



FOR SALE

CH-3422 Kirchberg BE, Rötimate 8

Exclusive 4.5-room new-build apartment in a sought-after residential area in Kirchberg
CHF 920,000.-



wymobilien.ch
Marcel Wyss

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Description

Exclusive 4.5-room new-build apartment in a sought-after residential area in Kirchberg

An architecturally high-quality apartment building with only **four** exclusive condominiums is being built in an attractive residential location at Rötimate 8 in Kirchberg. The modern new construction project combines timeless architecture, well-thought-out floor plans and high-quality materials to create a living concept for discerning owners.

Construction began in February 2026. Take advantage of the opportunity now and secure one of the high-quality apartments early.

Living with comfort and quality

The generous master bedroom with en-suite bathroom is a private retreat. The space is complemented by another room and an office or guest room. A second bathroom with shower further enhances the living comfort and allows for a relaxed coexistence without compromises – ideal for couples who need space, families or people who regularly receive guests.

space program

- Living / Dining / Kitchen: 45.2 m²
- Bedroom with en suite bathroom: 21.6 m²
- Room: 13.7 m²
- Office / Guest room: 10.5 m²
- Bathroom with shower: 4.2 m²

- Wardrobe: 7.2 m²
- Corridor: 4.5 m²
- Réduit: 1.9 m²
- Balcony: 14.8 m²
- Private cellar room

Your benefits at a glance

- Only **four** exclusive condominiums
- High-quality interior design with stylish materialization
- Modern kitchen with cooking island, ceramic hob and Miele appliances (incl. steamer + oven)
- Generous living and dining area with plenty of natural light
- Bedroom with en suite bathroom
- Lift and barrier-free living
- Own washing machine and tumbler in the apartment
- Ground-source heat pump
- Photovoltaic system for sustainable energy production
- Setting hall spaces available
- Shopping, schools and public transport within pleasant distance

Overview of available apartments

Apartment 1345-1

6.5-room duplex apartment (162 m²) with private garden

Apartment 1345-2

6.5-room duplex apartment (169 m²) with private garden

Apartment 1345-3

4.5-room apartment on the 2nd floor (109 m²)

Apartment 1345-4

5.5-room penthouse duplex with two spacious terraces - **already reserved**

Get information now without obligation

Secure your dream apartment in this exclusive new construction project early on. We would be happy to explain the project to you personally during a consultation. We look forward to hearing from you.

Sale

Wymobilien – Marcel Wyss, Kirchberg




Architecture

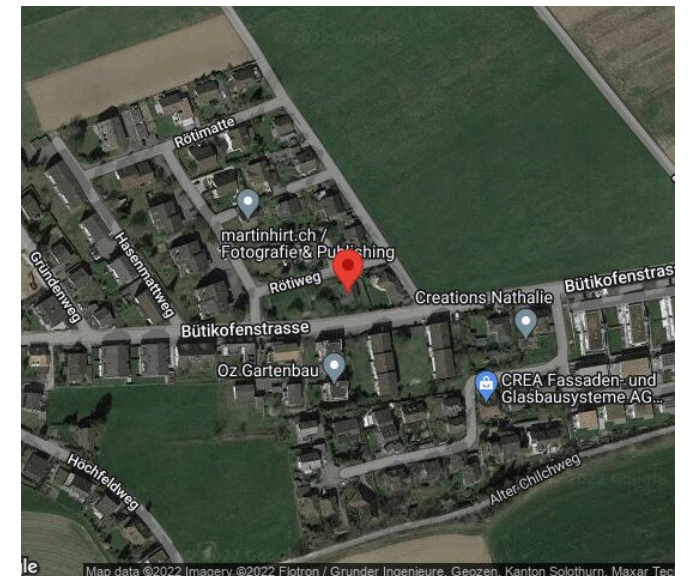
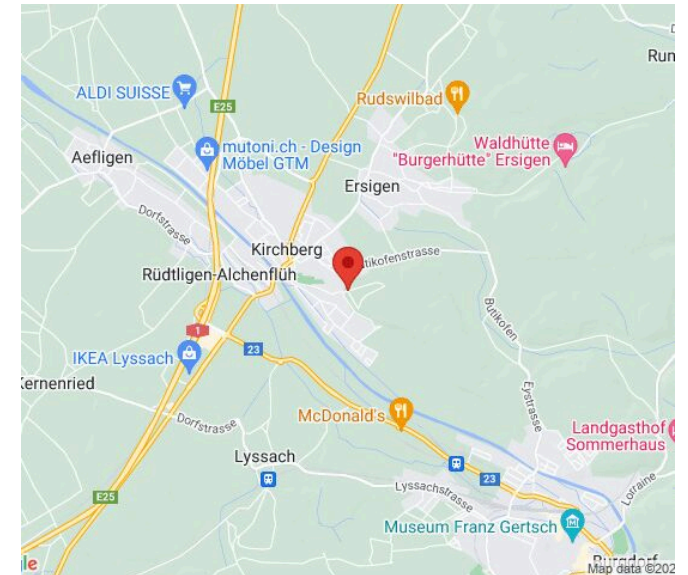
Atelier G+S, Burgdorf

