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Project Concept &
Architectural Potential

The approximately 1,945 m² site at Konstanzerstrasse 55/57 in Tägerwilen offers a rare opportunity to develop a cohesive new construction project in a sought-after location near the border and the lake. The underlying development concept focuses on the three parcels 358, 730, and 879, which together form an extremely attractive project site with clear architectural potential.

Based on the existing framework conditions of the WA1.8 residential and commercial zone, the development of a modern multi-unit building with a flat roof, penthouse level, and underground parking garage appears highly feasible in principle. The established project logic assumes a buildable land area of approximately 1,945 m² and an above-ground building volume of up to approximately 4,202 m³.

Architecturally, a concept emerges that combines contemporary clarity with warm, regionally appropriate materials. A calm, modern design language with a recessed penthouse level, generous window areas, sheltered outdoor spaces, and a façade design that blends modernity with Swiss-influenced building traditions appears particularly harmonious. A high-quality wood or wood-hybrid aesthetic, clean lines, elegant loggias, and a welcoming façade depth would do particular justice to the location.



Visualizations (no obligation)

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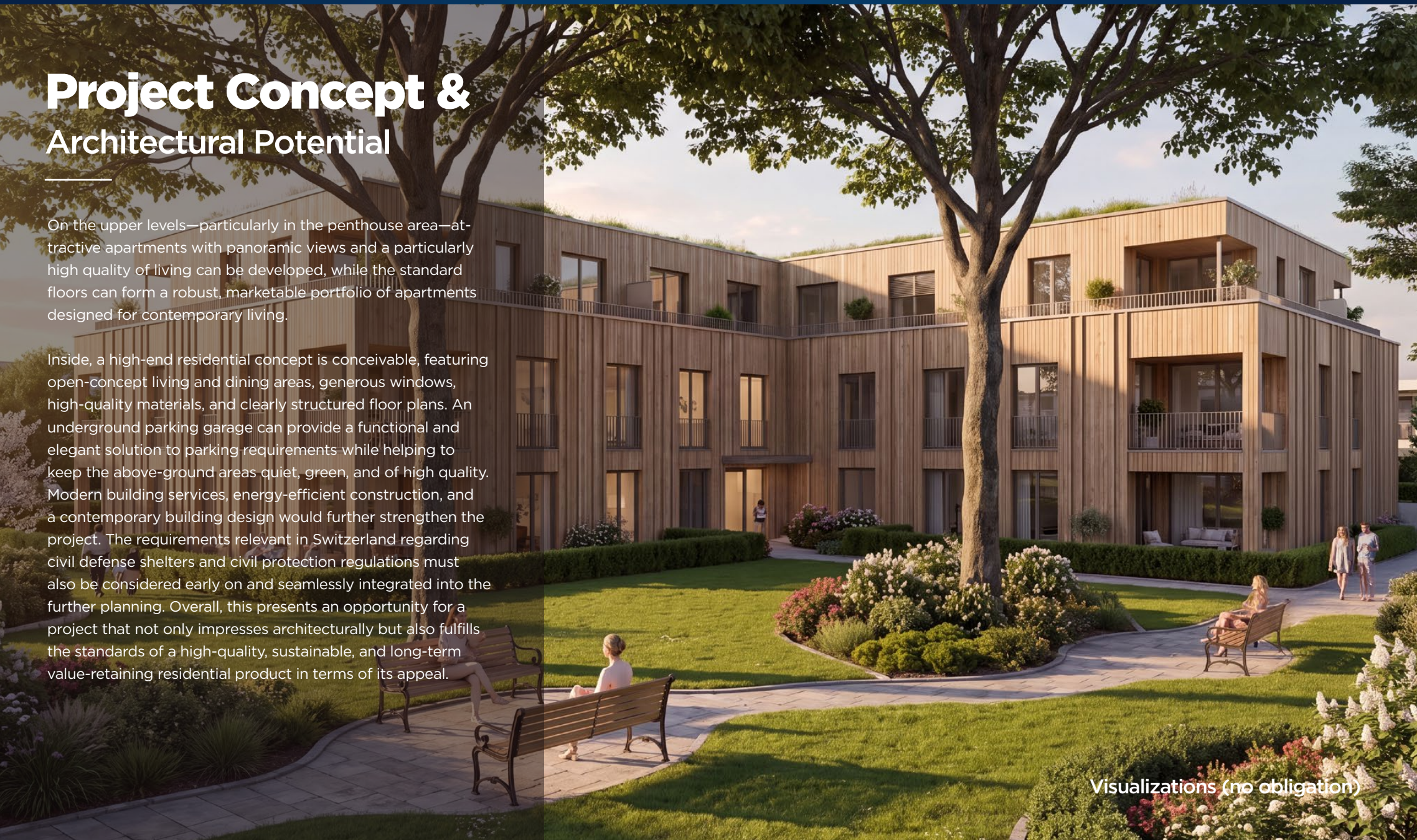
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Project Concept &
Architectural Potential

