

"Silberhorn": final phase of construction!
Apartments and commercial spaces on
the sun terrace of the Alps.



My property. My home.



RE/MAX
Real Estate



Beatenberg CH, the longest village in Europe...

Extending for 7 km, which makes it the longest village in Europe, Beatenberg is situated high above Lake Thun and is known as the sun terrace of the Alps. Although it has agricultural leanings, this little place is mainly a favourite of nature-lovers. It offers a unique panorama of the three Alpine peaks, Eiger, Mönch and Jungfrau, and of Lake Thun. The famous international tourist city of Interlaken is only 10 km away, making it ideal starting point for excursions. The Niederhorn (1950 m) is Beatenberg's very own mountain and it can be accessed by cable car from the village. In winter, it is usually possible to ski on both this mountain and on the Hohwald 5 km away, but the start of extensive area with guaranteed snow for winter sports is only on hour's drive from here. Beatenberg is a very family-friendly village and certainly not grandiose. Lovers of all sports, whether they are hikers or hang gliding enthusiasts, golfers or climbers will find their heart's desire close to this lovely village.

The unique location surrounded by unspoiled nature and a fantastic panorama-view leaves nothing to be desired. Who here lives or spends holidays has to forget anything. Beatenberg is easy to reach by car or public transport. In various shops, you will find all of daily commodities. The school is important for families with children and offers an innovative school model with many attractive additional offers from kindergarten until grade 9 secondary school: play group for children, English for kids, steel band for the teens, day school.

In the centre of little village, the tenniscourt and swimming pool are inviting you to enjoy them throughout the year. In summer attracts also the beautiful Lake Thun you to the bathwater! Also, the nearly 20 village clubs enrich the cultural and sporting life of the village. Short and sweet: In Beatenberg something can be found for all!

www.beatenberg.ch

www.beatenbergbilder.ch

www.gruezi-beatenberg.ch





Environmentally friendly nestling in its surroundings...

Local features and landscape

The project mirrors the pattern of building development in Beatenberg. The entire concept is transparent and provides plenty of free space. The well-spaced arrangement of buildings allows an excellent linkage of the surrounding green zones and attractive views between the buildings. The project has a lasting impact on local features and landscape by modern architecture and exposed site at the entrance to the village.

Building styles

The buildings will be constructed of wood (untreated mountain larch) and have gable roofs. Despite leaning towards a traditional building style, it is not envisaged to build in the customary chalet fashion. The intention is to adopt a far more modern approach to design. Balconies will not be hung on the outside but integrated into the structure so as not to affect the compact character of the cubic form of the buildings. This will provide spacious loggias affording protection from the vagaries of the Alpine climate.

Infrastructure

The concept is based on internal access from the main road. The apartments will be reached via a courtyard and a winding path, avoiding any major cutting into the terrain. A limited number of parking spaces will be available in the courtyard with a further 27 in an underground garage. With the exception of the building on the highest level, all apartments will be wheelchair accessible with direct lift access from the garage.

In addition

For the whole project, "Silberhorn" has common barbecue high above in the garden and a sauna in house 3. The water is treated specially by Johann Grander and the heating is supported by fired pellets with wood and by solar collectors.



Terms of sale of the commercial spaces on the ground floor of house 4...

All ground floor surface = 181 m²

Separate archive in the basement
Price: CHF 750'000 in the shell
Interior costs: about CHF 230'000
2 parking places: CHF 80'000

The area can also be divided into two separate and independent spaces

East side ground floor = 76 m²

Exterior doors to the South side and separate archive in the basement
Price: CHF 320'000 in the shell
Interior costs: CHF 90'000
1 parking place: CHF 40'000

