

# DREAM VILLA WITH BREATHTAKING LAKE VIEW.



WÄLDERIMMO 



# HIGH ABOVE LAKE CONSTANCE



## PERCHED MAJESTICALLY ABOVE LAKE CONSTANCE

Enjoy the best view over Lake Constance!

This exquisite villa is located in Eichenberg, one of the most desirable residential areas with a unique view of Lake Constance.

It is easily accessible via the A14 or the E43 motorways, take exit Lochau. From there it is only a few minutes to your new home.

Eichenberg offers a perfect combination of absolute tranquility and nature, yet all essential facilities and the towns of Bregenz and Lindau are just a few minutes away.



# THE VILLA WITH UNCOMPARABLE VIEW.



As soon as you enter the villa, it will take your breath away.

The view over Lake Constance and the adjacent hilly landscape is spectacular. On a clear day you can see as far as the French foreland.

The sunsets are a daily spectacles, sometimes thunderstorms splitting over the lake, offering impressive weather phenomena.

The sunsets are a daily spectacle.



# A MASTERPIECE OF ARCHITECTURE.

This exclusive villa is a true masterpiece of architecture.



## THOUGHTFUL PLANNING.

This luxurious villa features two distinct, elegant units, each with a living area of 145m<sup>2</sup> (usable area 181m<sup>2</sup>) and 231m<sup>2</sup> (usable area 411m<sup>2</sup>).

Each flat has an independent, separate entrance, which is made possible by the hillside location of the property. The entrance to Top 01 is on the north side, while the entrance to Top 02 (penthouse) is on the east side. Both units can be reached by elevator via the garage.

A total of up to five residential units could be realized, the connections have already been provided.



# TOP 01.

## COMFORTABLE LIVING ON 145 m<sup>2</sup>

The flat on the ground floor has a separate entrance on the north side and is accessible by elevator via the garage.

- Expansive living, dining, and kitchen areas designed for refined entertainment.
- 32 m<sup>2</sup> terrace offering stunning, unobstructed lake views
- 3 luxurious bedrooms
- 2 designer bathrooms
- 2 storage rooms
- 2 separate toilets





# TOP 02 (PENTHOUSE).

LUXURIOUS LIVING ON 231 m<sup>2</sup>



A lavish two-floor layout connected by a grand staircase and private elevator. The driveway and entrance are located to the east.

An entrance that greets you with a spectacular view of the pool and Lake Constance, setting the tone for an extraordinary living experience. What a delight!

- 4 opulent rooms including three with direct terrace access
- 3 rooms with a direct access to the terrace with pool
- 2 luxurious bathrooms
- terrace with a private pool



# RELAXATION.

When you enter this bathroom, you are immediately immersed in a magical world of silence and relaxation.

