



N° 12056E

Principal
HRS Investment AG
Walzmühlestrasse 48
8501 Frauenfeld

Total contractor
HRS Real Estate AG
St. Leonhard-Strasse 76
9000 St. Gallen

Architect
Koller Koster AG
Hoferbad 12
9050 Appenzell

Civil engineers
Hersche Ingenieure AG
Rinkenbach 12
9050 Appenzell

Technical offices
Electrical engineers:
Inelplan AG
Lukasstrasse 17
9008 St. Gallen

HVAC engineers:
IG Energietechnik GmbH
Langgasse 88
9008 St. Gallen

Sanitary engineers:
Enginas AG
Fürstenlandstrasse 17
9000 St. Gallen

Construction project location
Part-project B2:
Riedstrasse 90, 92
9050 Appenzell

Part-project B3:
Riedstrasse 84, 86, 88
9050 Appenzell

Planning
2008 – 2014

Implementation
2013 – 2016

HINTERE WÜHRE B2 / B3

NEW RESIDENTIAL DEVELOPMENT, 2nd + 3rd STAGES APPENZELL – AI



LOCATION / HISTORY

The residential development "Hintere Wühre" was built on a green meadow in a very quiet location on the southern edge of the canton's administrative centre Appenzell (AI). A ski lift, several schools and a sports facility are within walking distance of the new development. The beautiful view of the Alpstein mountains makes a further contribution to its attractiveness.

The overall development of "Hintere Wühre" by HRS Real Estate AG comprises three stages. The first stage was implemented by HRS Real Estate AG between 2013 and 2015 on behalf of ASGA pension fund. The second (B2) and third (B3) stages described here include five apartment buildings with a total of 26 condominiums, built on behalf of HRS Investment AG.



CONCEPT

The development's architecture is oriented towards the appearance and dimensions of traditional Appenzell houses. The B2 ensemble consists of a longitudinal structure and a building whose floor plan has the shape of two overlapping squares. The same type of building is repeated in the ensemble B3; next to it, there are two "Heidenhäuser" as they are called, named after the oldest form of Appenzell farmhouse.

The buildings each form a courtyard situation reminiscent of a farm. Wood dominates as a building material – from the facade to the parquet flooring in the interior rooms. The buildings are designed as solid structures with wooden roof trusses. Concrete ceilings and masonry walls carry the vertical loads and bracing staircase cores absorb the horizontal forces.

The apartments in stages B2 and B3 vary between 2- and 4-bedroom types and have generous floor plans. The interior design fulfills modern living standards. Large windows offer beautiful views. Spacious, covered terraces and loggias extend the living space into the open air. High-quality living has been created by the use of as many natural materials as possible. Two underground garages and seven outdoor parking spaces for visitors complete the development.

SPECIAL FEATURES

Development of the special wooden facade was an exciting challenge for general contractor HRS Real Estate AG, as it was necessary to meet neighbourhood plan and cultural heritage protection requirements. In addition, the longevity of the wooden facade



had to be guaranteed, which generated considerable outlay. This led to the facade ultimately being given four coatings: each board was waterproofed twice by the manufacturer in the factory and then given two more coatings on site.

ENERGY CONCEPT / SUSTAINABILITY

The "Hintere Wühre" development meets the strict requirements of the Minergie label. The energy for the heating, which is distributed within the apartments via floor heating, comes from Holzin AG's district heating system. This Appenzell company operates a CO₂-neutral woodchip heating system that runs on domestic wood.

PROJECT DATA

Total cost:	CHF 17.2 million (excl. the cost of the land)
SIA volume:	24,381 m ³
Site area:	6,204 m ²
Floor area:	7,387 m ²
Total floor space of the apartments:	3,180 m ²
2-bedroom apartments:	11
3-bedroom apartments:	14
4-bedroom apartment:	1
Parking spaces	
Outdoor:	7
Indoor:	47 (in two underground car parks)