West side ground floor = 105 m²

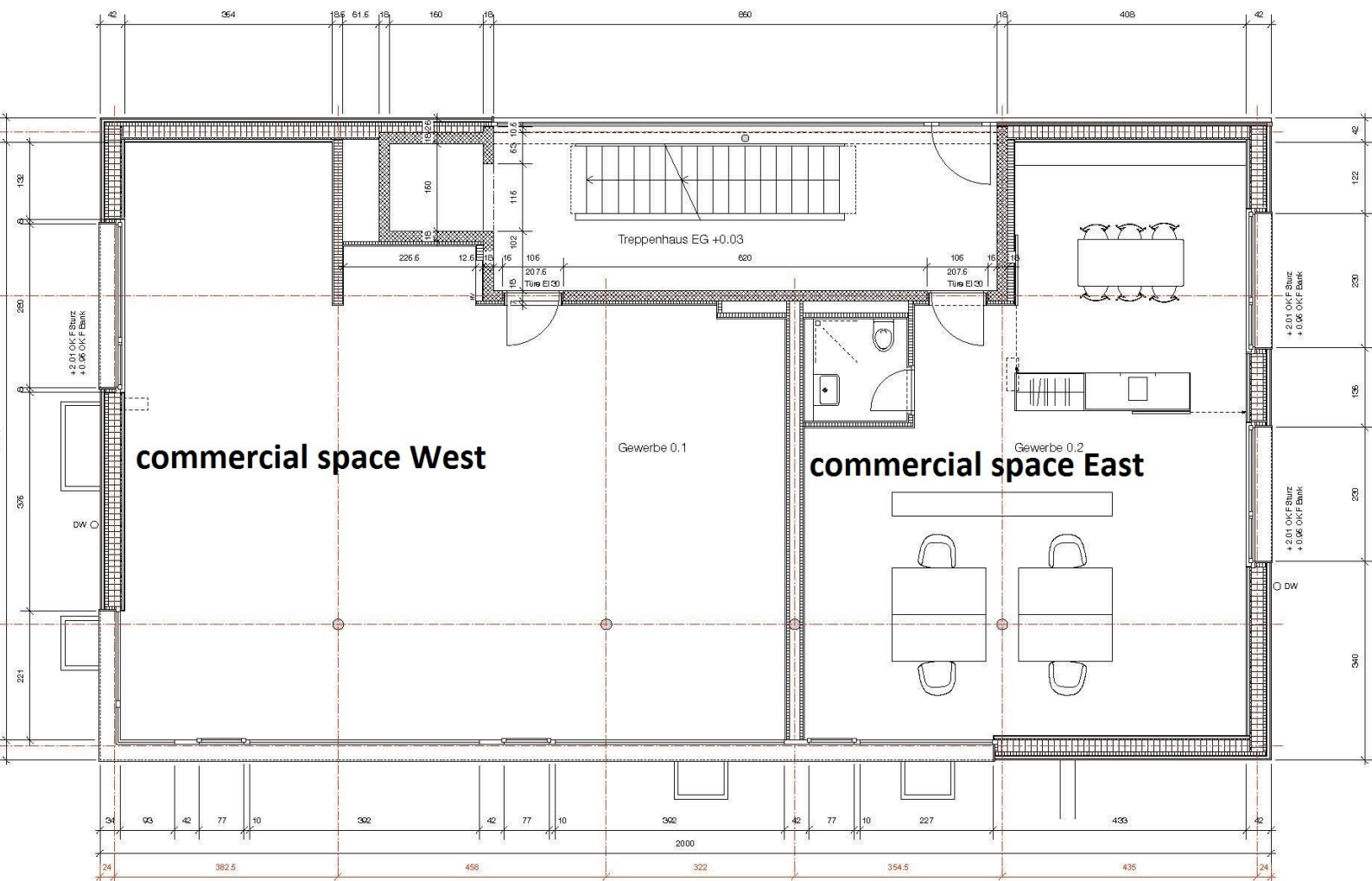
Exterior doors to the South and separate archive in the basement
Price: CHF 480'000 in the shell
Interior costs: about CHF 130'000
2 parking places: CHF 80'000

