



SEESCHATZ RESIDENZ

HISTORISCHES MEHRFAMILIENHAUS

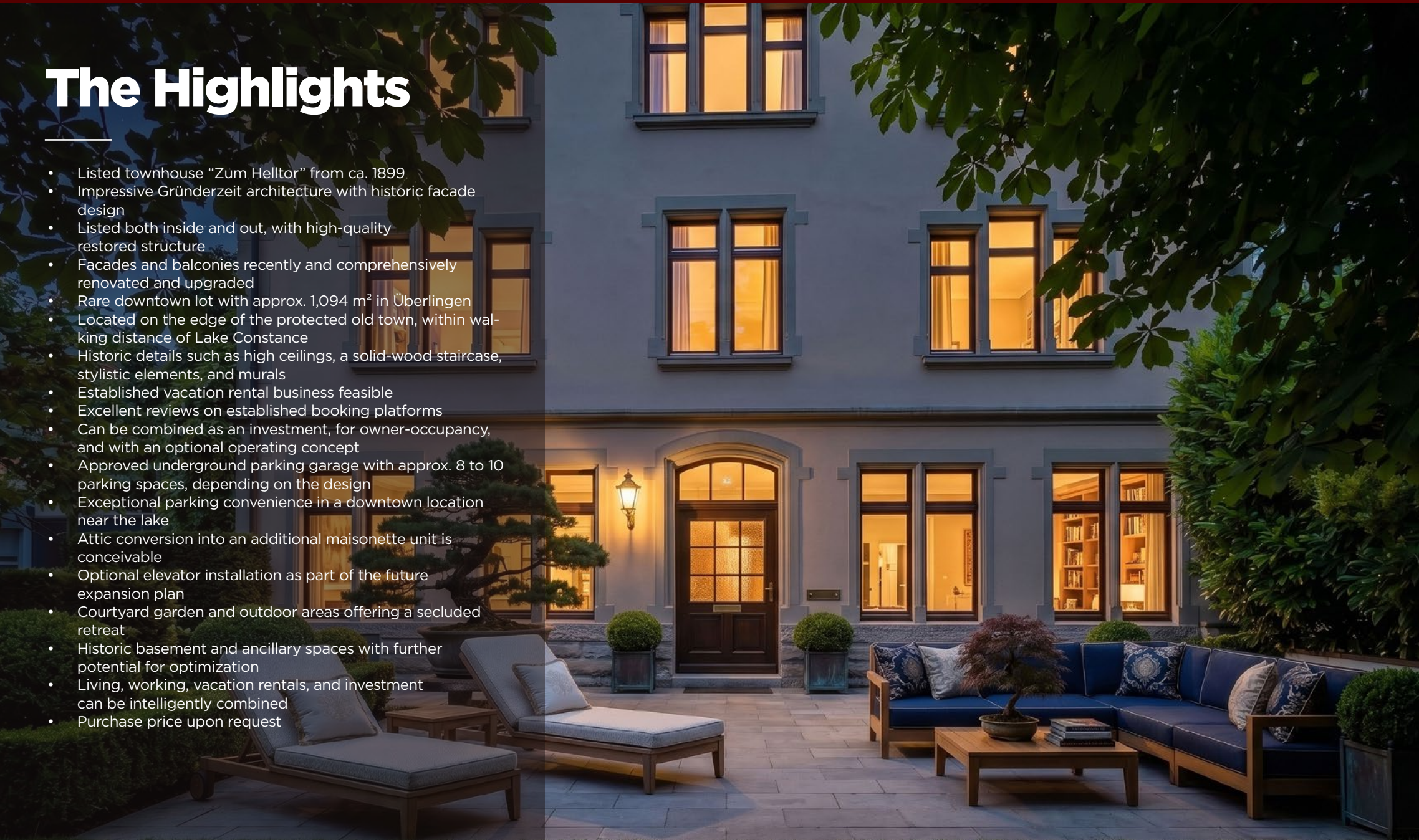


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The Highlights

- Listed townhouse "Zum Helltor" from ca. 1899
- Impressive Gründerzeit architecture with historic facade design
- Listed both inside and out, with high-quality restored structure
- Facades and balconies recently and comprehensively renovated and upgraded
- Rare downtown lot with approx. 1,094 m² in Überlingen
- Located on the edge of the protected old town, within walking distance of Lake Constance
- Historic details such as high ceilings, a solid-wood staircase, stylistic elements, and murals
- Established vacation rental business feasible
- Excellent reviews on established booking platforms
- Can be combined as an investment, for owner-occupancy, and with an optional operating concept
- Approved underground parking garage with approx. 8 to 10 parking spaces, depending on the design
- Exceptional parking convenience in a downtown location near the lake
- Attic conversion into an additional maisonette unit is conceivable
- Optional elevator installation as part of the future expansion plan
- Courtyard garden and outdoor areas offering a secluded retreat
- Historic basement and ancillary spaces with further potential for optimization
- Living, working, vacation rentals, and investment can be intelligently combined
- Purchase price upon request





