
Bedrooms	2	Living area	~ 120 m²
Bathroom	1	Useful surface	~ 145 m²
Number of toilets	1	Balcony surface	~ 13.5 m²
Location floor	2nd floor	Cellar surface	~ 12.3 m²
Year of construction	2025	Parking places	Yes, optional

Object Price	CHF 1,850.-/month + ch.
Number of parkings	
2x Interior (not incl.)	CHF 260.-
Total price	CHF 2,110.-/month
Charges	CHF 250.-/month (Instalment)

Conveniences

Neighbourhood

- > Village
- > Green
- > Fog-free
- > Residential area
- > Shopping street
- > Restaurant(s)
- > Railway station
- > Bus stop
- > Preschool
- > Primary school
- > Secondary school
- > Sports centre
- > Public swimming pool
- > Tennis centre
- > Hiking trails
- > Bike trail
- > Museum
- > Concert hall
- > Doctor

Outside conveniences

- > Balcony/ies
- > Quiet
- > Greenery
- > Visitor parking space(s)

Inside conveniences

- > Lift/elevator
- > Garage
- > Open kitchen
- > Private bathroom
- > Cellar
- > Storeroom
- > Unfurnished
- > Built-in closet
- > Triple glazing
- > Bright/sunny
- > Skylights
- > With front and rear view
- > Mezzanine
- > Exposed beams
- > With character
- > Animals not allowed

Equipment

- > Fitted kitchen
- > Kitchen island
- > Induction cooker
- > Oven
- > Fridge
- > Dishwasher
- > Washing machine
- > Dryer
- > Private laundry
- > Shower
- > Photovoltaic panels
- > Interphone
- > Electric garage door