Only commercial permits, i.e. no living

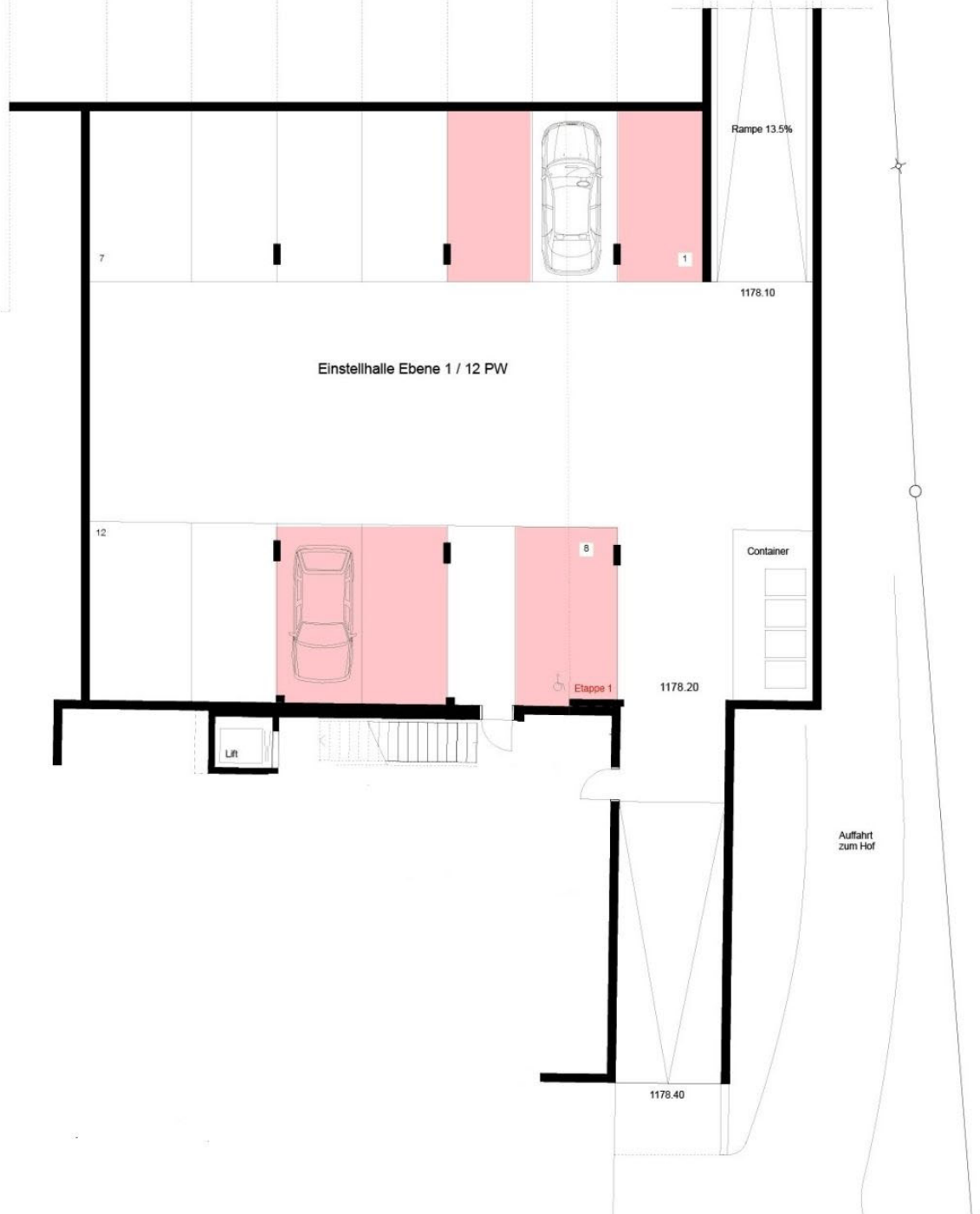
But buying a commercial space in combination with an apartment is commendable!



