



# Villa Horizon

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## The Highlights

- High-quality architect-designed villa with solid construction
- Beautiful lot of approximately 1,145 m<sup>2</sup>
- Generous windows with panoramic views
- Separate guest apartment with its own entrance
- 3 luxurious bathrooms with a sauna and rain-dance shower
- 9-meter heated pool with modern pool technology
- Custom-made features and tasteful interior design
- Southwest-facing with views of Lake Constance
- Park-like garden with indirect lighting
- Open gallery facing southwest
- Designer fireplace & designer stair railing
- Solar power system
- Space for up to 8 cars in garages and outdoor parking spaces
- Full basement with smartly designed utility spaces





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## Property Details

|                             |                                                                            |
|-----------------------------|----------------------------------------------------------------------------|
| Object Type:                | Architect-designed villa with a granny flat                                |
| Address:                    | Am Roggersberg 14,<br>88690 Uhltingen-Mühlhofen                            |
| Year of manufacture:        | 2018                                                                       |
| Construction method:        | Solid-Core Construction                                                    |
| Property:                   | approx. 1.145 m <sup>2</sup>                                               |
| Living space:               | approx. 256,66 m <sup>2</sup>                                              |
| Living and accessory areas: | approx. 387,43 m <sup>2</sup>                                              |
| Year Built / Completion:    | 2021                                                                       |
| Rooms:                      | 8                                                                          |
| Baths:                      | 3                                                                          |
| Heating:                    | Gas condensing central heating system from Viessmann, manufactured in 2018 |
| Heat Distribution:          | Underfloor Heating                                                         |
| Solar Power System:         | available                                                                  |
| Garages:                    | 1 double garage + 2 single garages                                         |
| Outdoor parking spaces:     | approx. 3-4                                                                |
| Pool:                       | approx. 9 m, heated                                                        |
| Sauna:                      | available                                                                  |
| Purchase price:             | Purchase price upon request<br>+ 3.57% brokerage fee, including VAT        |



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## Property Description

### Welcome to Villa Horizon

Some properties impress.  
And some places move you.

Villa Horizon undoubtedly belongs to the latter category. Set on a spacious lot in an elevated, panoramic location overlooking Uhldingen-Mühlhofen, this extraordinary architect-designed villa combines timeless architecture, high-quality materials, and a unique living experience.

Built in 2018 using solid construction methods, the villa features clean architectural lines, expansive glass facades, and a well-thought-out floor plan. From nearly every level of the home, an impressive view opens up over Uhldingen, the surrounding countryside, and Lake Constance. The villa combines timeless architecture with modern living comfort. At its heart is the open-concept living and dining area with floor-to-ceiling windows and a central designer fireplace. The open gallery creates impressive ceiling heights and underscores the property's exclusive character. Dimmable accent lighting and a high-quality Molto Luce lighting concept enhance the space's unique ambiance.





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The heated pool, approximately nine meters long, the park-like gardens, spacious terraces, and numerous custom-crafted design details create an atmosphere that harmoniously combines luxury and quality of life. With a separate guest apartment, an open-concept loft, and up to seven parking spaces, the property offers maximum flexibility.

High-quality materials, custom woodwork, luxurious bathrooms, and individually designed elements give the house its distinctive character. The separate guest apartment is ideal for guests, family members, or as a home office.





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## Property Description

### Outdoor Area

The lovingly designed garden resembles a private park. Mediterranean plantings, Corten steel elements, and spacious terraces frame the heated pool. Thanks to its elevated southwest-facing location, you can enjoy sunshine all day long as well as breathtaking sunsets with views over Uhldingen and Lake Constance.

### Conclusion

Villa Horizon is far more than just an exclusive property. It is an architectural statement for people with the highest standards. The combination of modern architecture, high-quality finishes, a stunning garden, a heated pool, and a unique view of Lake Constance makes this villa an extraordinary home.



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## Floor Plan Basement

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The basement stands out for its versatility and high practical value. In addition to a separate guest apartment, it features a spacious hobby room, several basement and storage rooms, and a utility area. The guest apartment is ideal for guests, family members, or as a home office, offering additional flexibility. The well-thought-out floor plan combines functionality with comfort.





