



FOR SALE

CH-3432 Lützelflüh-Goldbach, Gotthelfstrasse 11c

Wohnpark Ochsen – only 2 apartments for sale!



wymobilien.ch  
Marcel Wyss

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# Description

**The residential complex Ochsen will realize a modern, attractive residential and meeting area in the Oberdorf district of Lützelflüh – New, barrier-free apartments in timber construction! Move-in from spring 2026!**

- MFH Gotthelfstrasse 11c with a total of 6 age-appropriate apartments with 3.5 rooms, two bathrooms, lift, balcony or terrace with private garden area (construction start)
- 3 apartments in the current Ochsen hall section (sales start soon)
- Photovoltaic system
- Carport
- Lift

**MFH Gotthelfstrasse 11c with 6 barrier-free condominium apartments – 3 already sold + DG West RESERVED**

The apartments impress with a timeless, practical floor plan. The bright and open living and kitchen area is the center of the place for shared hours. Experience, enjoy, relax...the covered terrace (with a redoubt) becomes an extended, sunny living space – depending on the type of apartment even with a view! The rooms are 14.42m<sup>2</sup> larger than the standard size and, together with the two spacious bathrooms, form a retreat with a lot of privacy. By the way, you can

conveniently wash/dry in the apartment or in your private cellar if desired. The basement with cellar and the carport are accessible by lift or via the staircase. An ecological construction method is a matter of course for us. For example, the facade or the terrace deck is 100% made of Swiss wood. To celebrate your culinary skills, you have a high-quality *Emme kitchen* with Miele appliances (GS, steam oven, induction cooktop,...) at your disposal.

Now the only question left is which of the 6 apartments is exactly the right one for you? For those who are price-conscious, we recommend the two apartments on the 1st floor. If you prefer to look out over the Oberdorf and enjoy the view into the distance, and if you would also like a space for hobbies, grandchildren, home cinema, etc. in addition to the two rooms, then the airy penthouse apartment with a gallery is your favorite. Or maybe your current home is just getting a bit too big for you – but you still don't want to give up a private garden area? We would be delighted to introduce you to the two ground floor apartments with 131m<sup>2</sup> and 180m<sup>2</sup> of private garden space.

**Sale prices (verified by the bank) Apartments including cellar**

- CHF 665,000 Ground floor apartments, private

garden space

- CHF 630,000 1st floor apartments
- CHF 735,000 Penthouse apartments with gallery
- CHF 38,000 per parking space in the car park

The new buildings, together with the historic Ochsen (restaurant remains open) and the housing cooperative in the Oberdorf (former hotel), form a natural living and meeting area in the Oberdorf of Lützelflüh. All the important infrastructure is within walking distance.

Would you like more information? Would you like to make a **reservation?** Of course! We look forward to hearing from you!

Building developer: BHG Wohnpark Ochsen (Kühni AG, Ramsei/Thuner Bau AG, Trubschachen/A+W Architekten AG, Kirchberg)

Sales: Wymobilien, Marcel Wyss, Kirchberg and Langnau

# Characteristics

Availability	<b>To agree</b>	Year of construction	<b>2025</b>
Type	<b>Projects</b>	Flats	<b>6</b>
Reference	<b>2789</b>		

# Conveniences

## Neighbourhood

- > Village
- > Green
- > Residential area
- > Shopping street
- > Bank
- > Restaurant(s)
- > Railway station
- > Bus stop
- > Child-friendly
- > Playground
- > Nursery
- > Preschool
- > Primary school
- > Secondary school
- > Public swimming pool
- > Indoor swimming pool
- > Hiking trails
- > Bike trail
- > Museum
- > Concert hall
- > Doctor

## Outside conveniences

- > Balcony/ies
- > Garden in co-ownership
- > Bench
- > Quiet
- > Greenery
- > Garage
- > Visitor parking space(s)
- > Ground level access

## Inside conveniences

- > Wheelchair-friendly
- > Lift/elevator
- > Garage
- > Open kitchen
- > Cellar
- > Storeroom
- > Built-in closet
- > Triple glazing
- > Bright/sunny

