



THE STATEMENT

EINZIGARTIGE VILLA MIT SEEBLICK

Die Highlights

- Luxurious villa with 9.5 rooms, 4 bathrooms, and extensive wellness facilities
- Fitness room and integrated double garage
- Private indoor pool with whirlpool and sauna
- Spectacular garden with a natural stream
- Suspension bridge in the garden
- Large pantry and spacious utility rooms
- Lounge, multiple terraces, balconies & roof terrace with lake views
- „House-within-a-house“ feel thanks to the split-level attic layout
- Roof terrace with unobstructed lake views
- Fireplace room and home cinema
- High-end ARC LINEA kitchen with Gaggenau appliances
- Artworks and stylish architecture
- Smart home control system
- Stunning chandelier above the dining area
- Unique property built to the highest standards
- Night-time ventilation system & automatic tilt windows



Property Details

Year of manufacture:	2006
Garden Design & Expansion:	2008 / 2013
Heating systems:	2 gas central heating systems
Living area with indoor pool:	approx. 573,02 m ²
Living area excluding indoor pool / basement:	approx. 438,58 m ²
Room:	9.5 rooms + 4 bathrooms
Wellness:	Indoor pool, whirlpool, Rain shower, sauna, Outdoor relaxation area
Property:	approx. 1.767 m ²
Parking areas:	1 double garage, 1 covered parking space, outdoor parking spaces
Vacant from:	Available by arrangement
Purchase price:	We would be happy to provide the purchase price for the property—including the land, fitted kitchen, and any furnishings and art objects (subject to agreement)—upon request (plus standard ancillary purchase costs, such as a 3.57% broker's commission incl. VAT, 5% real estate transfer tax, and notary and land registry fees).



Property description

Situated in a prime, quiet hillside location in Sipplingen, this luxurious villa—built using solid construction methods—was designed with privacy in mind. Constructed in 2006 alongside an indoor pool, the villa offers a total living area of approx. 573.02 m², an additional usable area of approx. 78 m², and a plot of approx. 1,767 m² featuring stunning slopes and a natural stream.

Exclusivity and comfort are the defining themes here.

Large, floor-to-ceiling, triple-glazed windows on the villa's south side offer views of the lovingly landscaped garden and Lake Constance. The spacious hallway leads into the open-plan living area. This space encompasses an elegantly concealed dining room with access to the open kitchen, as well as an adjoining split-level living room. From here, passing an elegant white open fireplace, you reach the private home cinema with its integrated bar. Highlights include the two galleries overlooking the upper floor and the impressive „Crystal Rain“ lighting fixture—a custom piece by design icon anthologie-Quartett—suspended above the dining area. The ground floor is fully paved with greywacke natural stone tiles and offers access to the double garage via a secondary kitchen. The south-facing garden area features a covered terrace and inviting olive trees. A Mediterranean-style lounge area and a glazed garden shed complete the first impression of this spectacular garden.



Property description

The garden is unique in its layout and has been featured in specialist publications for its design. Paths made of over 30 tons of Maggia granite wind their way up and down the hillside in a series of switchbacks. A private, 14-meter-long suspension bridge romantically spans the natural stream, leading to a wooden garden house with an outdoor seating area. From here, one can enjoy wonderful views of the garden's wild, natural vegetation and admire features such as the gnarled pollard willow by the bridge. The garden is further enhanced by a variety of Mediterranean and native perennials and shrubs, as well as a historic fountain area.

The main living quarters—the private rooms—are located on the upper floor and the attic level. Each bedroom features its own bathroom, and some even include a private kitchenette. On the upper floor, a small library and an adjoining office integrate seamlessly into the gallery area. The master bedroom offers a spectacular view of the lake right from the moment you wake up, thanks to a floor-to-ceiling triangular glass frontage. The adjoining en-suite bathroom—adorned with turquoise mosaic tiles and featuring a walk-in shower and a sunken bathtub—provides direct access to the spacious roof terrace. This terrace serves as a link to an additional children's room, which also boasts its own bathroom and a soaring ceiling that extends up to the roof's apex.



Property description

The terrace features elegant lounging areas, stylish lighting, and Mediterranean landscaping that beautifully complements the view of Lake Constance. Architectural light axes run through the entire house—starting with the terrace skylights, which channel daylight down to the lower level via floor-integrated glass panels. The secluded areas around the house and the balconies offer a rare advantage: they are virtually shielded from view on all sides, ensuring absolute privacy. Amidst the garden's natural setting, you will find total tranquility and an idyllic retreat.