Client

Emmebau AG, Burgdorf

Location plan

			
Station	998 m	11 min.	3 min.
Public transports	428 m	4 min.	-
Primary school	872 m	9 min.	3 min.
Secondary school	872 m	9 min.	3 min.
Stores	602 m	6 min.	2 min.
Post office	760 m	8 min.	3 min.
Bank	709 m	7 min.	2 min.
Restaurants	564 m	6 min.	2 min.



Characteristics

Availability	To agree
Type	Condominium apartment
Reference	NeuKirchberg4.5
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	~ 109 m²
Useful surface	~ 127.8 m²
Terrace surface	~ 13 m²
Cellar surface	~ 7.9 m²
Parking places	Yes, optional

Object Price	CHF 920,000.-
Number of parkings	
1x Interior (not incl.)	CHF 40,000.-
Total price	CHF 960,000.-
Local tax	159 %

Conveniences

Neighbourhood

- > Village
- > Residential area
- > 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
- > Concert hall
- > Doctor
- > Medical home

Outside conveniences

- > Balcony/ies
- > Terrace/s

Inside conveniences

- > Lift/elevator
- > Garage
- > Open kitchen
- > Cellar
- > Built-in closet
- > Water softener
- > 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
- > Optic fiber
- > Electric blind
- > Electric car terminal
- > Interphone
- > Electric garage door

Floor

- > Tiles
- > Parquet floor

Condition

- > New

Orientation

- > South
- > West

Interior view



Möblervariante Wohnbereich der OG Wohnung



Möblervariante Wohnbereich der OG Wohnung



Sie bestimmen den Innenausbau (helle Küche, dunkler Parkett,..)



Sie bestimmen den Innenausbau (dunkle Küche,...)

Exterior view



Die Bauarbeiten haben begonnen



Plan

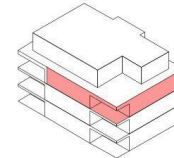
Atelier G+S

Grossenbacher+Salzmann
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Neubau MFH Rötimate 8, 3422 Kirchberg

