

37 variants in 3 weeks: Swiss Property decides the construction method for 130 apartments based on data.

swiss property

Niederscherli residential development · Bern · 130 apartments · approx. 21,000 m² site

37
variants compared

3 weeks
instead of several months

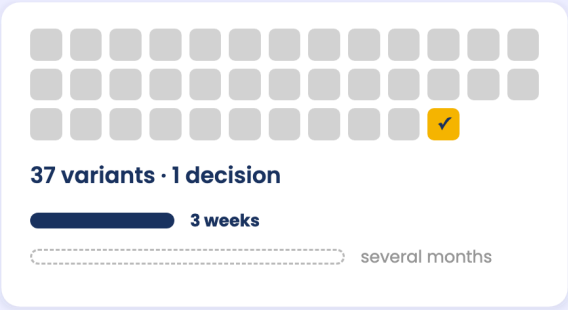
4
construction methods compared side by side

The starting point

For the feasibility study of the Niederscherli development, Swiss Property had to decide which construction method delivers the best overall package: cost, CO_2, energy and comfort together, not just one criterion.

The result

- **Four construction methods compared on the architectural model:** masonry, ventilated masonry, reinforced concrete and timber, directly from 4 digital models with 22 defined component types.
- **Every variant assessed holistically:** greenhouse gas emissions, heating demand, cost and summer thermal protection as a dynamic simulation.
- **The best variant decided after 3 weeks,** instead of several months.



Feasibility variant study, Niederscherli

ASSESSED IN

Cost · Energy · CO_2 · Comfort

Compliant with SIA standards

Beyond the project

1 BEFORE ACQUISITION

Spot potential early

Feasibility studies can be checked for cost, energy, CO_2 and comfort before the purchase.

2 UP TO THE CONSTRUCTION DECISION

One model, every phase

The chosen variant is reassessed automatically with every new design stage, without starting from scratch.

3 PORTFOLIO

Learn from every project

Construction methods and key figures become comparable across all projects, and the knowledge flows into the next one.

For project developers: Decide the construction method at the feasibility stage with robust figures, and take the insights into every project that follows.



«Thanks to vyzn, a short sprint is enough to compare component costs, life cycle assessments and energy consumption across different materialization options. vyzn provides purely analytical foundations for decision-making.»

Nathaniel Lloyd, Acquisitions Manager / Architect SIA, Swiss Property