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Property Details

Property type:	Listed townhouse / Multi-unit building with residential and office use
Address:	Mühlenstraße 21, 88662 Überlingen
Year of manufacture:	Approx 1899
Heritage protection:	Listed as a historic landmark, both interior and exterior
Condition:	Continuously renovated and maintained, and most recently significantly upgraded.
Renovation status:	Facade and balconies most recently renewed / refurbished
Heating:	Gas heating installed; modernization or future conversion to a heat pump or hybrid system is possible.
Total area:	Approx. 638.82 m ² of living and usable area
Ground Floor / Commercial:	Approx. 165,19 m ²
Apartment I / Vacation Rental:	Approx. 99,64 m ²
Apartment II / Vacation Rental:	Approx. 196,98 m ²
Apartment III / Vacation Rental:	Approx. 177,01 m ²
Rooms:	14 rooms plus bathrooms, utility and ancillary rooms
Property:	Approx. 1.094 m ²
Existing parking spaces:	4 outdoor parking spaces





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Property Details

Underground garage:

Approved underground parking garage with approx. 8 to 10 parking spaces, depending on the design / double-parking system

Attic floor:

Attic with ample potential for expansion

Elevator:

Expandable subject to permit

Use:

Partially used as office space; individual units are currently used by an external operator

Vacation rental:

Individual units can be used by an external operator as vacation rentals.

Available for occupancy /

Handover:

By appointment

Purchase price:

The purchase price for the property—including the plot of land, existing fitted kitchens, fixtures, and any inventory—is available upon request. The buyer's commission is 3.57% (including statutory VAT), calculated based on the notarized purchase price. In addition, standard ancillary purchase costs apply, specifically real estate transfer tax as well as notary and land registry fees.





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Property description

Character, history, and perspective – a town house with substance

On the edge of Überlingen's historic old town, Mühlenstraße 21 is a listed townhouse with a striking presence. Built around 1899, the building combines historic architecture, the city's established urban fabric, and a use that is already well-established today, creating a rare real estate opportunity in one of the most sought-after locations on Lake Constance.

The property embodies a quality that is virtually impossible to replicate in this form: a spacious downtown lot of approximately 1,094 m², a stately façade, historically protected features both inside and out, lovingly preserved original details, and, at the same time, clear development potential for the coming years.

In recent years, the building has been continuously renovated, maintained, and repaired. Most recently, the facade and balconies in particular were renovated and upgraded. As a result, key visible measures to preserve the property's value have already been implemented. The result is a townhouse that preserves its historical identity while also providing the foundation for a sophisticated future use.

A home with character and a well-established history of use

The moment you step inside, you can feel the unique blend of history and quality of living. High ceilings, a grand staircase, historic design elements, meticulously restored wall and ceiling murals, woodwork, and distinctive windows define the atmosphere. This is not a sterile new building, but a home with character, history, and soul.





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Property description

The building was designed as a multi-unit residential building with different levels of use. The lower level houses a large office space leased for commercial use. Above it are several high-quality residential units and vacation rentals that reflect the building's unique character while offering contemporary comforts.

The vacation rentals, in particular, have established themselves exceptionally well in the market. The combination of proximity to the old town, walking distance to Lake Constance, historic ambiance, and high-quality amenities ensures strong demand, excellent reviews on established booking platforms, and, according to the owner, high occupancy rates. Detailed financial records and sample calculations can be provided to qualified prospective buyers as part of the due diligence process.

Residential living, vacation rentals, and investment combined in a single concept.

Mühlenstraße 21 opens up a wide range of potential use scenarios. It is suitable for buyers who wish to combine an exceptional townhouse on Lake Constance with personal use, as well as for investors, family offices, or specialized capital investors seeking to combine historic character, tourist demand, and development potential in a single property.





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HISTORISCHES MEHRFAMILIENHAUS

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A buyer can, in principle, further expand the existing vacation rental business. This makes the property attractive both to traditional owner-occupiers and to buyers who do not wish to manage the business themselves. This flexibility is a key part of the property's appeal: living, working, vacation rentals, investment, and development can be combined here not only in theory but are already incorporated into the building's structure today.

Historic Substance, Further Developed in Compliance with Preservation Regulations