The kitchen is by the renowned Italian manufacturer Arclinea; featuring a professional-grade stainless steel aesthetic, it presents a seamless, unified look. The matte white cabinet fronts offer a subtle contrast to the brushed stainless steel island and house high-end Gaggenau appliances. A supplementary kitchen area—complete with an additional dishwasher and a separate wine cooler—is located right next door. This area provides direct access to the spacious double garage, making it convenient to bring in groceries and shopping. The garage accommodates two vehicles as well as various two-wheeled vehicles, with additional parking available in front of the house.

Property description

Dating back to the original construction, the villa features a central smart-home control system for lighting and blinds, an alarm system, and an integrated sound system—extending to the garden—that can be linked to a music server.

State-of-the-Art Technology & Automatic Climate Control

A custom-developed system supports the home's heating and cooling technology. The house manages itself year-round, continuously regulating temperature and ventilation to ensure absolute comfort. Located behind the private indoor pool is a climate control unit capable of circulating cold water through the under-floor heating conduits during summer; combined with concrete core activation, this provides additional cooling for the house. Operating independently alongside this is a night-time ventilation system that can automatically tilt windows open and closed without compromising home security. This ensures a perfect indoor climate, with pleasant temperature and humidity levels, throughout the year. To achieve this, a comprehensive climate analysis—specifically tailored to the villa's location—was conducted, and the system was programmed based on the resulting findings.

Property description

Water and Relaxation

When it comes to wellness, this entrepreneur's villa rivals any high-end spa. In addition to a Finnish 90°C sauna, the private indoor pool is a standout feature of the home. The rounded pool—measuring 8.5 meters by 3.7 meters with a depth of 1.4 meters—is enhanced by atmospheric underwater lighting. The pool hall itself maintains a comfortable temperature year-round, insulated by triple-glazed, floor-to-ceiling sliding glass doors that offer views of the garden. The pool floor is finished in golden quartzite. Complementing the main pool is a whirlpool designed for 4-5 people, featuring various jet and bubble functions. The pool area includes a separate shower and WC, as well as a premium KLAFS sauna. A spacious fitness room is located immediately adjacent; it features resilient flooring, heavy-duty ceiling hooks, and ample space for various exercise equipment. The room has been uniquely designed with a mural depicting a famous Hamburg street and skylights featuring integrated greenery.

Legal Notice::

The property is located at „Im Lutzental 14, 78354 Sipplingen“ and is being marketed and sold exclusively by Von Hirsch GmbH – Immobilien am Bodensee. This property description was prepared with the assistance and information provided by the owner; we accept no liability for any discrepancies. To arrange a viewing, please contact us at: tiggeler@vonhirschimmobilien.de

Floor Plan

Ground Floor

The ground floor impresses with a well-conceived layout, offering versatile living and relaxation areas. The entrance area leads into the central staircase connecting the various levels. A spacious dining area—complemented by an adjoining kitchen and a practical secondary kitchen—serves as the heart of daily life. The light-filled living room creates a pleasant atmosphere and offers a direct connection to the communal areas.

The layout is further enhanced by a home cinema, providing the ideal setting for relaxing movie nights. An attached garage offers added convenience. Finally, the ground floor is rounded off by a spacious terrace that extends the living space outdoors, inviting you to relax and unwind.



Floor Plan Upper Floor

The upper floor features a well-conceived layout offering versatile possibilities for use. Two spacious rooms, each with its own en-suite bathroom, create comfortable retreats suitable as either children's rooms or guest rooms. An open gallery lends the floor a sense of spaciousness and harmoniously connects the various areas.

The layout is complemented by a library and a separate office, providing an ideal setting for focused work or creative pursuits. The hallway and gallery ensure smooth circulation between rooms and underscore the open character of the upper floor.



Floor Plan Attic

The top floor creates a private retreat offering a high quality of living. The spacious master bedroom, with its adjoining en-suite bathroom, provides a comfortable atmosphere and direct access to the roof terrace.

This level is complemented by an additional room with its own bathroom, which can be flexibly used as a children's room or guest room. The expansive roof terrace extends the living space outdoors, offering a special place to relax and unwind.



