



FOR SALE

CH-3422 Kirchberg BE, Rötimate 8

Newly built attic duplex in Kirchberg BE – exclusive living

CHF 1,400,000.-



**wymobilien.ch**  
Marcel Wyss

# Table of contents

Description	3
Characteristics	4
Conveniences	5
Images	6
Contact	16



# Description

Exclusive apartment building with only 4 freehold apartments

**Start of construction:** Spring 2026

**Reservations:** available immediately

Located in a privileged and quiet residential area on the **Rötimate 8 in Kirchberg** this architecturally clear and high-quality designed apartment building with only **four spacious freehold apartments** is being built. The project impresses with its timeless architecture, selected materials and well-thought-out floor plans, which guarantee a high standard of living.

Apartment offer:

- **Apartment 1345-1:** 6.5-room duplex (ground floor/ first floor) with private garden
- **Apartment 1345-2:** 6.5-room duplex (ground floor/ first floor) with private garden
- **Apartment 1345-3:** 4.5-room apartment on the 2nd floor
- **Apartment 1345-4:** 5.5-room attic duplex with two spacious terraces

**The attic duplex impresses with a room layout that meets a wide range of living needs (living/working/generational living,...):**

**2nd floor:**

Room: 15.8 m<sup>2</sup>  
Room: 15.2 m<sup>2</sup>  
Office / Access II: 7.3 m<sup>2</sup>  
Corridor: 6.5 m<sup>2</sup>  
Bathroom: 7.3 m<sup>2</sup>  
Reduit: 2.3 m<sup>2</sup>  
Balcony: 13 m<sup>2</sup>

## **Attic floor:**

Dining room / Kitchen: 29.7 m<sup>2</sup>  
Living room: 23.7 m<sup>2</sup>  
Room: 15.9 m<sup>2</sup>  
Entrance: 9.7 m<sup>2</sup>  
Corridor: 7.9 m<sup>2</sup>  
Shower: 4.0 m<sup>2</sup>  
Reduit: 4.9 m<sup>2</sup>  
Terrace: 20.8 m<sup>2</sup>

In addition to the connecting staircase from the 2nd floor to the attic floor, there is also a separate entrance from the staircase/lift on each floor.

## **Advantages at a glance**

- Only **4 exclusive apartments**
- High-quality interior design with **Opportunities for co-design**
- **PV system** for sustainable energy
- Heating via **ground-source heat pump**
- Own **washing machine/tumble dryer** per

apartment

## • **Carport**

From now on, you have the opportunity to reserve one of these exclusive new-build apartments for **reservation**.

Have we piqued your interest? We would be happy to send you further documentation or present the project to you in person. We look forward to your contact.

## **Sales:**

Wymobilien – Marcel Wyss  
Kirchberg + Langnau

**Architecture:** Atelier G+S, Burgdorf

**Building authority:** Emmebau AG, Burgdorf

# Characteristics

Availability	<b>To agree</b>	Heating installation	<b>Floor</b>
Type	<b>Attic flat</b>	Domestic water heating system	<b>Geothermal sonde</b>
Reference	<b>1345-4</b>	Construction zone	<b>Dorfzone 3geschossig</b>
Rooms	<b>5.5</b>	Condition of the property	<b>New</b>
Bedrooms	<b>3</b>	Standing	<b>Upmarket</b>
Bathrooms	<b>2</b>	Living area	<b>150.2 m<sup>2</sup></b>
Number of toilets	<b>2</b>	Useful surface	<b>191.9 m<sup>2</sup></b>
Location floor	<b>Attic</b>	Terrace surface	<b>33.8 m<sup>2</sup></b>
Year of construction	<b>2026</b>	Cellar surface	<b>7.9 m<sup>2</sup></b>
Heating type	<b>Geothermal sonde</b>	Parking places	<b>Yes, optional</b>

Object Price	<b>CHF 1,400,000.-</b>
<b>Number of parkings</b>	
1x Interior (not incl.)	<b>CHF 40,000.-</b>
Total price	<b>CHF 1,440,000.-</b>
Local tax	<b>159 %</b>