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## Floor Plan Ground Floor

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The ground floor serves as the villa's grand centerpiece. The open-concept living, dining, and kitchen area impresses with its expansive windows, a stylish designer fireplace, and direct access to the spacious terraces and the pool area. This level is complemented by the private sleeping area, which features a walk-in closet, an exclusive bathroom, a sauna, and a guest restroom. Light, spaciousness, and seamless transitions define the living experience on this level.





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## Floor Plan Attic

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The top floor welcomes you with an open gallery that offers a view into the living area below and lends the architecture a special sense of lightness. Here you'll find additional spacious rooms that can be flexibly used as bedrooms, children's rooms, or an office. An additional bathroom, along with the breathtaking view of Uhldingen, the surrounding countryside, and Lake Constance, underscore the exceptional quality of living. The gallery serves as a stylish architectural focal point of the upper floor.





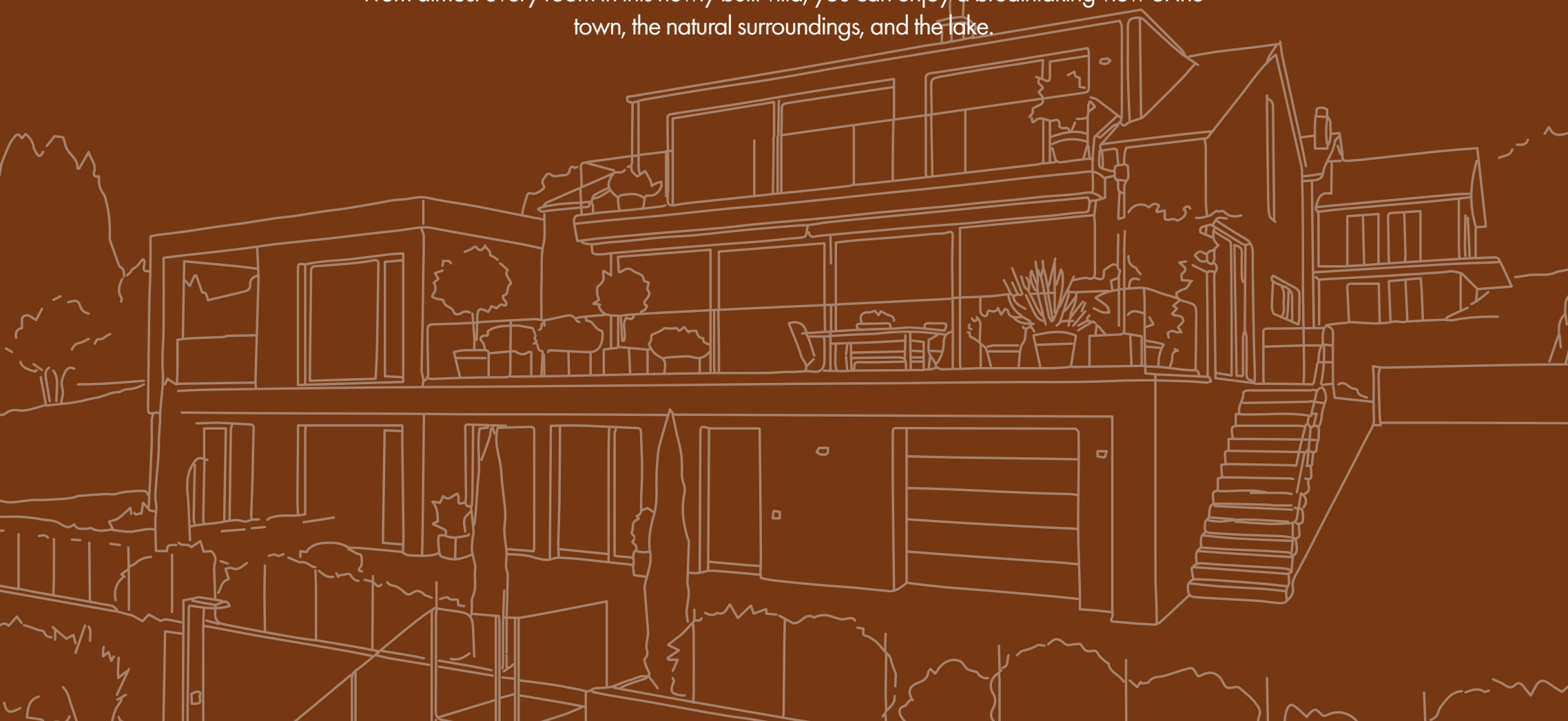
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## Deluxe Nature View