## Equipment

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

## Floor

- > Tiles
- > Parquet floor
- > Flat

## Condition

- > New

## Orientation

- > South

## Exposure

- > Optimal

# Interior view















# Exterior view





# Plan





Südfassade 1:200



Westfassade 1:200



Nordfassade 1:200



Ostfassade 1:200

## 1616-02

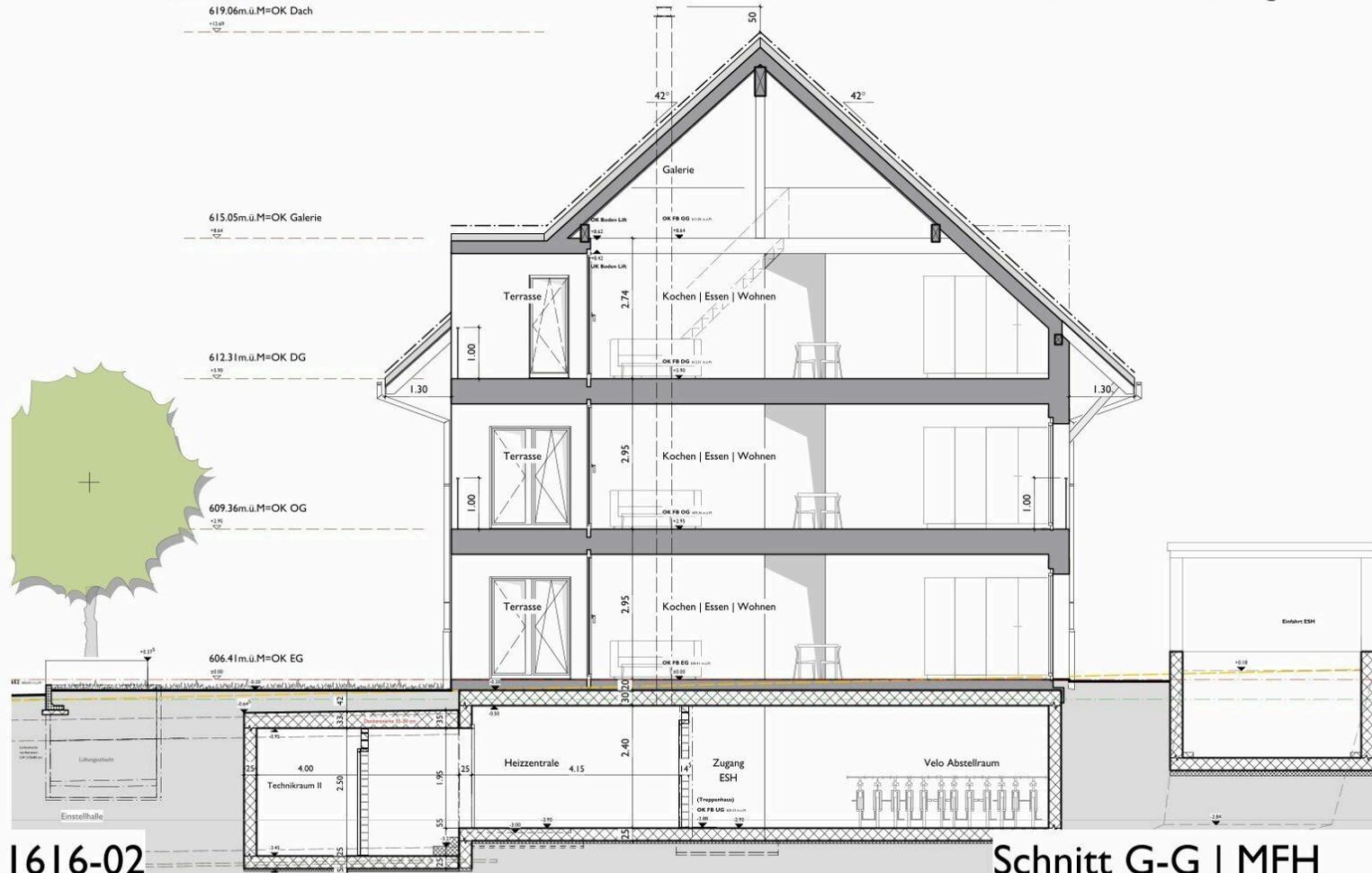
AREALENTWICKLUNG Ochsen - Gotthelfstrasse 11 - 3432 Lützelflüh  
BHG Ochsenpark Lützelflüh, p. Adr. A+W Architekten AG, Kornegasse 8, 3422 Kirchberg

## Fassaden | MFH

Ausführung	rev. 27.09.2024	GS
1:250	1616.0008	A4



619.06m.ü.M=OK Dach



**1616-02**

AREALENTWICKLUNG Ochsen - Gotthelfstrasse 11 - 3432 Lützelflüh  
BHG Ochsenpark Lützelflüh, p. Adr. A+W Architekten AG, Kornegasse 8, 3422 Kirchberg

**Schnitt G-G | MFH**

Ausführung | rev. 27.09.2024 | GS  
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# Objects table

Reference	Type	Rooms	Number of bathrooms	Floor	Living surface	Garden surface	Terrace surface	Balcony surface	Price	Status
01	New apartment	3.5	2	Garden floor	~ 92.5 m <sup>2</sup>	~ 131 m <sup>2</sup>	~ 12 m <sup>2</sup>	-	CHF 665,000.-	For sale
Projects 2786										
2786	Projects	-	-	-	-	-	-	-	-	For sale
02	Storey apartment	3.5	2	Garden floor	~ 92.5 m <sup>2</sup>	~ 180 m <sup>2</sup>	~ 12 m <sup>2</sup>	-	-	Sold
03	New apartment	3.5	2	1st floor	~ 92.5 m <sup>2</sup>	-	-	~ 12 m <sup>2</sup>	CHF 630,000.-	For sale
04	New apartment	3.5	2	1st floor	~ 92.5 m <sup>2</sup>	-	-	~ 12 m <sup>2</sup>	-	Sold
05	Roof flat	3.5	2	2nd floor	~ 122.5 m <sup>2</sup>	-	-	~ 12 m <sup>2</sup>	-	Reserved
06	Loft	3.5	2	2nd floor	~ 122.5 m <sup>2</sup>	-	-	~ 12 m <sup>2</sup>	-	Sold

# Contact

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## Contact visit

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