Geschosswohnung 2. Obergeschoss

BF innen total: 109.0m²



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Fassaden



Südfassade



Nordfassade

Fassaden Süd und Nord

Atelier G+S

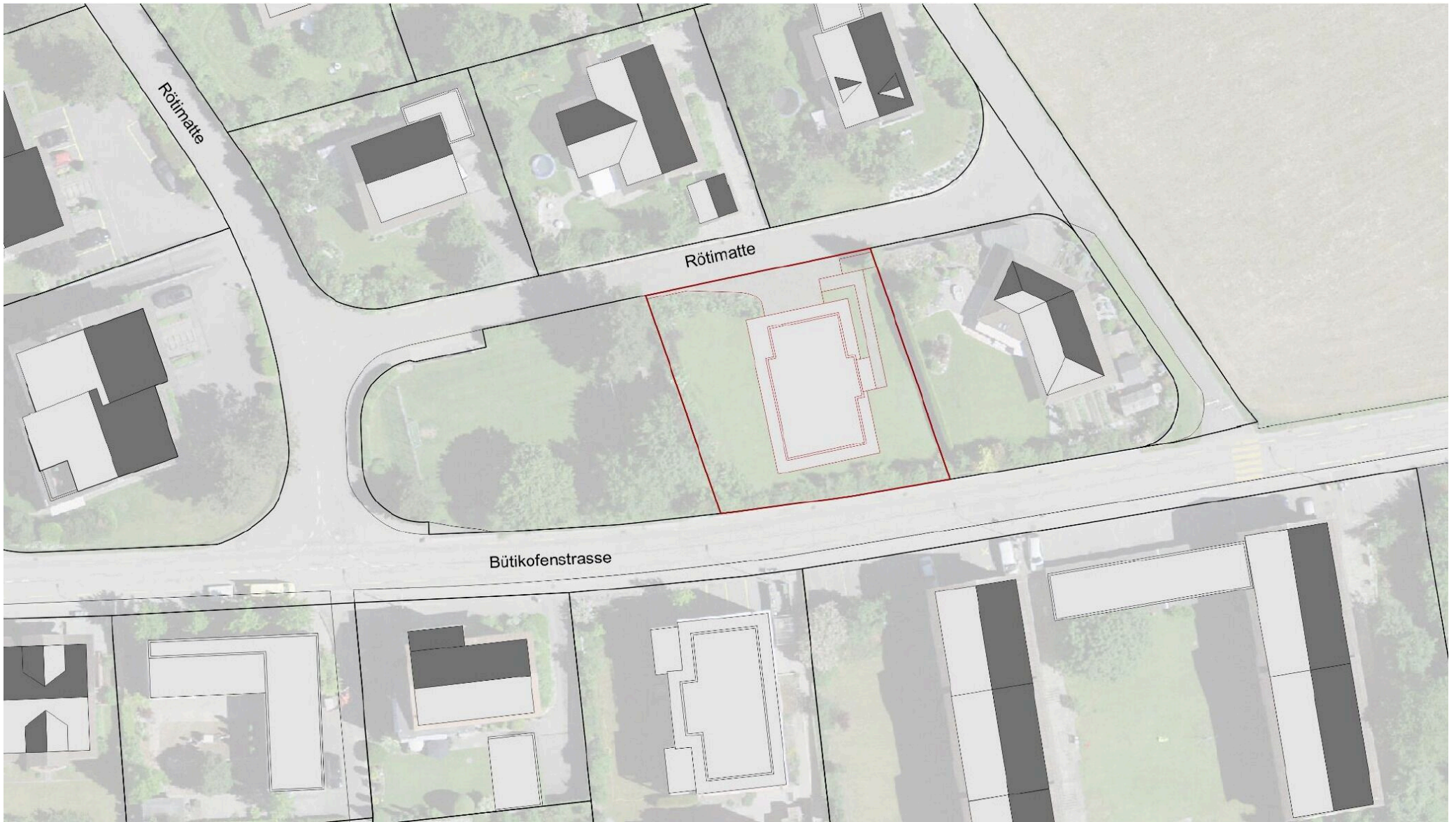
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Fassaden



Fassaden West und Ost



Situation Rötimate

Exterior view



Ihr neues Eigenheim?