From almost every room in this newly built villa, you can enjoy a breathtaking view of the town, the natural surroundings, and the lake.





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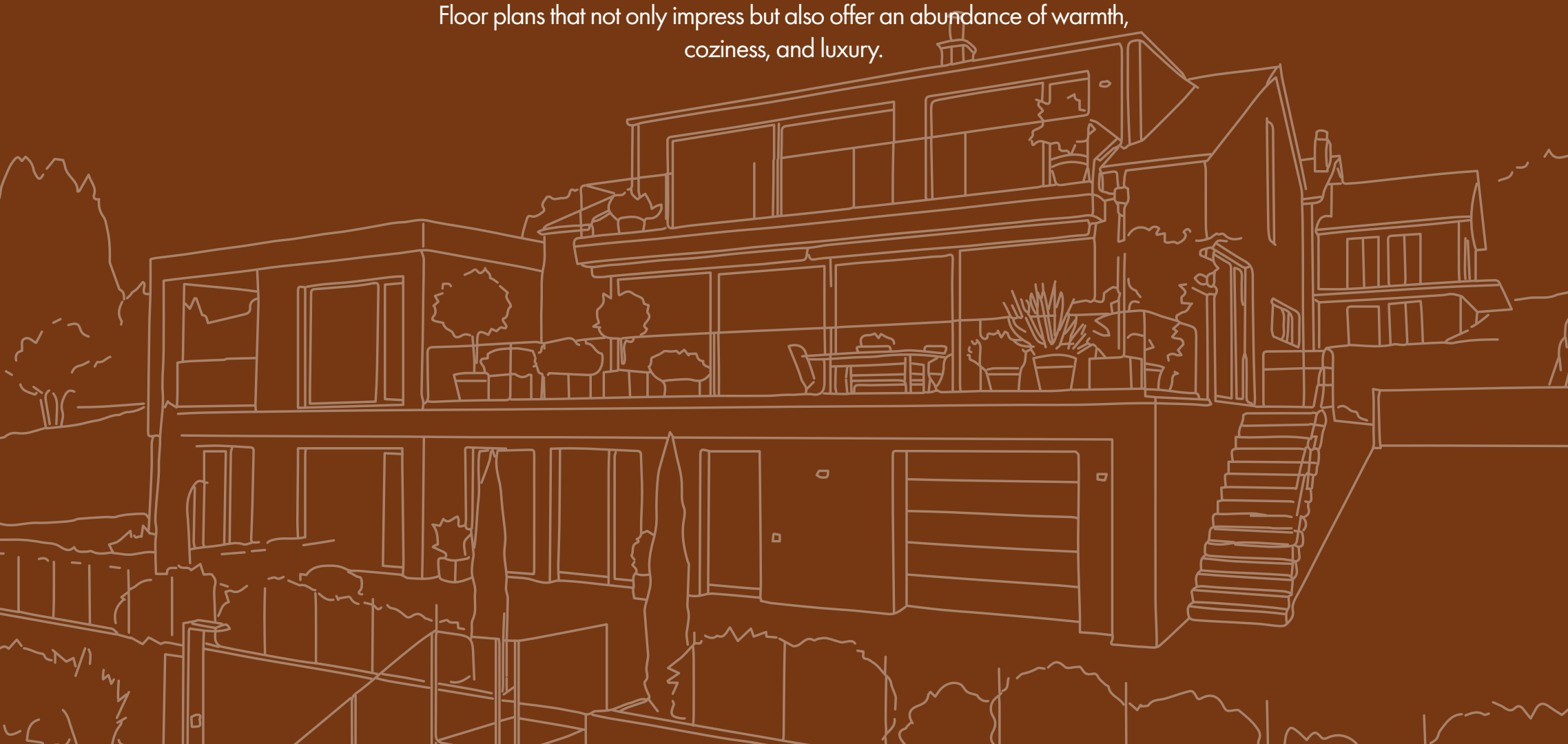
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## Luxurious Interior

Floor plans that not only impress but also offer an abundance of warmth, coziness, and luxury.