# Conveniences

## Neighbourhood

- > Village
- > Shops/Stores
- > Shopping street
- > Bank
- > Post office
- > Restaurant(s)
- > Pharmacy
- > Railway station
- > Bus stop
- > Highway entrance/exit
- > Child-friendly
- > Playground
- > Nursery
- > Preschool
- > Primary school
- > Secondary school
- > Sports centre
- > Public swimming pool
- > Tennis centre
- > Hiking trails
- > Bike trail
- > Soccer pitch
- > Medical home
- > Doctor

## Outside conveniences

- > Balcony/ies
- > Terrace/s

## Inside conveniences

- > Lift/elevator
- > Garage
- > Open kitchen
- > Cellar
- > Built-in closet
- > Swedish stove
- > Triple glazing
- > With front and rear view

## Equipment

- > Fitted kitchen
- > Induction cooker
- > Oven
- > Steamer
- > Fridge
- > Dishwasher
- > Washing machine
- > Dryer
- > Private laundry
- > Bath
- > Shower
- > Photovoltaic panels
- > Electric blind

## Floor

- > Tiles
- > Parquet floor

## Condition

- > New

## Orientation

- > South
- > West

# Interior view











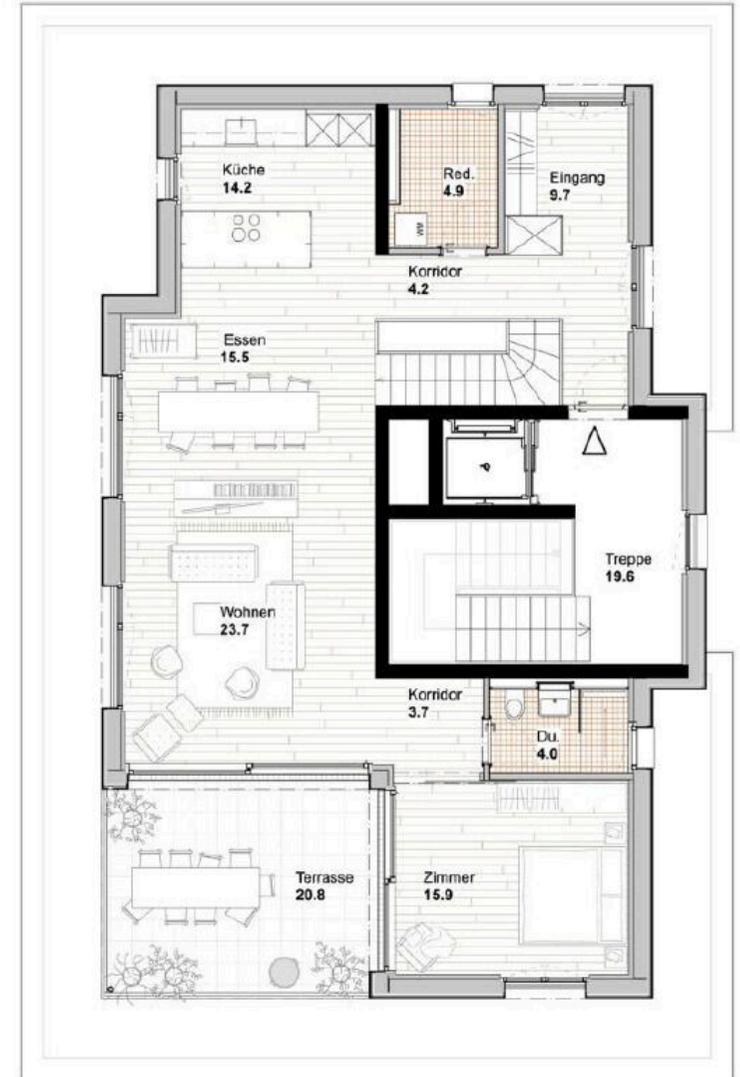


# Exterior view



# Plan





# Exterior view



# Contact

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## Contact visit

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