Contact

Wymobilien, Marcel Wyss

Hauptstrasse 13
3422 Kirchberg / Langnau

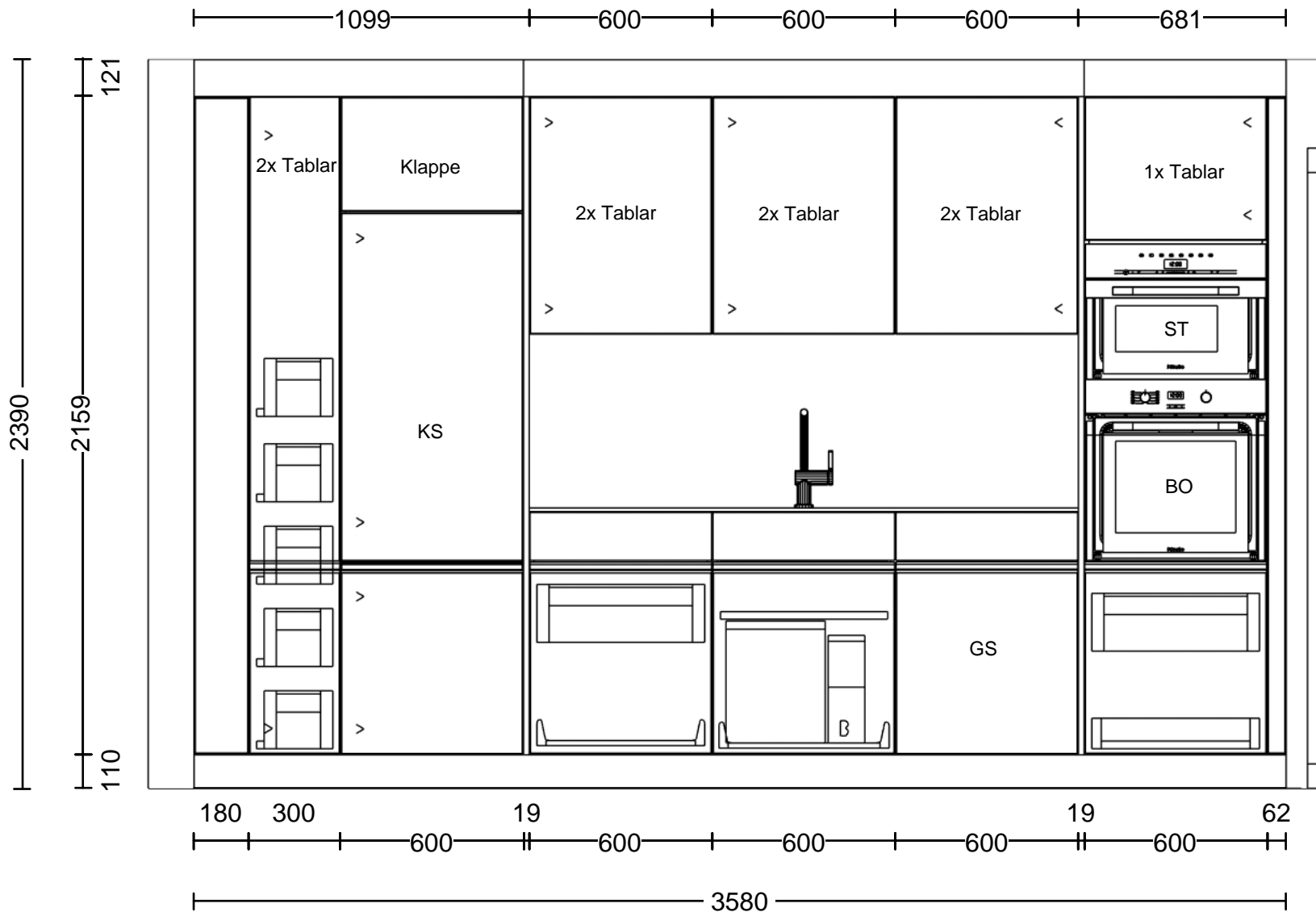
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Notes