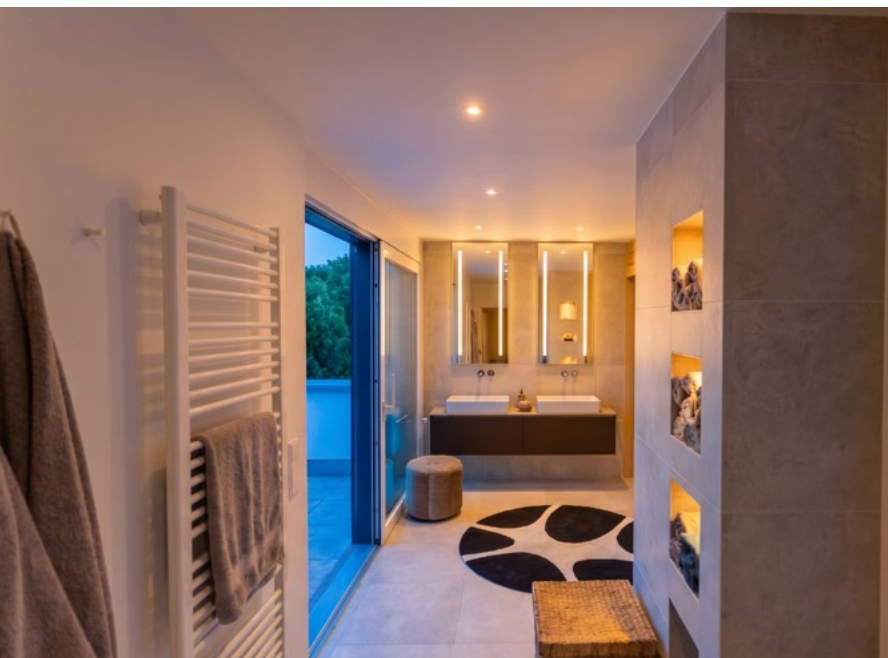




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## Garden Paradise

Sun, tranquility, nature, and a great deal of attention to detail await you on this beautifully landscaped property

