

HÜNIBACH



A rare gem above Lake Thun with stunning
views of the Bernese Alps

CHF 5'200'000.-

Parking place(s) included



4



~550 m²

n° ref. **044161**



Switzerland | Sotheby's International Realty
Spitalgasse 24, 3011 Bern

Raphael Friederich
+41 79 191 17 17
raphael.friederich@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

There are views you see once in a lifetime and there are homes built to frame them forever. This exceptional villa in **Hünibach** rises gracefully above Lake Thun, capturing the dance of sunlight over the water and the quiet majesty of the Bernese Alps with a view to the snow-kissed Eiger, Monch and Jungfrau Alps.

This is a unique opportunity to own a modern, spacious, well-appointed villa in an established, secluded neighbourhood end enjoying fantastically beautiful views.

Every morning you wake up with a perfect view of sunrise and the day ends with a sunset, an encore of light and reflection. This exceptional three floor residence redefines modern luxury, crafted for those who seek harmony between elegance, nature, and peace. Every level of this home opens toward the south, letting natural light flood in from dawn to dusk.

A seamless blend of **glass, stone, and space** invites you to move effortlessly between indoors and out from the panoramic living room to the wide terrace where sunsets become a daily ritual. A private **swimming pool and landscaped garden** promise total privacy and tranquility.

This exclusive villa with breathtaking views of Lake Thun and the surrounding mountains is currently under construction in a prime location in Hünibach. Modern architecture, generous outdoor spaces and top-of-the-range amenities create an exceptional living environment.

This three-storey property captivates with its well-thought-out layout, spacious terraces and stylishly landscaped garden, where a swimming pool is planned - the building permit procedure is currently underway with the commune.

www.switzerland-sothebysrealty.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY

On the top floor is the elegant master suite with a luxurious bathroom, spacious dressing room and direct access to the south-facing sun terrace. On the same level is the main entrance, from which all floors are easily accessible by elevator or the elegant staircase.

The second floor forms the heart of the house: a spacious living and dining room with a high-end open kitchen and direct access to the large sun terrace - the ideal place to enjoy the impressive views and unforgettable sunsets.

On the first floor there's a spacious bedroom with private bathroom, a fitness and sauna area, as well as technical rooms, a cellar and ancillary rooms. From here, there is direct access to the garden and swimming pool, which offer maximum privacy and outdoor relaxation.

The entire project is built to the highest quality standards. Buyers have the opportunity to individually choose materials and fittings, for a home that perfectly matches their personal style.

SURFACES

Living area	~ 550 m ²
Surface of parcel	~ 927 m ²
Useful surface	~ 550 m ²
Volume	~ 1280 cbm

CARACTERISTICS

Number of floors above ground	3
Number of bedrooms	4
Number of bathrooms	6
Number of balcony	2
Number of terraces	3
Year of construction	2026
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	2 included
Total nb. of parkings	4 included
Energy efficiency	A
Building envelope	A

DISTANCES

Station	1070 m
Public transports	146 m
Stores	567 m
Post office	625 m
Bank	595 m
Restaurants	562 m

DISTRIBUTION**Ground floor**

- Master guest room
- Luxury bathroom and walk-in closet
- gym | spa | sauna |
- Bathroom and terrace
- Technical room

1st floor

- 2 en suite bedrooms

- Guest WC
- Open kitchen
- Dining room
- Living room
- Large terrace

2nd floor

- Entrance with lift
- Parental suite
- 2 garages
- Storeroom

Switzerland

Sotheby's
INTERNATIONAL REALTY



CONSTRUCTION

SUSTAINABILITY / TECHNOLOGY: "Future-Ready, Eco-Smart Living"

- Solar power integration
- Rainwater harvesting
- Triple-glazed windows
- EV charging station
- High-efficiency insulation

Smart-home automation (lighting, blinds, temperature, security)

Top floor: Main entrance and an exclusive master bedroom with grand luxurious bathroom, walk-in closet and panoramic terrace

Middle floor: Spacious Living room integrated with open Kitchen, Washroom and 2 Bedrooms with ensuite and balconies