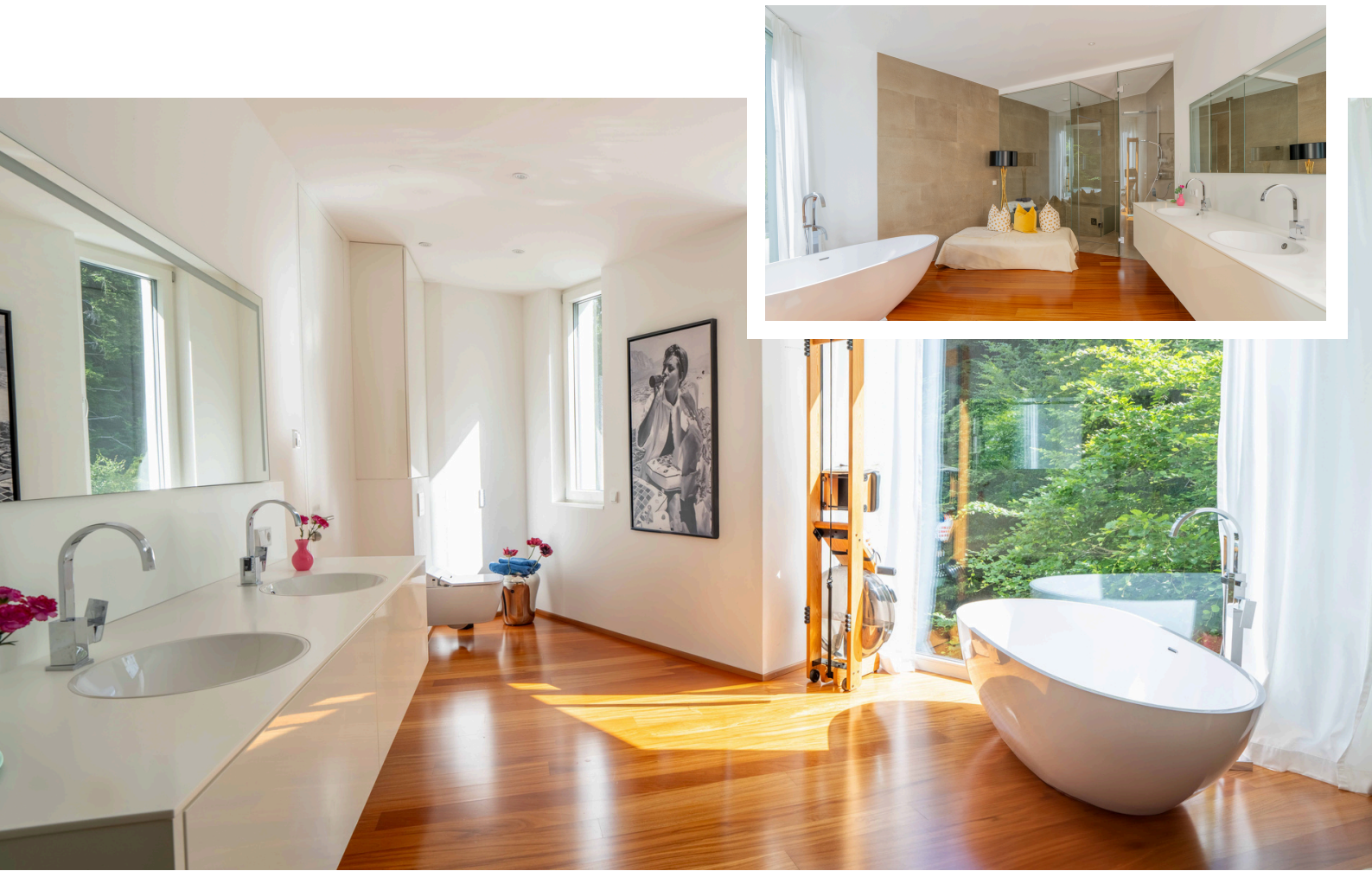
The house is west facing, but the bathroom on the north side welcomes you with a refreshing breeze that revitalizes your senses.

The gentle sound of a small creek and the soft chirping of birds create a harmonious atmosphere that promises deep relaxation.

A luxurious steam bath invites you to leave everyday life behind and immerse yourself in a world of pure serenity. The generous room offers you enough space to relax and recharge your batteries after taking a bath.

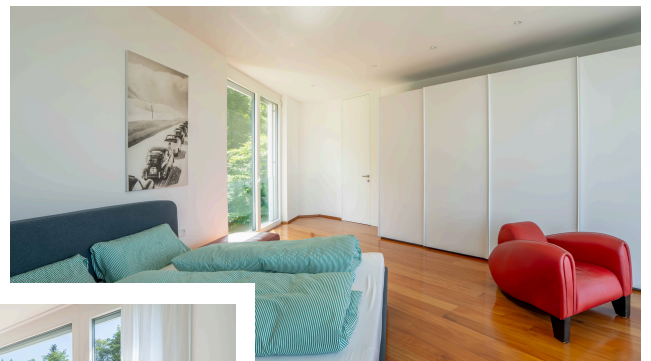
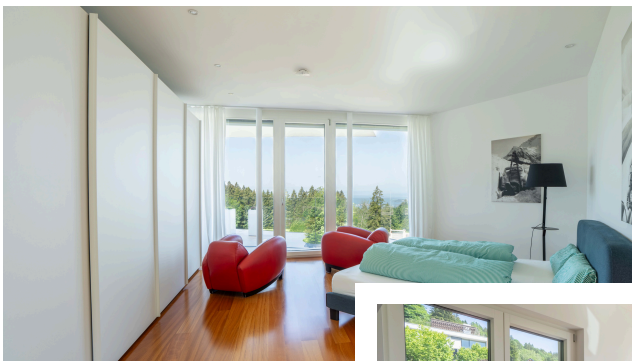
The ultra-modern shower toilet fulfills every wish and ensures maximum comfort. The elegant large-format porcelain tiles from Italy give the bathroom a tasteful and elegant finish.