Stilles Gewerbe,
Praxis, Atelier, Büros
BF 181 m2
NF 164 m2



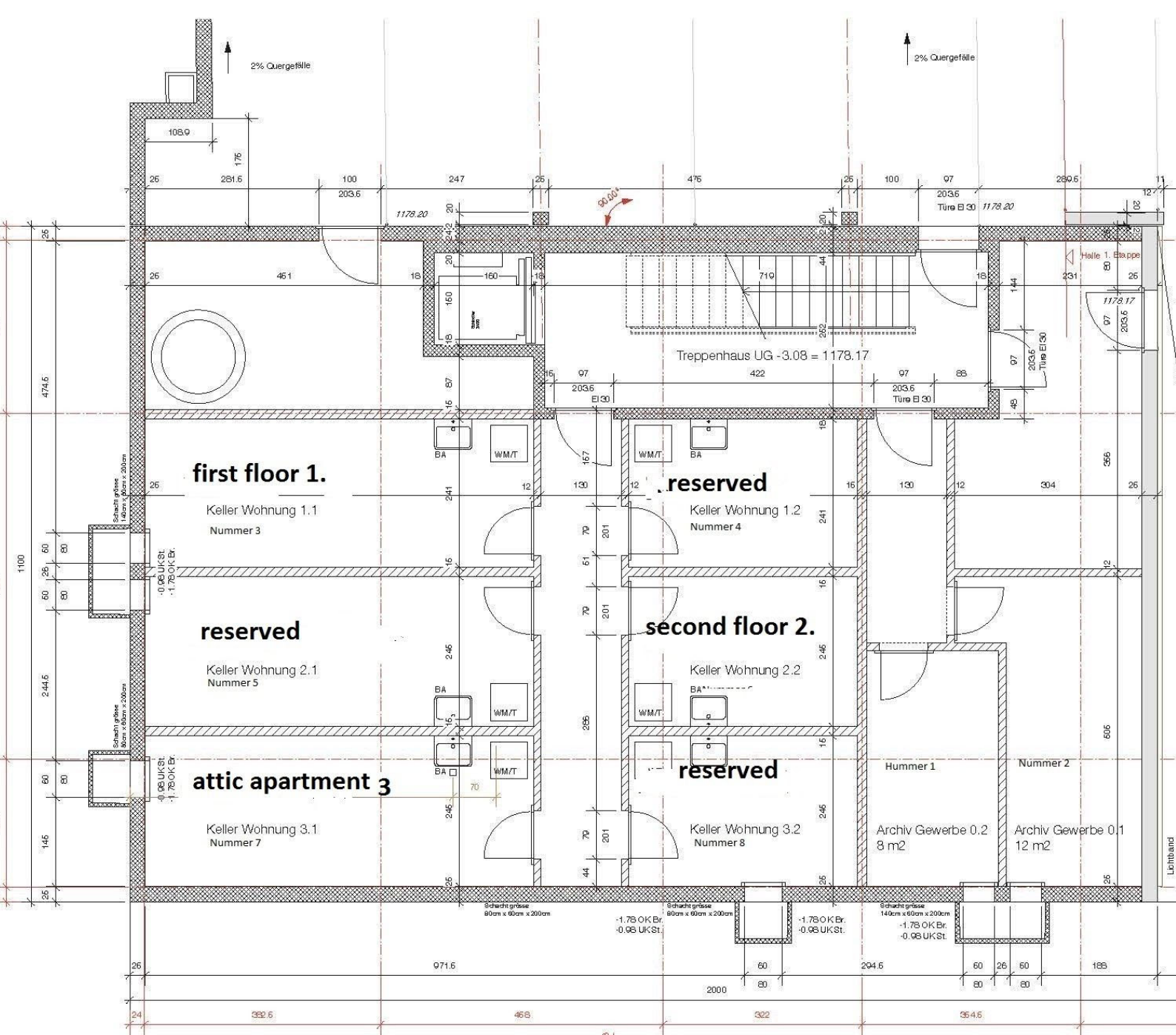
Reserviert



The garage in the basement offers room for a total of twelve cars...

