



FOR SALE

CH-3422 Kirchberg BE, Rötimate 8

Construction begins in Kirchberg: high-quality 4 1/2 condominium

CHF 915,000.-



wymobilien.ch
Marcel Wyss

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Description

Exclusive apartment building with only 4 condominiums

Construction start: February 2026

Reservations: available now

Location: **Rötimate 8 in Kirchberg** a clearly defined architecturally and high-quality designed apartment building with only **four spacious condominiums** 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 second floor
- **Apartment 1345-4:** 5.5-room attic duplex with two spacious terraces/**ALREADY RESERVED**

4.5-room apartment – ideal for a sophisticated lifestyle for two

This apartment offers a well-thought-out room concept that optimally meets the highest living standards:

- Living / Dining / Kitchen: **44.3 m²**

- Bedroom with en-suite bathroom: **16.8 m²**
 - Bedroom: **13.4 m²**
 - Office: **10.1 m²**
 - Bathroom with shower: **4.1 m²**
 - Bathroom with bathtub: **4.7 m²**
 - Wardrobe: **7.2 m²**
 - Corridor: **4.3 m²**
 - Réduit: **2.0 m²**
- {ENT}The apartment includes a basement storage room, a carport and a lift with step-free access.**

- Only **4 exclusive condominiums**
- High-quality interior design with **Opportunities for co-design**
- Lift + step-free living
- **Photovoltaic system** for sustainable electricity production
- **Heating: heat pump with geothermal probe**
- Own **washing machine and tumble dryer** per apartment
- **Carport**

You can now reserve one of these exclusive new-build apartments at reservation.

Have we piqued your interest? We would be happy to send you further information 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 management:**Emmebau AG, Burgdorf

Characteristics

Availability	To agree
Type	Condominium apartment
Reference	1345-3
Rooms	4.5
Bedrooms	3
Bathrooms	2
Number of toilets	2
Location floor	2nd floor
Year of construction	2026
Heating type	Geothermal sonde

Heating installation	Floor
Domestic water heating system	Geothermal sonde
Construction zone	Dorfzone 3geschossig
Condition of the property	New
Standing	Upmarket
Living area	106.9 m²
Useful surface	127.8 m²
Terrace surface	13 m²
Cellar surface	7.9 m²
Parking places	Yes, optional

Object Price	CHF 915,000.-
Number of parkings	
1x Interior (not incl.)	CHF 40,000.-
Total price	CHF 955,000.-
Local tax	159 %

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
- > Public swimming pool
- > Sports centre
- > Tennis centre
- > Hiking trails
- > Bike trail
- > Soccer pitch
- > Medical home
- > Doctor

Outside conveniences

- > Balcony/ies

Inside conveniences

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

Equipment

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

Floor

- > Tiles
- > Parquet floor

Condition

- > New

Orientation

- > South
- > West

Exterior view





Interior view









Plan





2. Obergeschoss

Contact

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Notes