Every moment becomes a precious time out that caresses your soul and delights your heart.





# THOUGHTFUL PLANNING. EVERY ROOM IN THE RIGHT PLACE



When you enter bedroom 01 on level 1, all stress falls away from you. The generous glass front on the north side discloses a view of lush greenery, accompanied by the soothing sound of the stream and the cheerful chirping of birds. A feeling of security and harmony envelops you.

Once you arrive in your room, you can enjoy the breathtaking view over Lake Constance. The rooms 02 and 03 also offer direct access to the pool with a view of Lake Constance.

Every evening you can watch the fascinating play of the setting sun, which always shows itself in new, beautiful forms.

The bedrooms are a true retreat that promises well-being and deep relaxation and gently preparing you for a restful night's rest.



# OASIS OF WELL-BEING.

UNIQUE | IMPRESSIVE | EXTRAORDINARY

On the top floor of this villa, living, dining and life take center stage. On generous 98m<sup>2</sup>, the living and dining areas combine to create a luxurious space that fulfills every wish.

Two terraces on the north and south sides offer a variety of options for use. On hot summer days, the north-facing balcony is a valuable and appreciative oasis of relaxation.

The south-facing balcony is accessible via a large lift-and-slide door and impresses with spectacular sunsets that will leave you mesmerized.





# THE KITCHEN.

## COOKING | DINING



The fully equipped kitchen with a Corian worktop and brass cupboards shows the highest quality and style.

A convenient back kitchen proves particularly valuable when receiving guests.

The entire flooring in the house is made of high quality Doussié wood, while the terrace decking is made of Bangkirai wood.

The spacious dining table with a view of Lake Constance invites you to social gatherings.





# LIVING. IN LUXURY



The cozy living room, located in a slightly offset cube, invites you to relaxing hours.

Look forward to this villa, which will delight you with its cozy rooms, sensational views and absolute silence, wherever you look, you will find pleasant places to relax and feel good.





# SECURITY.

PAIRED WITH ABSOLUTE TRANQUILITY



The villa has a modern security and alarm system, offering you maximum security and comfort.

Enjoy an irrevocable right of use for the adjacent forest and stream, providing endless possibilities for your private sanctuary.

The villa is situated in an absolutely peaceful location with a unique distant view over Lake Constance and the German and Swiss hilly landscape.