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Kommission: Atelier G+S

Planung: L.220663_Rötimate 8_Küche 2.OG Ty

Datum: 09.04.2026

Ansicht: Wandansicht / 1:20

Hersteller: BP_Moebel_DE_16_02

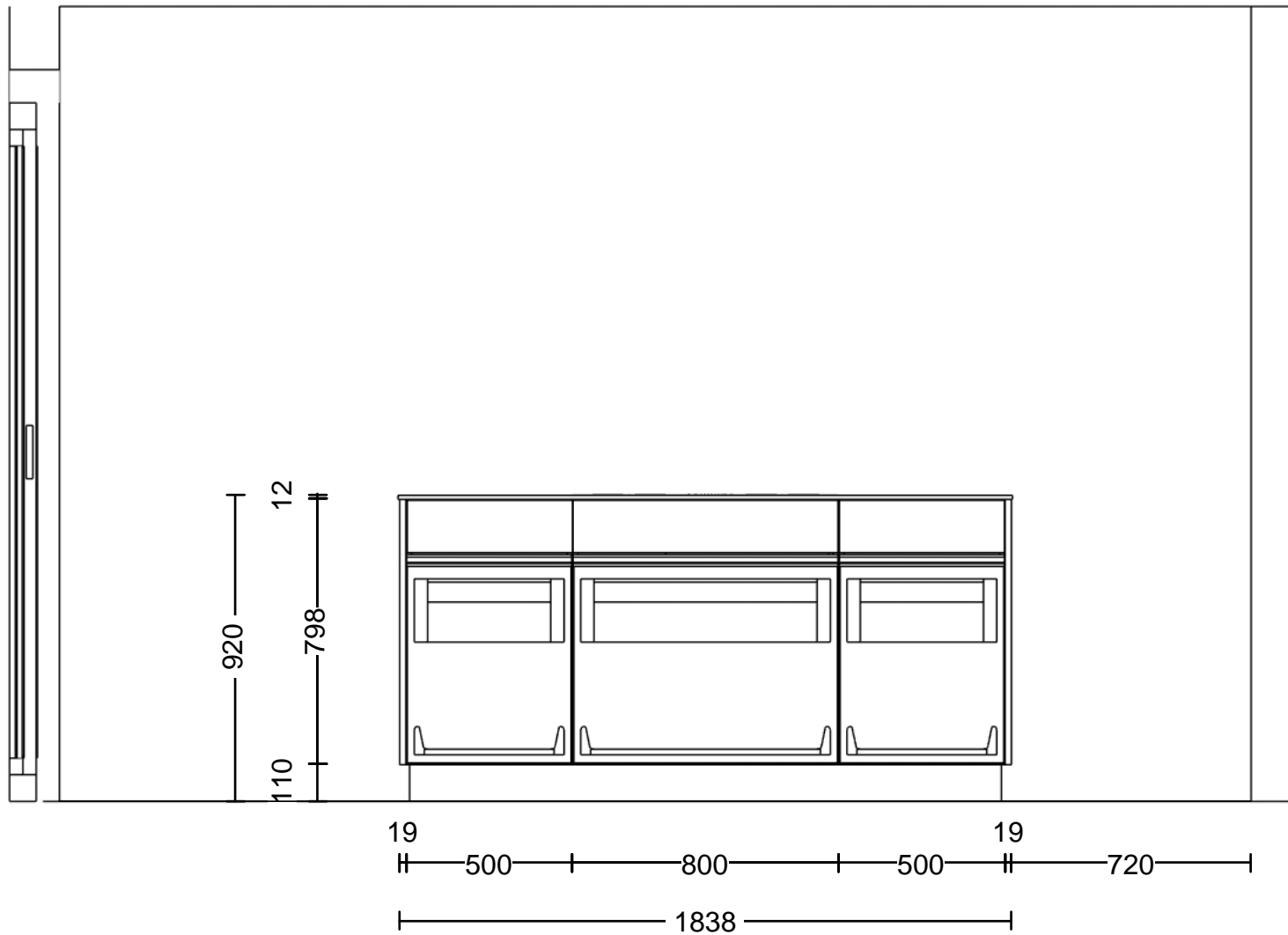
Programm: A78 Primo

Griff:

APL-Farbe: 321 Opalschwarz

Die Darstellungen dienen nur dem grafischen Überblick und sind nicht passgenau. Farben und Strukturverläufe können abweichen. Änderungen der Frontaufteilung sind herstellerbedingt vorbehalten.