On the upper levels—particularly in the penthouse area—attractive apartments with panoramic views and a particularly high quality of living can be developed, while the standard floors can form a robust, marketable portfolio of apartments designed for contemporary living.

Inside, a high-end residential concept is conceivable, featuring open-concept living and dining areas, generous windows, high-quality materials, and clearly structured floor plans. An underground parking garage can provide a functional and elegant solution to parking requirements while helping to keep the above-ground areas quiet, green, and of high quality. Modern building services, energy-efficient construction, and a contemporary building design would further strengthen the project. The requirements relevant in Switzerland regarding civil defense shelters and civil protection regulations must also be considered early on and seamlessly integrated into the further planning. Overall, this presents an opportunity for a project that not only impresses architecturally but also fulfills the standards of a high-quality, sustainable, and long-term value-retaining residential product in terms of its appeal.



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The Highlights

- Approx. 1,945 m² of developable land in Tägerwilen
- Project site comprising 3 contiguous parcels
- Residential and commercial zone WA1.8
- Floor area ratio of 1.8 with development potential
- Up to approx. 4,202 m³ of above-ground building volume conceivable
- Flat-roof design with attractive penthouse level possible
- Potential for approx. 10 to 12 residential units
- Quiet location near the Seerhein, Rhine floodplains, and natural surroundings
- Penthouse apartments with attractive views possible
- Location near the border with Constance offering high-quality surroundings
- Highly sought-after residential location in the
- Kreuzlingen / Constance area
- Tax-advantaged location in the Canton of Thurgau
- Preliminary assessment and project logic already established
- Underground parking garage with a practical parking solution is a realistic possibility
- Additional guest parking spaces are generally conceivable
- Value appreciation through reorganization and clearing
- of the site
- Interesting combination of residential living, tranquility, and
- proximity to urban amenities
- Good connections to Kreuzlingen, Konstanz, and
- the Lake Constance region
- Development property with a rare market opportunity
- High-potential new construction project for developers
- and investors



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Property Details

Vision for New Construction

Object type:	Development site / Project site with existing buildings
Project description:	Planned redevelopment involving the demolition of the existing buildings and possible new construction
Address:	Konstanzerstrasse 55 / 57, 8274 Tägerwilen, Switzerland
Municipality / Canton:	Tägerwilen, Kanton Thurgau
Relevant plots of land:	358, 730, 879
plot 358:	697 m²
plot 730:	526 m²
plot 879:	722 m²
Total area:	1.945 m²
Inventory of the plot 358:	Remaining structure of the former gas station / storage building
Inventory of the plot 730:	Vacant single-family home with garage/carport
Inventory of the plot 879:	Workshop / Office / Apartment and Garage
Planning Zone:	Residential, commercial zone WA1.8
floor area ratio (BMZ):	1,8
Facade height (flat roof):	max. 10,50 m
Facade height pitched roof:	max. 8,00 m
Total height sloped roof:	max. 12,50 m