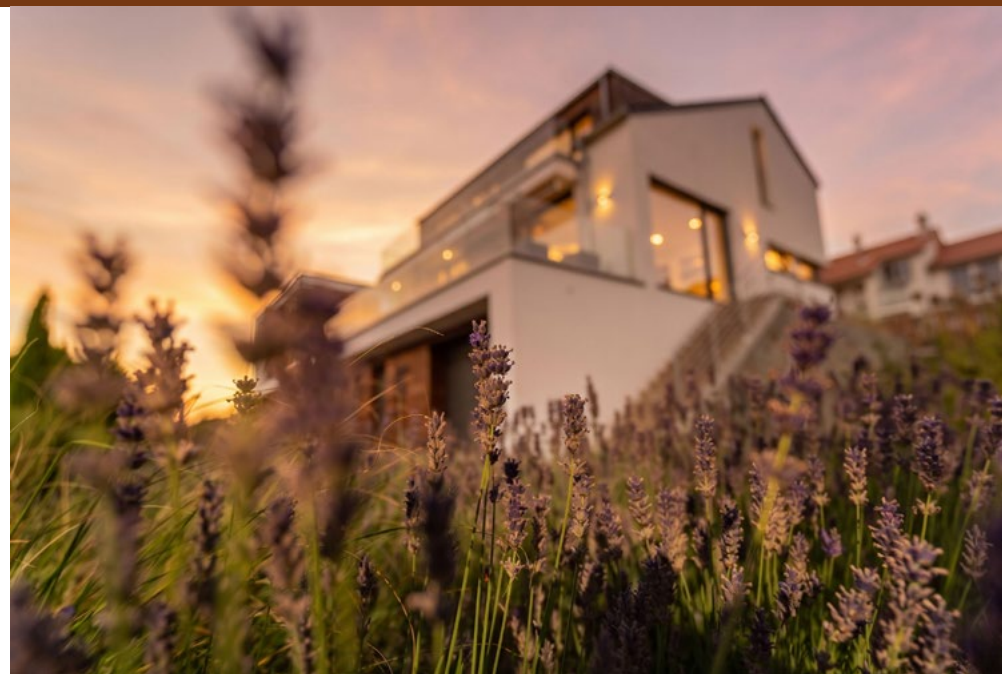




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## Night Mood Love

As soon as the sun sets before your eyes, the villa reveals its  
bright and radiant side





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## Location

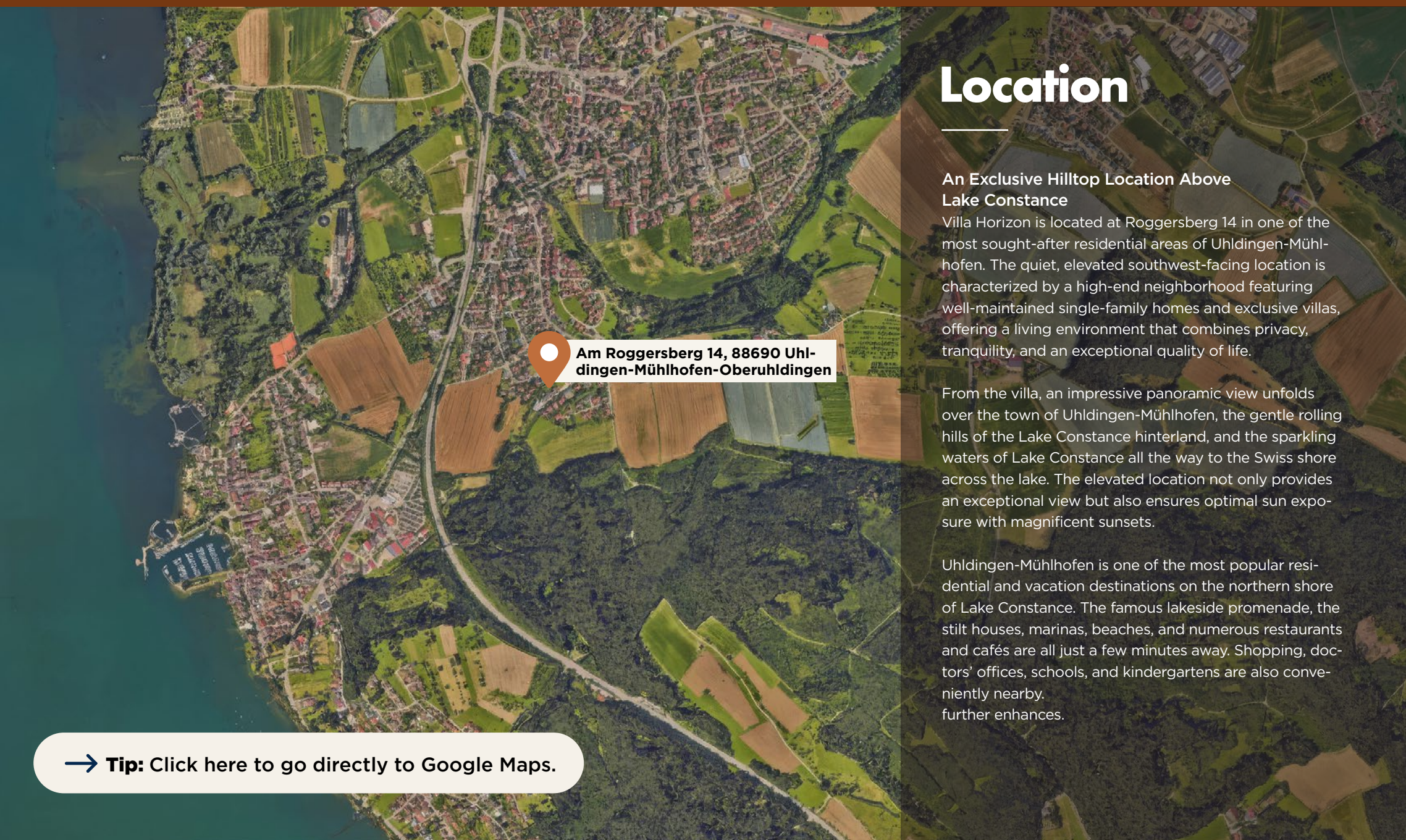
### **An Exclusive Hilltop Location Above Lake Constance**