KPS designstudio



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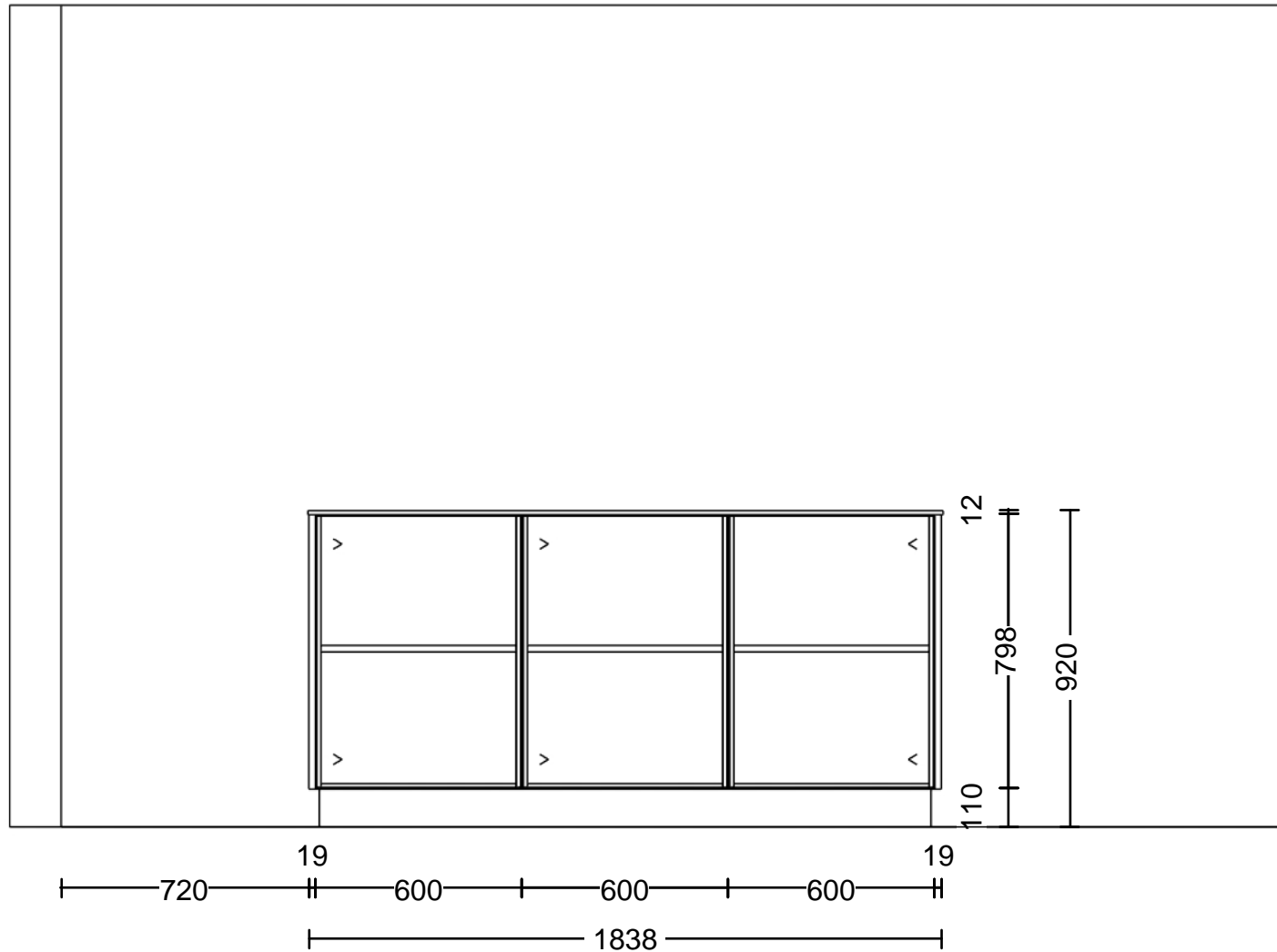