Ground floor: Master guest room, luxury bathroom and walk-in closet, office and library space, gym | spa | sauna | bathroom and terrace

Lift access to all floors

Infinity pool & private garden

Two covered garage + 2 guest parking

Smart-Home Integration (Lighting, Climate, Security)

Energy-Efficient Design | Solar Integration

Floor-to-Ceiling Glass Views

www.switzerland-sothebysrealty.ch

NEIGHBOURHOOD

- Mountains
- Lake
- Residential area

OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Storeroom
- Barn
- Garage

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Garage
- Visitor parking space(s)
- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Sauna
- Fitness room
- Swimming pool
- Unfurnished
- Triple glazing
- Bright/sunny
- Natural light

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Connections for washing tower

- Bath
- Shower
- Phone
- Photovoltaic panels
- Optic fiber
- Electric car terminal
- Electric blind
- Alarm
- Interphone
- Videophone
- Outdoor lighting
- Home automation

FLOOR

- At your discretion

CONDITION

- New
- under construction

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Lake
- Alps

FINANCIAL DATA**Price**

CHF 5'200'000.-

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.





Terrace with pool



Parking with two garages



Living room with paronymic view



The south facade



Elevator entrance



Large south-facing sallon



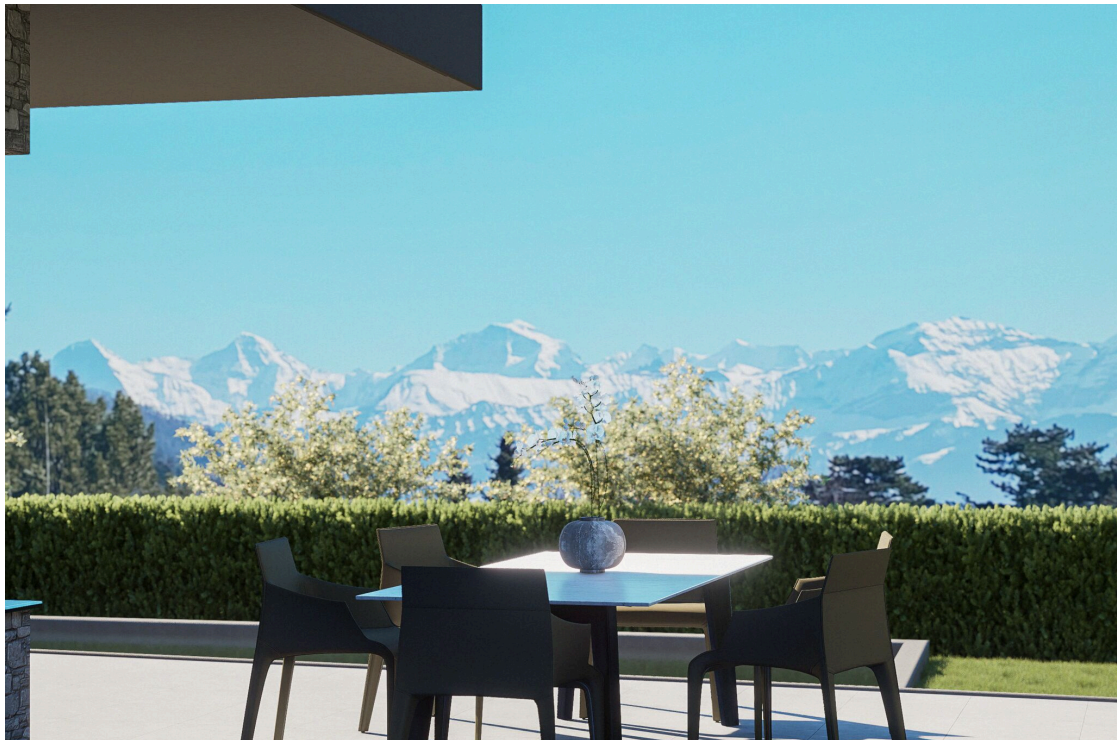
Living space



Bright open kitchen



One of the shower rooms



The view



Bathroom in ground floor suite



Fitness



Wellness area



South facade