



# BERGWELT GRINDELWALD

NEW-BUILD MULTI-FAMILY BUILDINGS, H, J, K (1st STAGE)  
GRINDELWALD – BE

N° 12090E

**Principal**  
HRS Investment AG  
Walzmühlestrasse 48  
8500 Frauenfeld

**Total contractor**  
HRS Real Estate AG  
Feldstrasse 30  
3073 Gümligen

**Project manager:**  
Daniel Neuenschwander

**Architect**  
Ruch Architekten AG  
Kirchgasse 1  
3860 Meiringen

**Interior design**  
Kalfopoulos Architekten AG  
Seegartenstrasse 10  
8008 Zurich

**Civil engineers**  
Bührer + Dällenbach  
Ingenieure AG  
Höchhusweg 6  
3612 Steffisburg

**Electrical engineers**  
enerpeak ag  
Stettbachstrasse 7  
8600 Dübendorf

**HVAC engineers**  
NBG Ingenieure AG  
Schanzenstrasse 1  
3008 Berne

**Address of the building**  
Bergwelt  
3818 Grindelwald

**Implementation**  
2013 – Autumn 2016



## LOCATION / HISTORY

The charming «Bergwelt Grindelwald» resort is situated in Grindelwald, in the Bernese Oberland, right next to the valley station of the Firstbahn gondola. HRS Investment AG acquired and has continuously developed the mountain pasture with a surface area of approx. 17000 m<sup>2</sup>. By 2021, 14 new-builds will have been constructed: five multi-family buildings and seven individual chalets as well as the superior 4-star Bergwelt hotel with its neighbouring

apartment building. The first stage of the project includes multi-family buildings H, J and K on the southern edge of the plot.

## DESIGN / ARCHITECTURE

Bergwelt Grindelwald buildings bear the names of precious gems. Building H, at the bottom left, is called Amber and comprises seven apartments. To its right



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stands building J (Agate) with eleven apartments, followed by building K (Garnet) with six apartments.

The architecture is modelled on local tradition but the buildings do not follow the usual chalet style. Beautifully designed facades of different woods make the houses unique for Grindelwald, as do the extensive glazed walls and relatively transparent, horizontal balcony railings which provide open views of the surrounding mountains.

In accordance with the names of the buildings, the apartments are true gems. The 24 owner-occupied apartments are very luxuriously equipped and decorated with natural materials. The interior designers have very skilfully united Grindelwald tradition and the spirit of the modern age.

### SPECIAL FEATURES

The greatest challenge was to take the neighbourhood's various requirements into account. In order to even start construction, the plot had to first be connected by way of a tunnel. Gravel layers were used to drain the unstable subsoil.

The site is in a landslide area with slopes moving at varying speeds. It was thus necessary to take preventive measures to prevent any tilting. For example, the parking garage was built under the three buildings in the form of an uninterrupted structure but with 10 cm structural gaps to compensate for slope movement. Additionally, subsequent compensation for slope movement was planned for by integrating presses.

The project was also very challenging for the total contractor due to other issues. Because of the restricted space, the subsoil always had to be secured against neighbouring

plots. The time windows for removing excavation materials were very narrow and the mountain climate was sometimes temperamental.

### ENERGY CONCEPT / SUSTAINABILITY

The three multi-family buildings were built according to the latest energy specifications but with deliberately thicker insulation. The heating energy for the entire resort comes from the Holzwärme Grindelwald (HWG) district heat station. Local CO<sub>2</sub>-neutral, thermal energy is provided using wood chips, sawmill waste and old wood.

#### PROJECT DATA

Total costs (CHF):	<b>17.5 million</b> (excl. the cost of the land)
SIA volume:	<b>11088 m<sup>3</sup></b>
Plot size:	<b>2598 m<sup>2</sup></b>
Floor area:	<b>3789 m<sup>2</sup></b>

#### Project details

<i>Building H (Amber)</i>	
2-bedroom apartments:	<b>3</b>
3-bedroom apartments:	<b>3</b>
4-bedroom apartments:	<b>1</b>
<i>Building J (Agate)</i>	
1-bedroom apartments:	<b>3</b>
3-bedroom apartments:	<b>8</b>
<i>Building K (Garnet)</i>	
1-bedroom apartments:	<b>4</b>
3-bedroom duplexes:	<b>2</b>
Parking spaces	
Indoor:	<b>43</b> (entire parking garage)