Floor

- > Tiles
- > Parquet floor

Condition

- > New

Orientation

- > South
- > East

Exposure

- > Optimal

View

- > Far view
- > Rural

Interior view



Die hochwertige Küche







Wohnbereich mit Blick auf die Galerie





Zimmer 1



Zimmer 2 mit Ausgang auf den gedeckten Balkon



Gedeckter Balkon mit Reduit





Bad mit Walk-In Dusche





Praktische und helle Nische





Offen, lichtdurchflutet; Zugang in die Galerie



Galerie



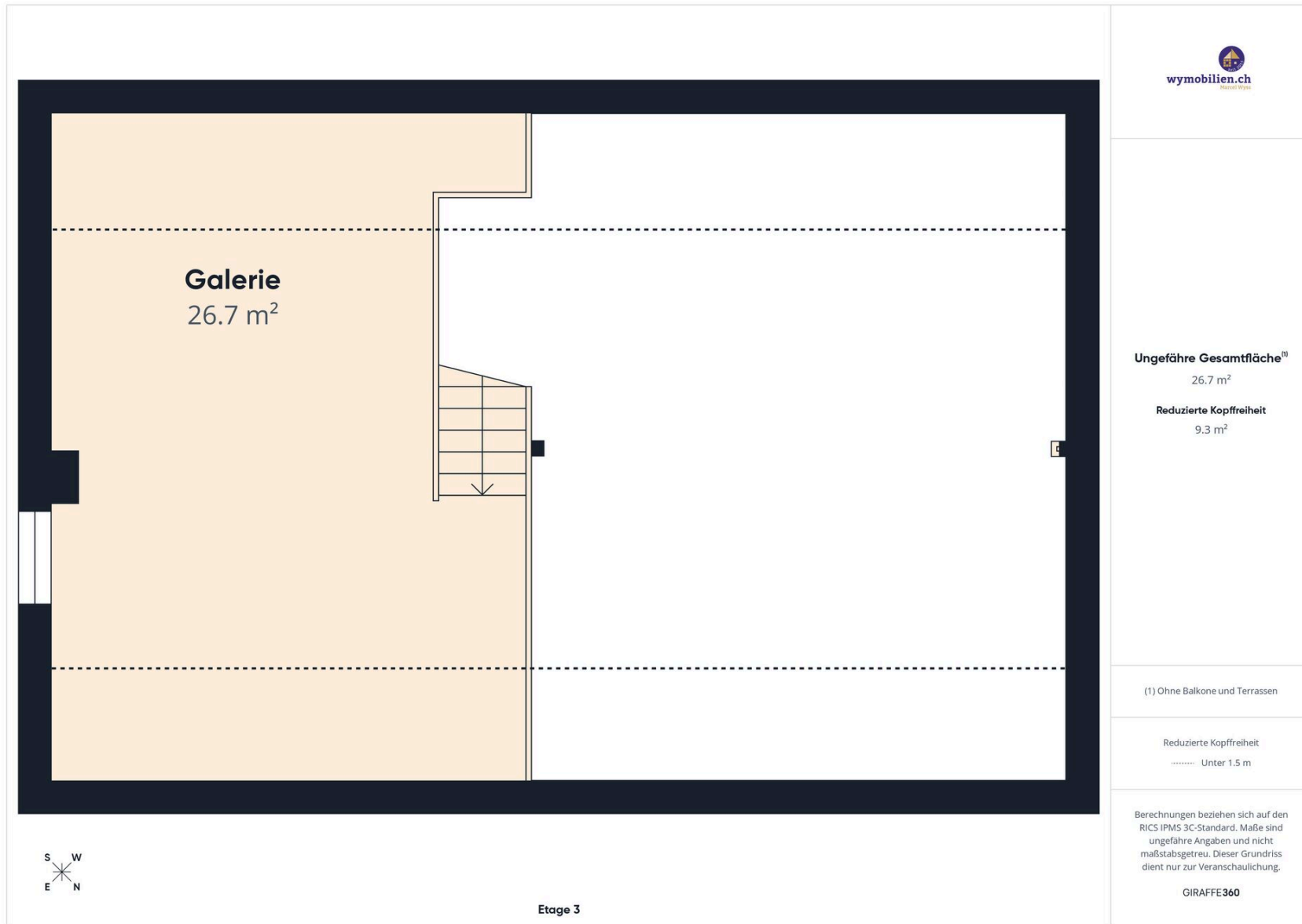
Plan



Das MFH mit 6 Wohnungen, DG Ost gelb markiert



Wohnung



Galerie

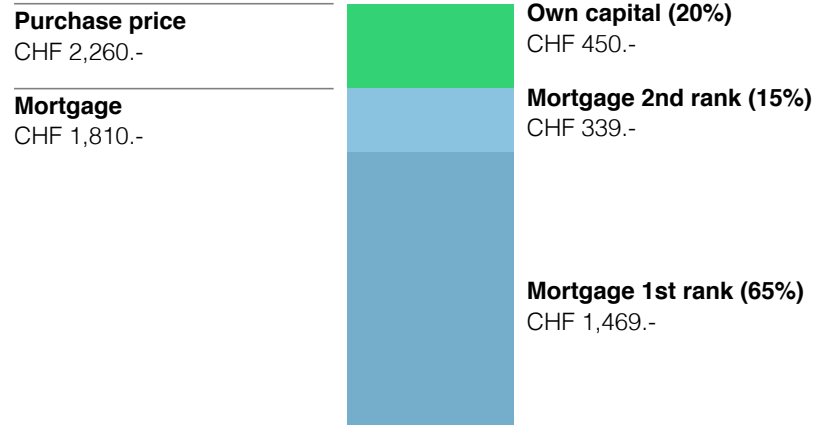
Exterior view



Willkommen im Wohnpark Ochsen

Financial simulation

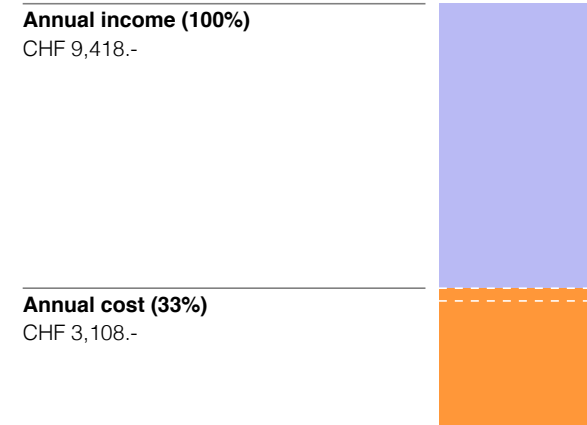
Financing



Price

Price of object		CHF 2,000.-
Parking price		CHF 260.-
Total purchase price		CHF 2,260.-
Acquisition costs	0.80 %	CHF 18.-
Transfer costs	1.80 %	CHF 41.-
Expenses of creation of mortgage file	0.50 %	CHF 9.-
Total acquisition		CHF 2,328.-

Financing



Annual Costs

Mortgage interest 1st rank	1.50 %	CHF 22.-
Mortgage interest 2nd rank	1.80 %	CHF 6.-
Mortgage interest		CHF 28.-
Amortization mortgage 1st rank	1 %	CHF 15.-
Amortization mortgage 2nd rank	1 %	CHF 3.-
Total mortgage amortization		CHF 18.-
Running/maintenance costs		CHF 3,000.-
Total charges		CHF 3,000.-
Total per year		CHF 3,046.-
Total per month		CHF 254.-

Contact

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Notes