Off the main street of Beatenberg you open the garage door with the remote control. You steer your car carefully in your private parking space and reach your apartment by the elevator or the

stairs. Should it rain by accident, you can reach your apartment without getting wet. Leave your most purchases in your own storage room on the same floor as the garage.



The basement storage rooms are fully equipped...

There is a storage room in the basement (level garage) per apartment. 2.5 room apartments have this an area of approx. 9 m², the 3.5 rooms apartments on the other hand 15.5 m². Your space is equipped with a washing

machine and a trumbler. Each cellar room has a window for light and air. Technical rooms and two archives (8 and 12 m²) in favour of the commercial spaces are supplying the basement.





3 1/2 Zimmer-Wohnung

BWF 100 m²

NWF 85 m²

Loggia 6 m²

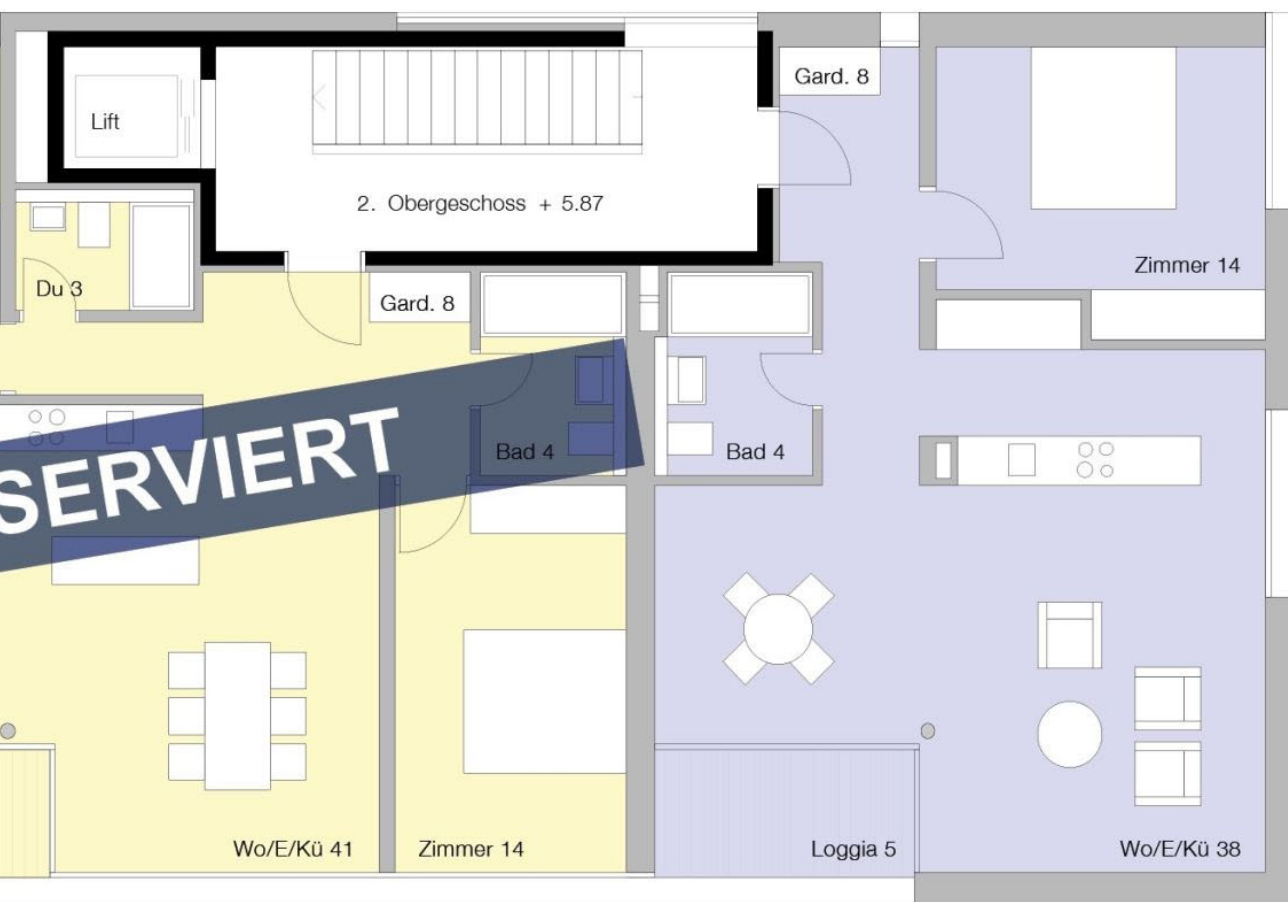
Preis CHF 750'000.–

3,5 room apartment on the first floor, living and working under one...?

When you open your front door a sea of light and a breathtaking view of the Alps unfolds herself through the large windows of the living room. You may set up the kitchen after your personal taste,

as also the two bathrooms. The two bedrooms are West oriented. Who want to live close to his work: this apartment is located only one floor above the commercial spaces.





2 1/2 Zimmer-Wohnung
 BWF 77m²
 NWF 64 m²
 Loggia 5 m²

Preis CHF 550'000.–

2.5 room apartment on the second floor, you may enjoy the morning sun...

The entrance is a little more hidden, but once inside it is rewarded immediately by views of the peaks of the Alpine chain. From the bedroom, as well as from the living room with open kitchen you can enjoy the sunrise

in the morning. In good weather, you can relax on the loggia as well in summer as in winter. This apartment is, like all other houses, oriented to the South side.





3 1/2 Zimmer-Wohnung
 BWF 100 m²
 NWF 85 m²
 Loggia 6 m²
Preis CHF 770'000.-

3,5 room apartment in the attic, dwelling on the top...

The floor plan is similar to the apartment on first floor, the roof pitches are interesting here. The result is that the future residents experience a special sense of space. Wake up in the master