# FACTS. AND FIGURES

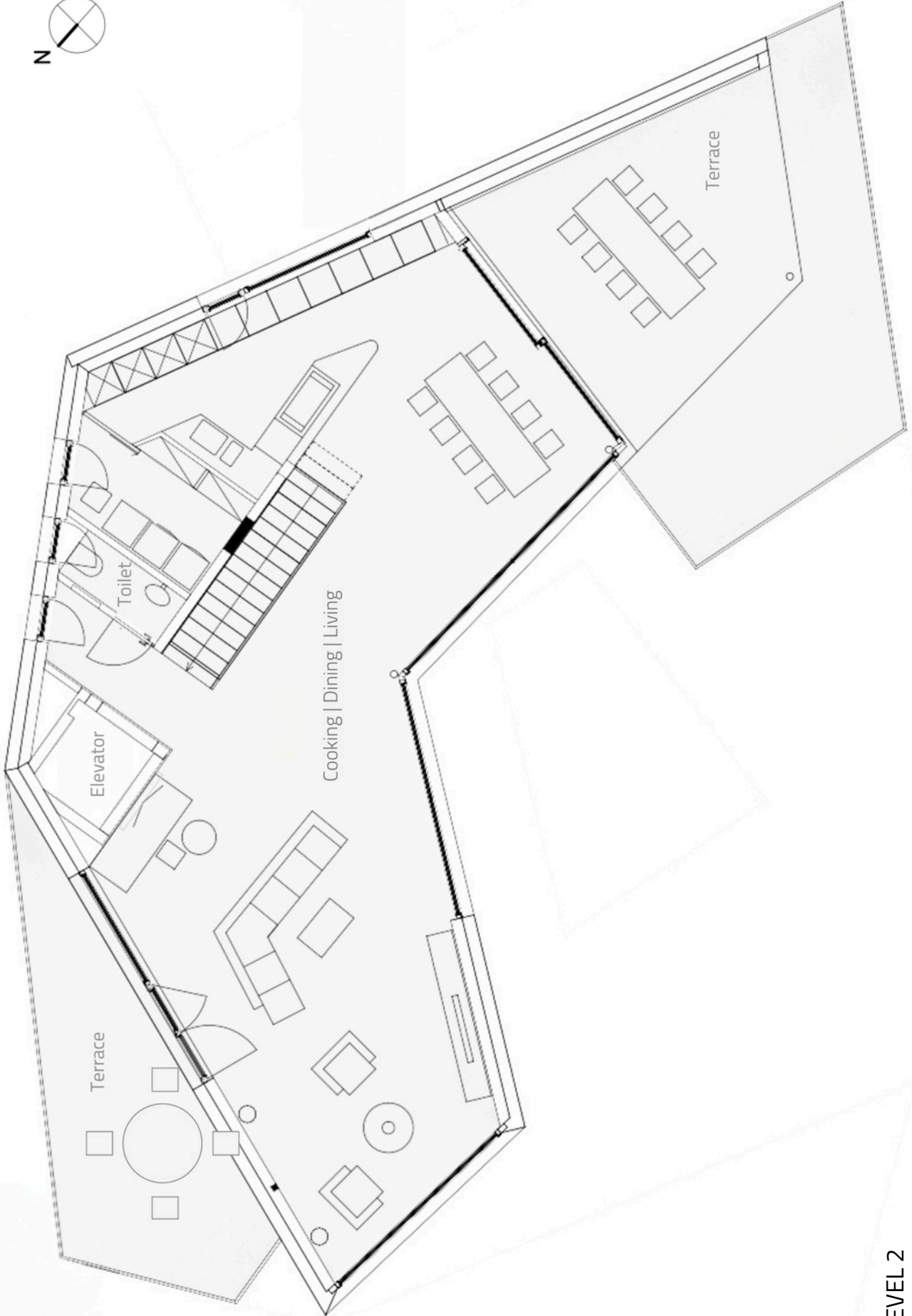
property data:	Sonnenhalde 2   6911 Eichenberg   Austria
plot area:	631 m <sup>2</sup>
total living space:	376,32 m <sup>2</sup>
living space Top 01:	145,21 m <sup>2</sup>
terrace Top 01:	31,81 m <sup>2</sup>
cellar Top 01:	11,87 m <sup>2</sup>
living space Top 02:	231,11 m <sup>2</sup>
terrace 1 on the upper floor:	99,05 m <sup>2</sup>
pool on the upper floor:	18,22 m <sup>2</sup>
terrace 2 in the attic:	19,31 m <sup>2</sup>
terrace 3 in the attic:	43,13 m <sup>2</sup>
cellar Top 02:	69,17 m <sup>2</sup>
number of rooms:	9
number of bathrooms:	4
number of WC:	5
total terraces:	4   193,3 m <sup>2</sup>
heating:	Geothermal   underfloor heating   cooling retrofittable
cellar area:	81,04 m <sup>2</sup>
room height:	2,80 m
garage parking spaces:	4
outside parking spaces:	6
year of construction:	2019
energy certificate:	HWB 38 kWh/m <sup>2</sup> a   ClassB fGEE 0,65   ClassA+

The property has already been parceled out, so it is also possible to purchase a single unit.