Villa Horizon is located at Roggersberg 14 in one of the most sought-after residential areas of Uhldingen-Mühlhofen. The quiet, elevated southwest-facing location is characterized by a high-end neighborhood featuring well-maintained single-family homes and exclusive villas, offering a living environment that combines privacy, tranquility, and an exceptional quality of life.

From the villa, an impressive panoramic view unfolds over the town of Uhldingen-Mühlhofen, the gentle rolling hills of the Lake Constance hinterland, and the sparkling waters of Lake Constance all the way to the Swiss shore across the lake. The elevated location not only provides an exceptional view but also ensures optimal sun exposure with magnificent sunsets.

Uhldingen-Mühlhofen is one of the most popular residential and vacation destinations on the northern shore of Lake Constance. The famous lakeside promenade, the stilt houses, marinas, beaches, and numerous restaurants and cafés are all just a few minutes away. Shopping, doctors' offices, schools, and kindergartens are also conveniently nearby.

further enhances.



**Am Roggersberg 14, 88690 Uhldingen-Mühlhofen-Oberuhldingen**

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



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## Location

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Via the nearby B 31, you can reach the historic old town of Meersburg in just a few minutes by car. From there, a year-round ferry service runs to Konstanz, making it easy to reach the university town in about 20 to 25 minutes. Alternatively, you can also quickly reach the entire region via Überlingen and the roads around Lake Constance.

The B 31 federal highway also provides excellent connections between Uhldingen-Mühlhofen and Überlingen, Friedrichshafen, and Lindau. The national highway network is also easily accessible via the interchanges on the A 81 (toward Stuttgart) and the A 96 (toward Munich). The drive to the highway toward Munich takes about 45 to 60 minutes, depending on the route chosen.

Whether as a primary residence or an exclusive second home—the combination of a peaceful hillside location, breathtaking views, excellent infrastructure, and immediate proximity to Lake Constance makes Villa Horizon one of the most attractive residential addresses in the region.



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## Contact us

### ADDRESS

Von Hirsch GmbH  
CEO Sebastian Hirsch

### ADDRESS

Münchnerstraße 15a,  
82319 Starnberg

### CONTACT

Sebastian Hirsch  
Managing Director  
Mobil: ++49 (0)157 38 80 29 18  
Mail: [info@vonhirsch.gmbh](mailto:info@vonhirsch.gmbh)



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## Legal Notices & Disclaimer

### Transparency and Legal Framework

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Angaben zu Energieausweis, Baulasten, Grundbuch, Bebauungsplan, Erschließung, Stellplätzen, Toren, technischen Anlagen, Sicherheitsausstattung, Heizung, Stromanschluss, Außenanlagen, Küche, Sanitärbereichen und sonstiger Ausstattung beruhen auf den vorliegenden Unterlagen und Eigentümerangaben. Eine eigenständige technische, rechtliche und wirtschaftliche Prüfung durch den Erwerber bleibt ausdrücklich empfohlen. Dieses Angebot ist freibleibend und unverbindlich. Zwischenverkauf, Preisänderungen, Änderungen des Planungs-, Genehmigungs-, Eigentums-, Grundbuch-, Baulasten-, Nutzungs- oder Rechtsstandes sowie Irrtum bleiben vorbehalten. Ein rechtsverbindlicher Erwerb kommt ausschließlich durch notariellen Kaufvertrag zustande.

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