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Property Details

Vision for New Construction

Minimum setback:	min. 4,00 m
Maximum setback:	min. 8,00 m
Maximum building length:	40,00 m
Noise sensitivity class:	ES III
Parapet regulations flat roofs:	The top 2.5 m of the permitted facade height are only applicable in the area of an attic floor
Parapet regulation for flat roofs:	1.945 m^2
Known above-ground project volume preliminary documents:	up to approx. 4.202 m^3
Known underground project volume preliminary documents:	approx.2.400 m^3
Known total existing volume :	approx. 2.312 m^3
Location characteristics:	Location near the border with Constance, proximity to Seerhein / Rhine floodplains, residential and development site
Particularly relevant legal / development issues:	easements, right of way for pedestrians and vehicles, building rights adjacent to property lines, boundary setback regulations, sewer rights

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CURRENT CONDITION

Building Property

Storage building:	Plot 358
Insurance No. for storage building:	620.671
Year built storage building:	1961
Known volume storage building:	99 m³
Residential building:	Plot 730
Insurance No. for residential building:	620.618
Year of construction, residential building:	1952
Known volume, residential buildin:	504 m³
Garage on Plot 730:	Plot 730
Insurance No. for Garage 730:	620.705
Year of construction, Garage 730:	1960
Known volume of garage 730:	90 m³
Workshop / Office / Apartment:	Parzelle 879
Insurance No. for workshop /office / apartment:	620.886
Year of construction for workshop / office / apartment:	1965
Known volume of workshop / office / apartment:	1.567 m³
Garage on plot 879:	Parzelle 879
Insurance No. Garage 879:	620.1294
Year of Construction Garage 879:	1995
Known Cubic Volume Garage 879:	52 m³



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Location,

Quality of Life & Local Character

The location uniquely combines the Swiss quality of life, proximity to the water, and excellent cross-border accessibility. Tägerwilen is one of the most sought-after residential areas within the immediate vicinity of Kreuzlingen and Konstanz and benefits from its location in the attractive canton of Thurgau. From here, everything is within easy reach—whether you're heading toward the city, nature, or the water. The Seerhein, with its waterfront areas, harbor, beach, and expansive recreational spaces, is conveniently close; depending on the route, these amenities can be reached in just a few minutes. It is precisely this interplay of water, open spaces, Swiss tranquility, and proximity to urban life that gives the location a high degree of practicality for everyday living while also fostering an almost laid-back lifestyle.

Added to this is the combination of quality of life and location advantages, which is particularly appealing to many buyers. The border with Germany is just a short drive away, as are Kreuzlingen and Konstanz with their comprehensive infrastructure, shopping options, dining options, and cultural institutions.

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Location,

Quality of Life & Local Character

The area also boasts excellent regional connections: major transportation routes are just a short distance away, as are links to the Lake Constance region, eastern Switzerland, and beyond to the Rhine Falls—one of the region's most impressive natural attractions—which are easily accessible. For residents, this means being well-connected to urban areas while enjoying a scenic setting and a pleasantly peaceful atmosphere.

It is precisely this lifestyle that makes the location so special. Here, you don't live in anonymous urban density, but in an environment that combines openness, water, nature, and a high standard of living. The riverside landscape of the Seerhein, the proximity to the harbor and beach, the location near the border, and the tax advantages evident in the canton of Thurgau combine to create a location that is exceptionally appealing to both homeowners and investors, as well as project-oriented developers. It is the combination of short distances, a high quality of life, living close to nature, and excellent accessibility that gives this project location its particular strength.

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→ **Tip: Click here to go directly to Google Maps.**

Location

PARADIES

Tägerwilen is one of the most sought-after residential areas in the immediate border region with Konstanz, combining the Swiss quality of life with exceptional proximity to the water. The town is located in the canton of Thurgau, where municipal tax rates are attractive by cantonal standards; Tägerwilen is one of the most tax-friendly municipalities in the region. At the same time, the town benefits from its immediate proximity to Kreuzlingen and Konstanz, as well as its location on the Seerhein, which connects the Upper and Lower Lakes.