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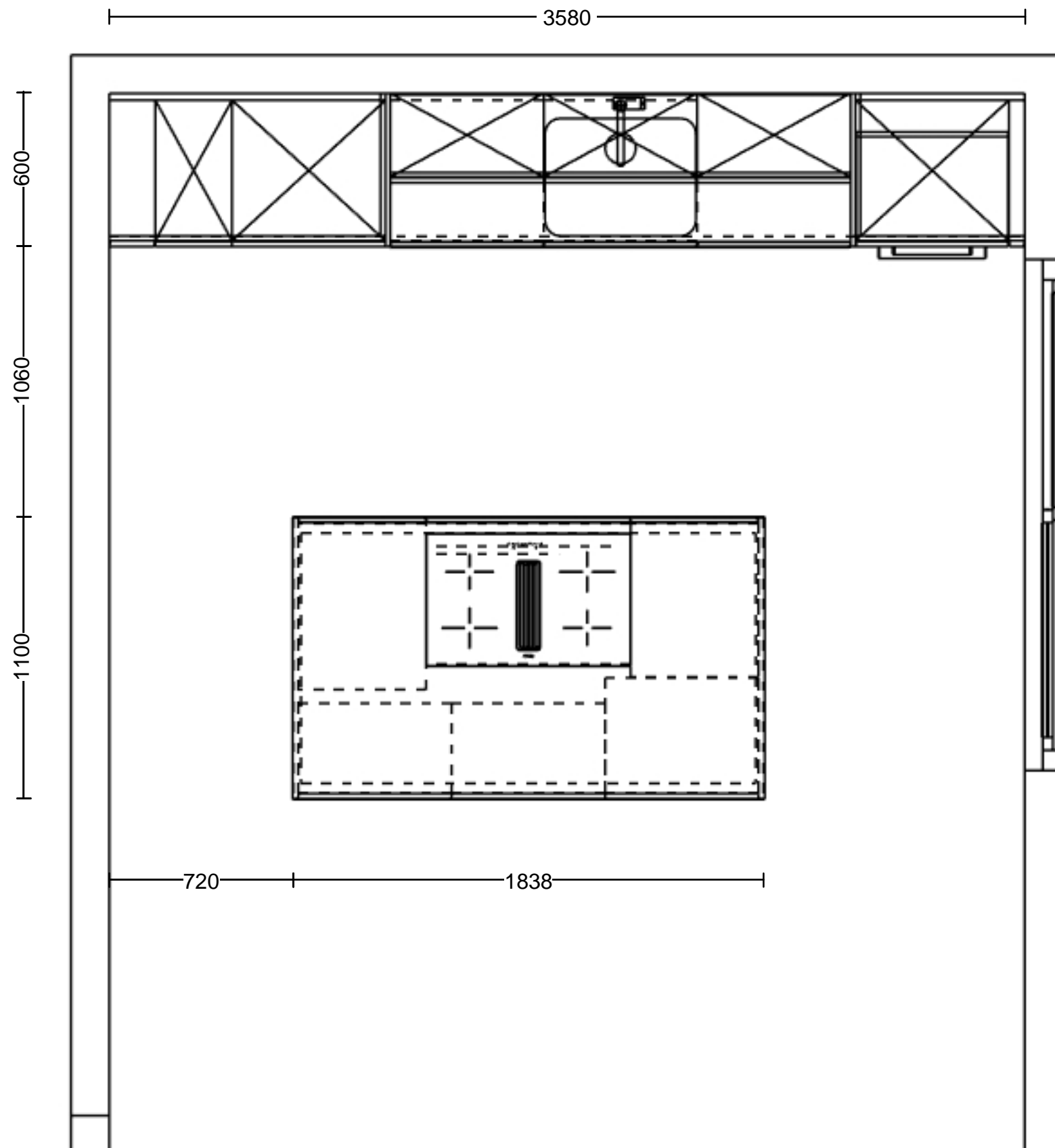
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