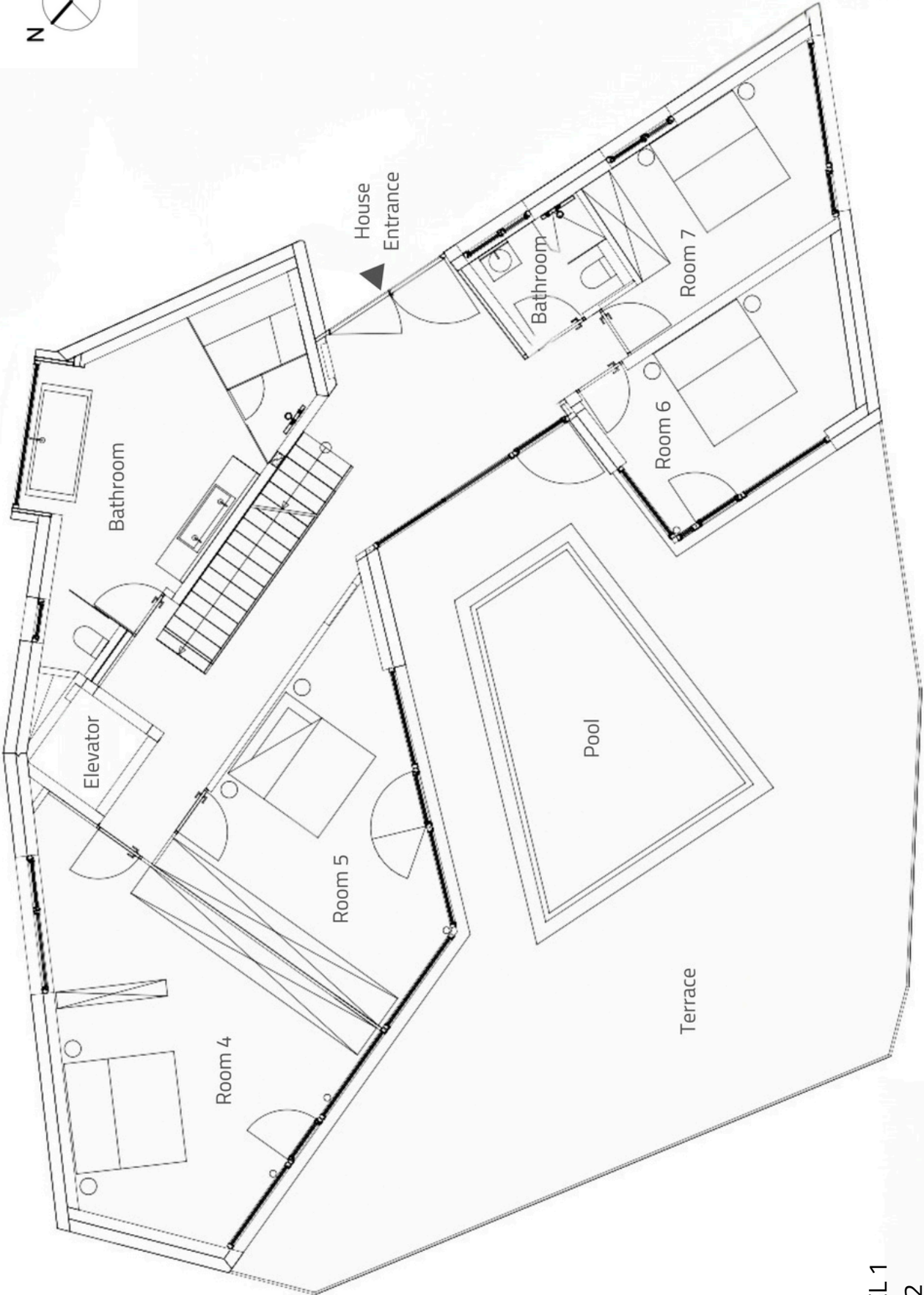
## additional costs

agency commission:	3 % plus VAT
real estate transfer tax:	3,5 %
land register entry:	1,1 %
establishment of contract:	0,8 % plus VAT + cash outlay