Floor Plan

Lower Ground Floor

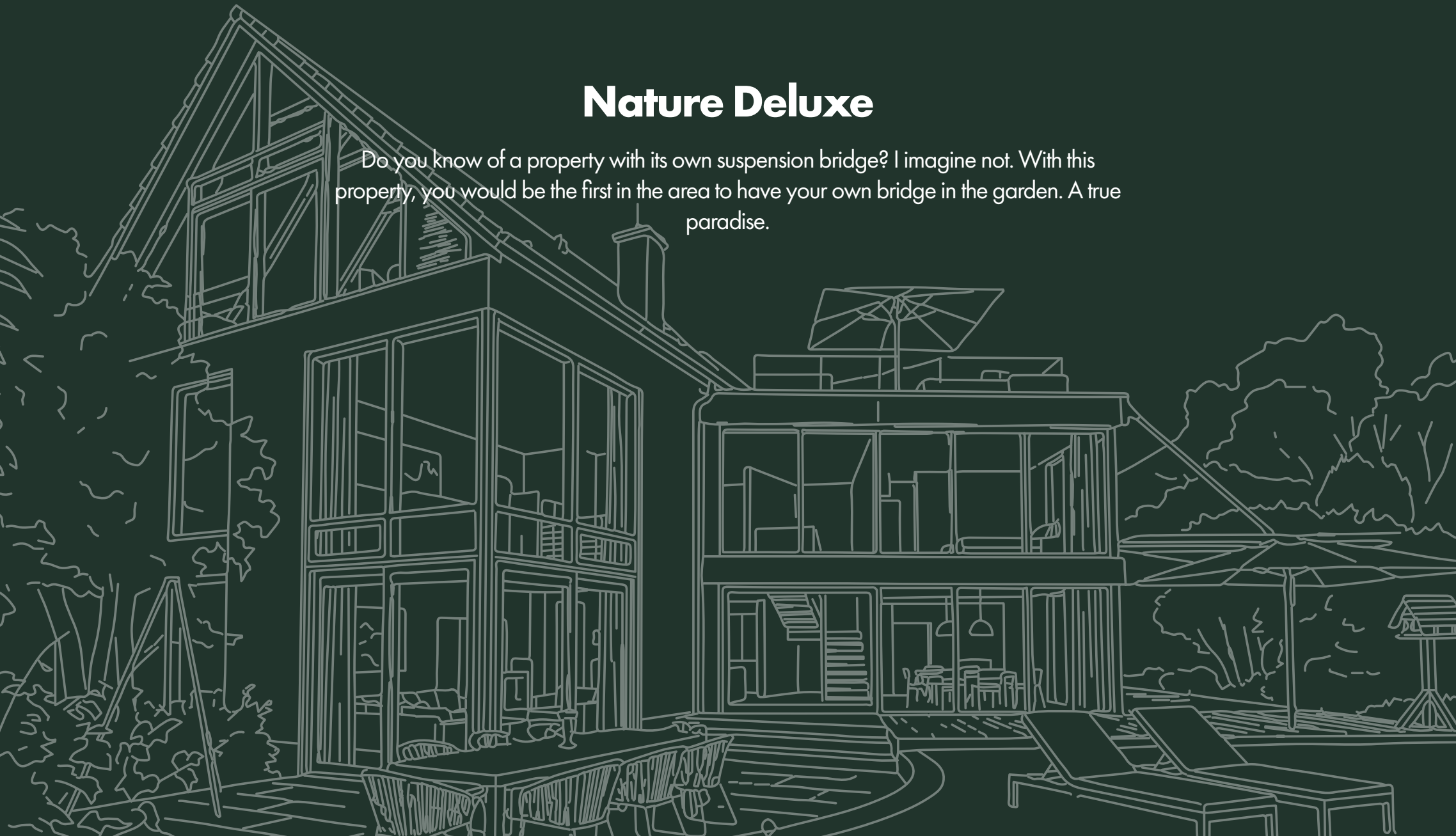
The lower level offers exceptional space, providing a wide range of options for leisure and other activities. A spacious wellness area—featuring a swimming pool, sauna, shower, and WC—invites you to relax and unwind.

This is complemented by a fitness room, creating the ideal setting for working out at home. In addition, there is a laundry room, a workshop, and two cellar rooms offering ample storage space. The necessary building services systems are housed in separate utility rooms, ensuring an efficient layout for the home's technical infrastructure.



Nature Deluxe

Do you know of a property with its own suspension bridge? I imagine not. With this property, you would be the first in the area to have your own bridge in the garden. A true paradise.