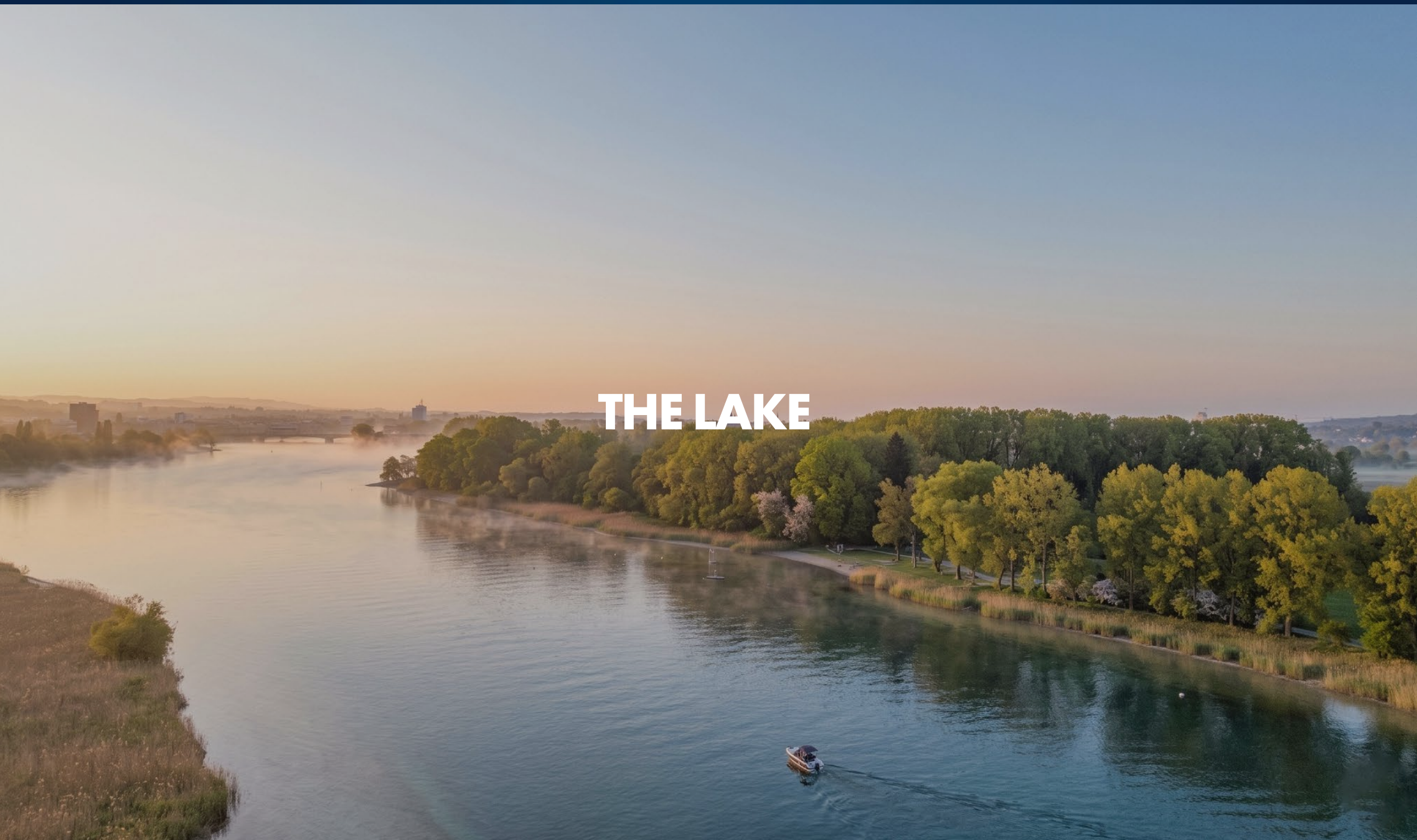
The high quality of leisure and living is particularly appealing: the Seerheinbad Tägerwilen / Zellersguet, with its large sunbathing lawn, swimming islands, diving tower, and natural access to the Rhine, is a real asset to the location. The waterfront area, the harbor locations around Kreuzlingen and Gottlieben, and the paths along the water also convey precisely that peaceful, high-quality lifestyle that makes this region so special. Konstanz is only about 4 km away and can be reached by direct train in about 7 minutes.