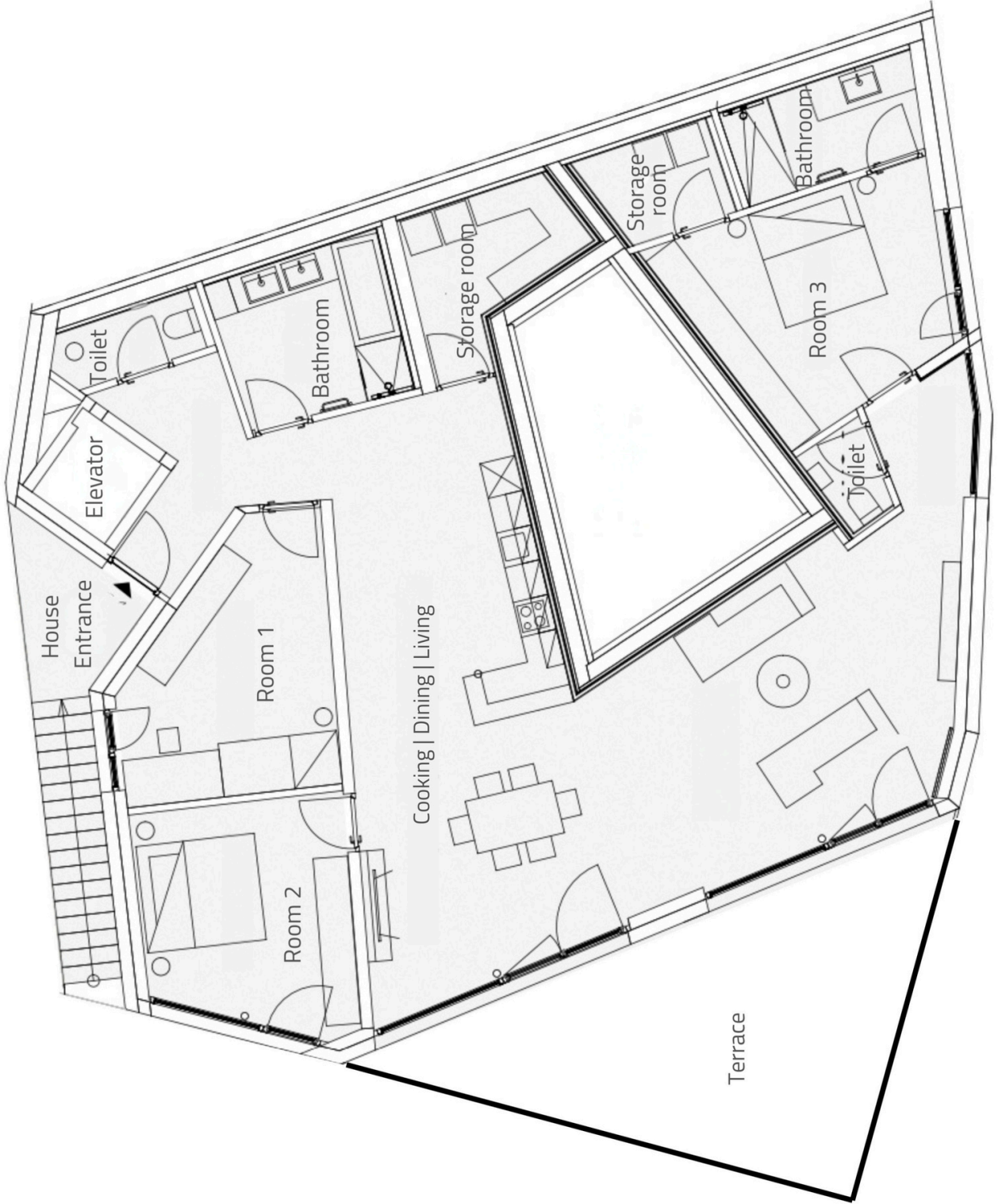


LEVEL 2  
TOP 2

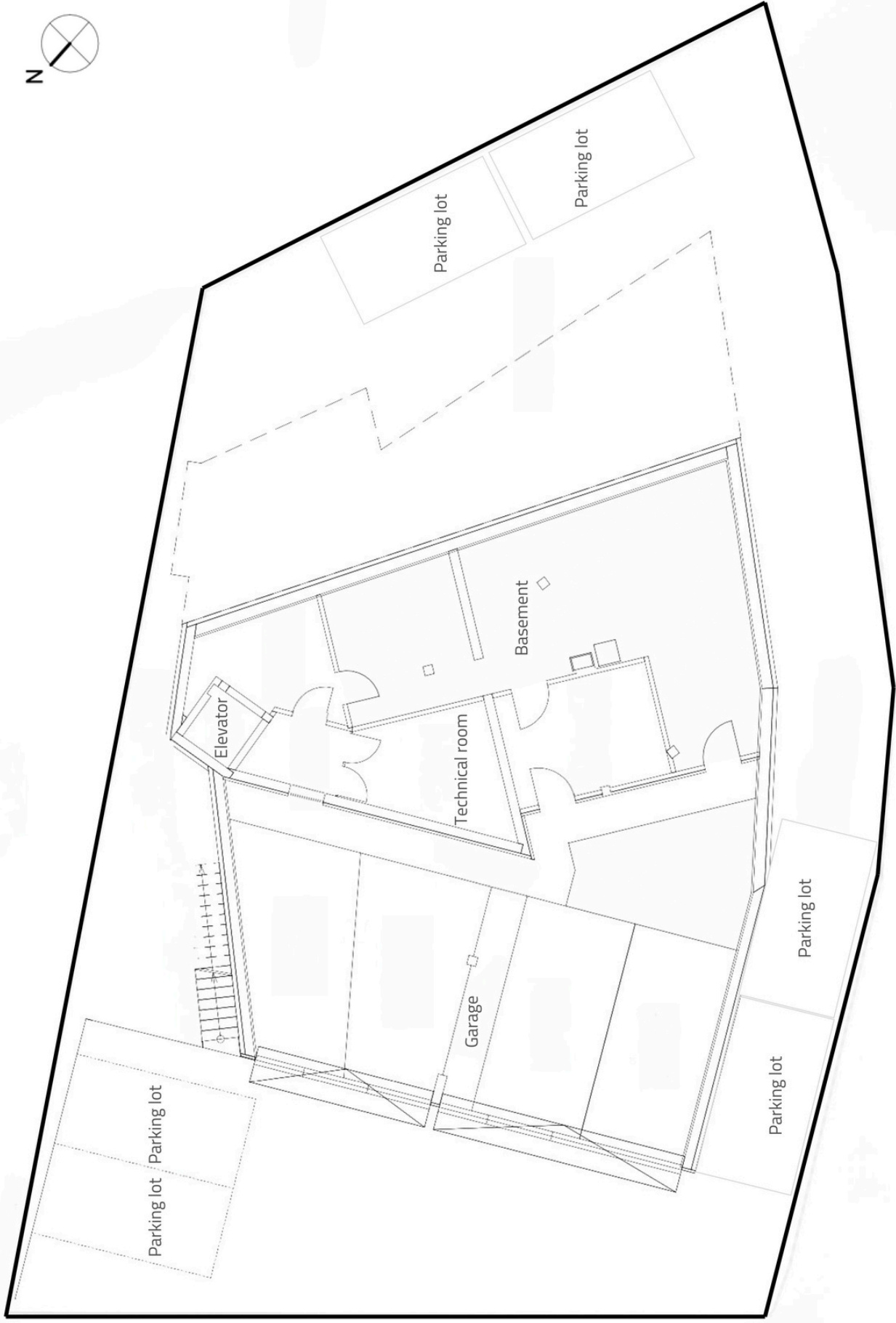


LEVEL 1  
TOP 2





LEVEL 0  
TOP 1



LEVEL -1

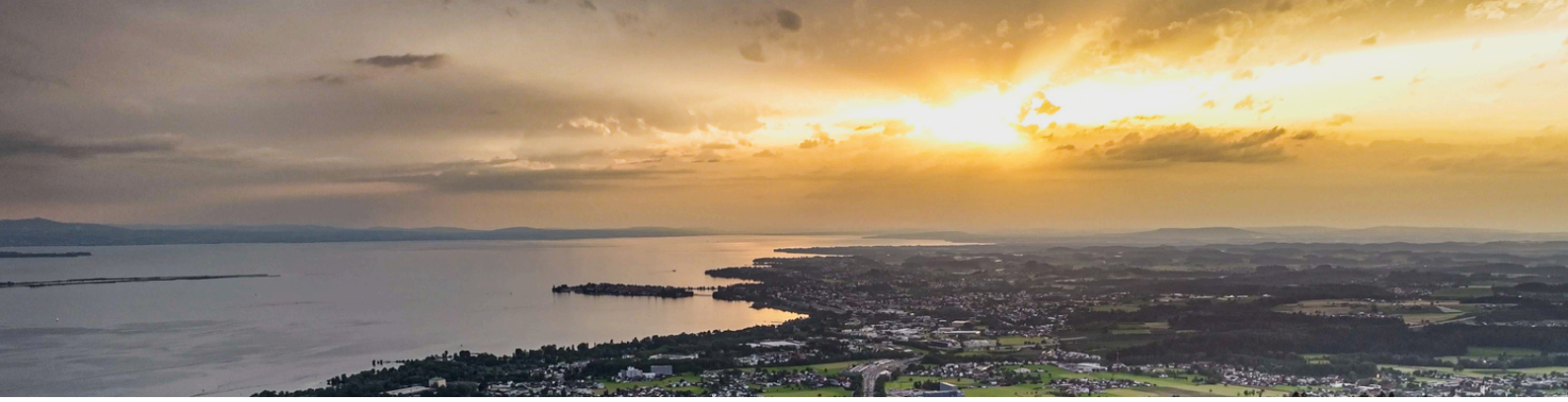


# RIGHT OF USE.

UNRESTRICTED ACCESS | IRREVOCABLE

Enjoy an irrevocable right of use for the adjacent forest and stream, providing endless possibilities for your private sanctuary.





# SALE.

This villa in the best location on Lake Constance makes dreams come true and offers you the best prospects for the future.

Arrange a non-binding consultation appointment now:



Your contact person:

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