bedroom, Eiger, Mönch and Jungfrau wish you a beautiful morning. The second bedroom (or change this in a craft room?) is looking West.

Description of construction...

Construction

The parts of the building below ground level and the stairways, including the lift shaft, will be constructed in reinforced concrete. Above ground, all floors, ceilings, external walls and internal walls will be built with prefabricated timber panels. With its thermal insulation, the building shell will achieve the Swiss Minergie standard. The floor and ceiling construction exceeds prescribed sound and thermal insulation values.

Internal finishes

Concrete ceilings and walls in all ancillary rooms will be painted. All stairwell ceilings and walls will be fairfaced concrete, floor finishes in stoneware.

Apartments: Big flexibility in segmentation and layout of the apartments!

- Floors: Budget CHF 140.- per m2, walls painted, ceilings painted white.
- All windows with insulating glass 2 x 4mm float glass, K-value 1.1 W/m2k 32 dB with rubber seals all round and swing/tilt window furniture.
- Light and sun blinds: wooden roller shutters.
- Sanitary appliances in accordance with plans scale 1:100.
- Low-temperature, fully-automatic heating with individual controls in each room and electronic heat meter in each apartment. Heated towel rail in each bathroom, shower room and WC.
- One hot-water storage tank in each building with electronic heat meter.
- Electrical installations: sub-distribution board in each apartment with FL circuit breakers. Generously planned installation for light and power points, some operated from light switches. Two cable-TV points and two telephone points in each apartment. Further details on complete electrical installations are found in the electrical plans.
- Large, modern kitchen in accordance with kitchen plan and appliance specification. The project management will advise you on the price per kitchen for each apartment.
- All apartment entrance doors with three-point closing system, internal doors with painted finish.
- Pathways and terraces with interlocking paving blocks. Green areas seeded, complemented by native plants and trees.

Important information...