The location also offers excellent infrastructure: Zurich Airport is very well connected by road and rail; the travel time from Tägerwilen is about 51 minutes by car and approximately 1 hour and 17 minutes by train. Bodensee-Airport Friedrichshafen is located within the broader regional catchment area and is also easily accessible via the Lake Constance region; the distance by road is approximately 79 km. Thus, the location combines nature-oriented living on the Seerhein with short travel times to Constance, Kreuzlingen, Zurich, and further into the entire Lake Constance region all the way to the Rhine Falls.

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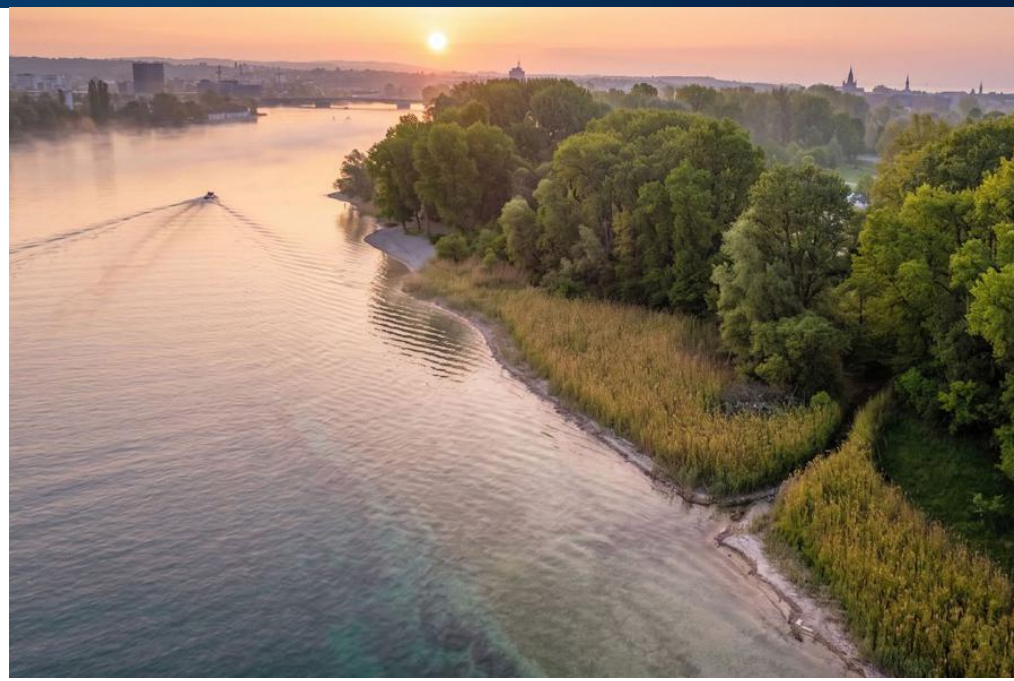
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+