[VIDEO-TOUR ONLINE](#)



Luxury floor plan

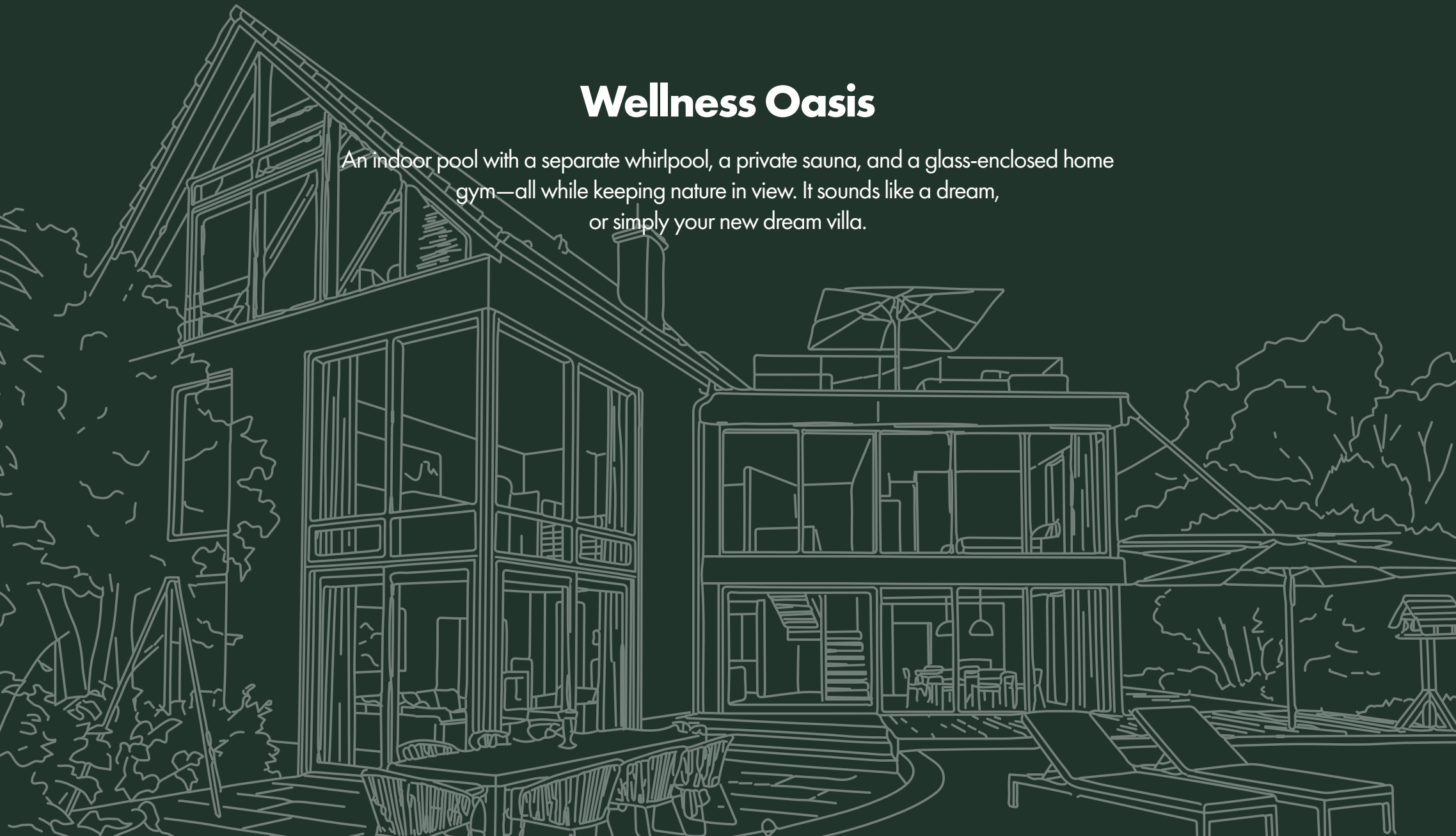
An open gallery, round windows, floor-to-ceiling sources of natural light, and a view of the beautiful nature of your own garden. The villa offers layouts that are both cozy and ultra-modern, meeting the highest standards of living.