Amendments

The developer reserves all rights to make value-neutral changes to this building specification

Guarantee

The normal guarantee period extends for two years from completion in accordance with SIA (Swiss Association of Engineers & Architects). Hidden faults are subject to a guarantee period of 5 years. The respective supplier's guarantee terms are valid for appliances. Exact, detailed guarantee terms are found in the purchase contract.

Dimension details

The information given in the project-management plans, scale 1:50, is exclusively binding.

Ancillary costs included in purchase price

Building permit fees- Connection charges-Sewerage/drainage- Water- Electricity (BKW)- Cable TV- /Telephone- Plan copies, photocopies- Building insurance during construction

Ancillary costs not included in the purchase price

Property transfer tax- Solicitor's fees- Land registration fees. Any amendments to the specification or plans requested by the purchaser are not included in the purchase price. Architectural work will be charged on expenditure basis.

Cost increases or reductions arising through amendments are to be paid in full by, or reimbursed to, the purchaser.

Please read carefully our terms and conditions...

An inspection of the property is only with the competent agencies. The entering of foreign land or property can cause a display in Switzerland. Visits only make sense if you well know or have already spoken with a bank specialist in financing. Especially for holiday objects it is important to note that a higher proportion of capital is needed.

All specifications and dimensions are subject to change.

The information in this documentation is intended for the recipient only and cannot be copied or extended to a third party by any electronic way without my personal permission.

No contract can be derived on the basis of the delivery of this documentation. All claims regarding any Commission or brokerage fees will be rejected by the ownership and RE/MAX.

The object is considered to be reserved if the reservation agreement is mutually signed and if we are in possession of the down payment of 10 %., Verbal reservations are not possible.

The costs for contract, notary attesting and land charge register as well as property transaction tax must be paid by the buyer.

Possible property gain tax and broker's commission are paid by the seller.

Overview of important data.

Terms of payment:

10% 10 days after signing the reservation contract
35% on the day of the certification
40% 10 days after the topping-out (approx. Dec 2014)
15% on the day of covering taking over (approx. Mid. 2015)

Budget Interior fitting:

2.5 rooms-apartment

kitchen CHF 16'000
sanitary equipment (incl. discount) CHF 7'000
washing machine/tumbler CHF 4'000
CHF 140/m2 floor coverings
wall covering bath CHF 140/m2

3.5 rooms-apartment

kitchen CHF 20'000
sanitary equipment (incl. discount) CHF 12'000
washing machine/ tumbler CHF 4'000
CHF 140/m2 floor coverings
wall covering bath CHF 140/m2

Sales:

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Wim Snoeren
Höheweg 3
3800 Interlaken
00419380423
wim.snoeren@me.com

Client:

Beaten-GmbH
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3803 Beatenberg

Architecture:

Heinz Fahrni Architekten AG
Schulgässli 20
3612 Steffisburg
Telefon 0041334375242
E-Mail: fahrniheinz@bluewin.ch

Layout of spaces

Commercial space East

Ground floor
Gross floor area 76 m²
Price in the shell CHF 320'000
Costs interior fitting about CHF 90'000
Parking place CHF 40'000

Commercial space West

Ground floor
Gross floor area 105 m²
Price in the shell CHF 480'000
Costs interior fitting about CHF 130'000
2 parking places CHF 80'000

Apartment 1

First floor
3.5 room apartment
BLS 100 m²
NLS 85 m²
Loggia 6 m²
Price CHF 750'000
2 Parking places CHF 80'000

Apartment 2

Second floor
2.5 room apartment
BLS 77 m²
NLS 64 m²
Loggia 5 m²
Price CHF 550'000

Parking place CHF 40'000

Apartment 3

Attic
3.5 room apartment
BLS 100 m²
NLS 85 m²
Loggia 6 m²
Price CHF 770'000
2 parking places CHF 80'000

Garage place

CHF 40'000

Incidental costs

Apartment approx. CHF 400 per month
Conservation fund apartment approx. CHF
1'500 per year

My property.
My home.



Hotel Silberhorn, once upon a time...



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