THE SEERHEIN RIVER IS RIGHT NEARBY





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+

MAGICAL NATURE IN VIEW



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THE COURT

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+ A VISION FOR NEW CONSTRUCTION WITH A FOCUS ON AESTHETICS



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ARCHITECTURALLY BEAUTIFUL



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A WARM ATMOSPHERE



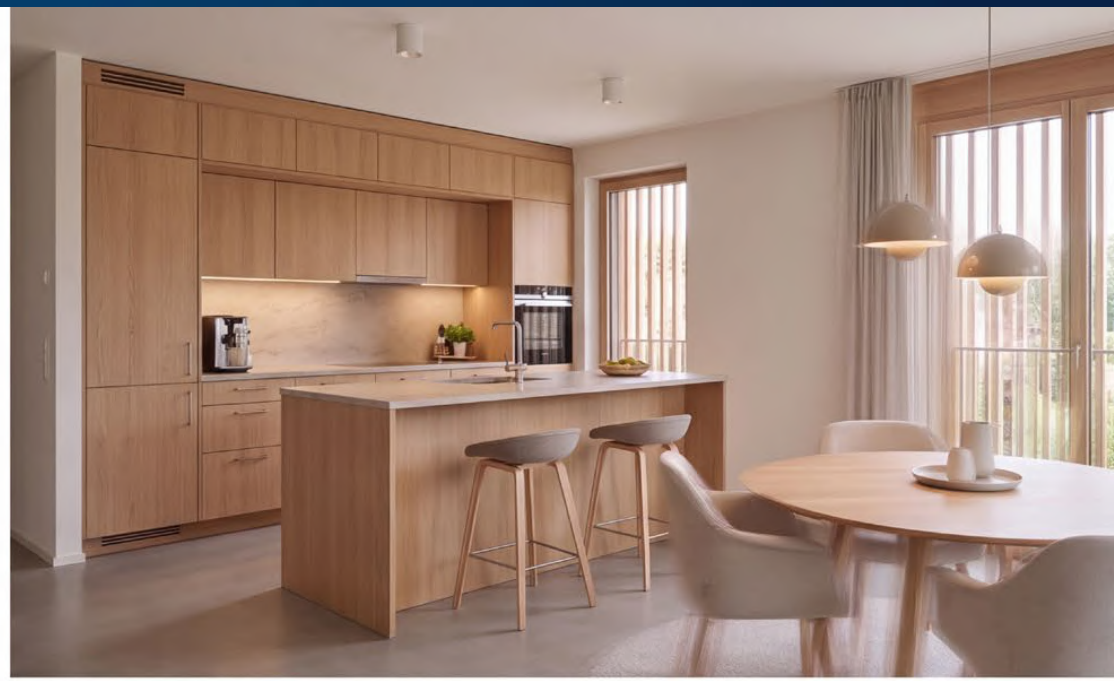
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+ MODERN, BRIGHT, AND STYLISH



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EXAMPLE FLOOR PLAN 2.5-bedroom garden-level apartment

- **Approx. 66 sq. m. of living space**
- **Approx. 12 sq. m. of loggia**

The floor plans show sample apartments featuring high-quality finishes, open-concept living areas, and spacious outdoor spaces. All measurements are approximate.







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SAMPLE FLOOR PLAN
3.5-Bedroom Apartment

- **Approx. 95 sq. ft. of living space**
- **Approx. 16 sq. ft. of loggia**

The floor plans show sample apartments featuring high-quality finishes, open-concept living areas, and spacious outdoor spaces. All measurements are approximate.







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EXAMPLE FLOOR PLANS: Attica Apartment

- ✓ **Approx. 136 sq. m. of living space**
- ✓ **Approx. 78 sq. m. of rooftop terrace**

- Wraparound rooftop terrace
- Large windows
- Open-concept living area
- High-end finishes
- Privacy & panoramic views

The floor plans show sample apartments featuring high-quality finishes, open-concept living areas, and spacious outdoor spaces. All measurements are approximate.





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Development facts for the new building:

FACADE HEIGHT (FLAT ROOF)
max. 10.5

MARGIN
small: min 4.00

MARKING DISTANCE
Large: min. 8.00

MAXIMUM BUILDING LENGTH:
40.00 m

ROOF CONTROL SYSTEM FOR A SLOPING ROOF
1,945 m^2

UNDERGROUND PARKING GARAGE APPROVED

PERMITTED APARTMENTS DEPENDING ON THE LAY-OUT: 10–12 units

DISTANCE TO THE LAKE:
200 m on foot

VIEW OF THE LAKE:
From the first floor

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