Wellness Oasis

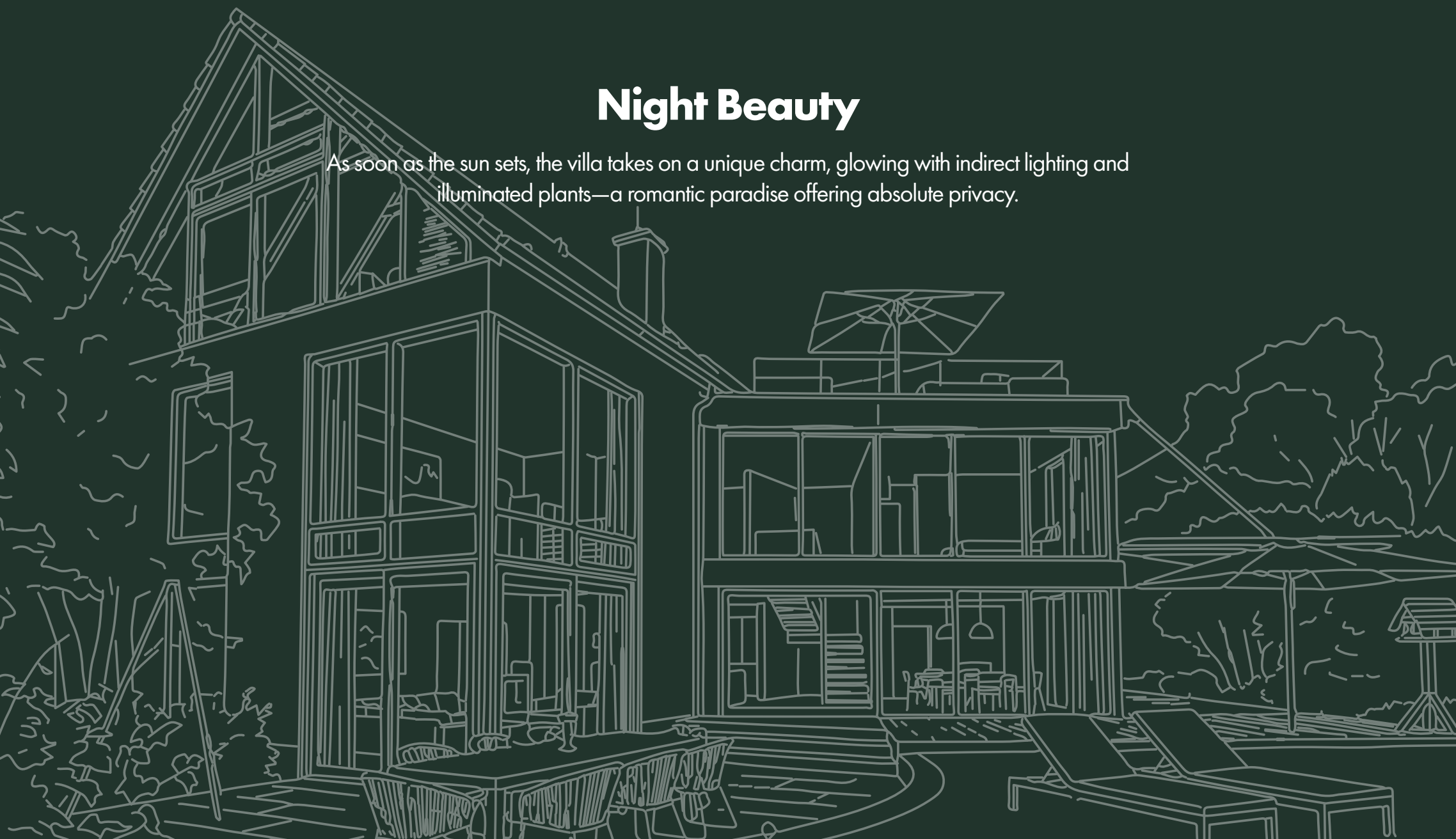
An indoor pool with a separate whirlpool, a private sauna, and a glass-enclosed home gym—all while keeping nature in view. It sounds like a dream, or simply your new dream villa.





Night Beauty

As soon as the sun sets, the villa takes on a unique charm, glowing with indirect lighting and illuminated plants—a romantic paradise offering absolute privacy.







Im Lutzental 14,
78354 Sipplingen

Location

Sipplingen is a small town of around 2,100 inhabitants situated directly on Lake Constance—west of Überlingen and along the steep northern shore of the Überlingen Basin in Baden-Württemberg. It offers a wealth of hiking paradises, historical treasures, culinary delights, and genuine hospitality. The historic town center, with its picturesque alleys and beautifully maintained half-timbered houses, bears witness to the town's long history. The town boasts over 40 km of marked cycling and hiking trails offering magnificent views of the village and Lake Constance.

A small supermarket, bakery, butcher, bank, school, medical practices, and kindergarten are all within walking distance. Train and bus stations are nearby, and the B31, A81, and A98 highways are just a few minutes away by car. Golf enthusiasts will appreciate the two attractive golf courses located nearby:

Owingen-Überlingen (18 holes) and Konstanz (18 holes). Sipplingen features two marinas, a diving center, and a sailing school offering charters and boat rentals. The newly designed natural swimming beach is also just minutes away. The unique location offers an almost endless array of leisure and sports activities, interesting excursion destinations, and a diverse cultural and recreational program. The villa for sale here is situated in the northern part of town, in a quiet hillside residential area. The surrounding garden guarantees peace and privacy. Excellent dining options are also close at hand in Sipplingen.

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

Contact us

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