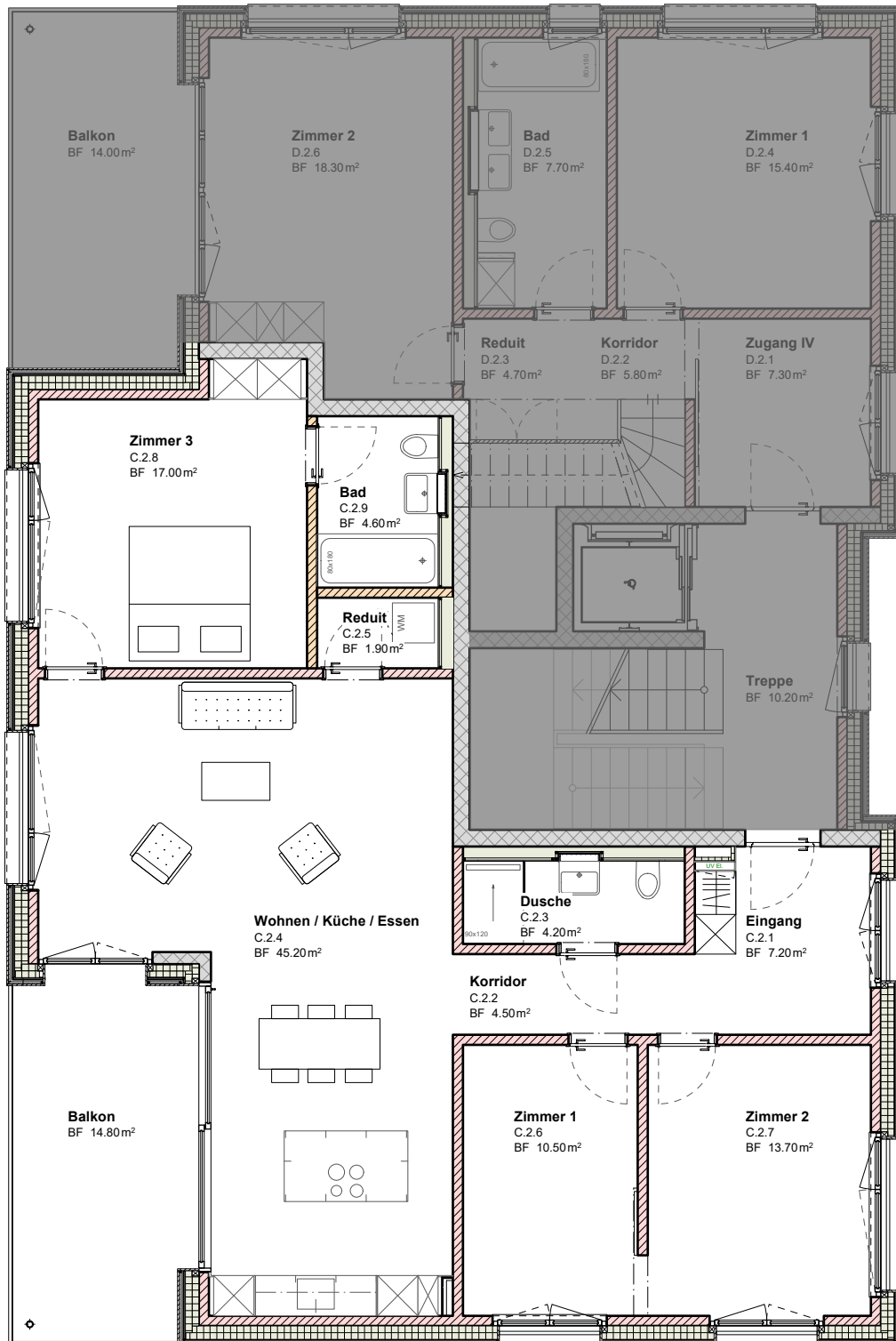
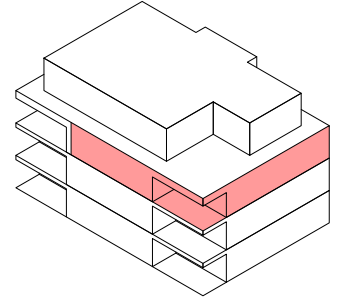
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Untergeschoss