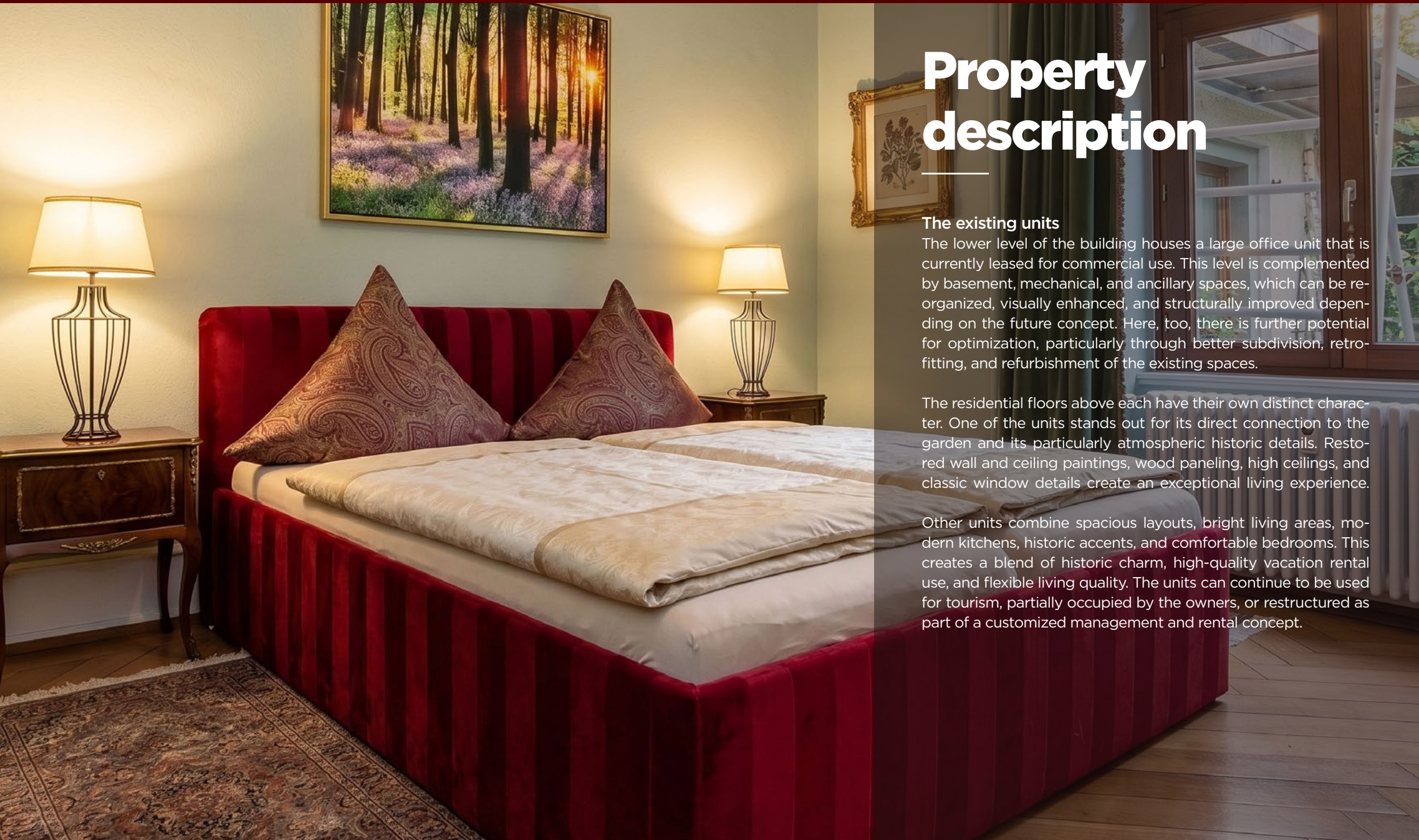
The building is listed as a historic landmark both inside and out. The renovation and restoration were carried out with respect for the historic substance and in compliance with preservation regulations. Numerous details were preserved, restored, and made visible again. Particularly distinctive are the articulated Wilhelminian-style façade, the historic window and façade elements, the massive stairwell, the high-ceilinged rooms, and the exposed wall and ceiling paintings. They lend the building an authenticity that cannot be artificially created. Yet the building is not merely a historic monument in the museum sense. It is a vibrant townhouse with practical use, income potential, and room for development. It is precisely this combination that defines its quality: historical identity, ongoing functionality, and future prospects.





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Property description

The existing units

The lower level of the building houses a large office unit that is currently leased for commercial use. This level is complemented by basement, mechanical, and ancillary spaces, which can be re-organized, visually enhanced, and structurally improved depending on the future concept. Here, too, there is further potential for optimization, particularly through better subdivision, retrofitting, and refurbishment of the existing spaces.

The residential floors above each have their own distinct character. One of the units stands out for its direct connection to the garden and its particularly atmospheric historic details. Restored wall and ceiling paintings, wood paneling, high ceilings, and classic window details create an exceptional living experience.

Other units combine spacious layouts, bright living areas, modern kitchens, historic accents, and comfortable bedrooms. This creates a blend of historic charm, high-quality vacation rental use, and flexible living quality. The units can continue to be used for tourism, partially occupied by the owners, or restructured as part of a customized management and rental concept.



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Property description

Prospects and Development Potential

In addition to its current quality, a key asset of the property lies in its future development potential. A complete and valid building permit has been issued for the underground parking garage. Depending on the design, approximately 8 to 10 parking spaces are planned, for example, by incorporating double-parking systems.

Especially in a downtown location near a lake such as Überlingen, private parking is an exceptional factor in both convenience and value. An underground parking garage would not only significantly enhance the property's functionality but also sustainably boost its appeal to owner-occupiers, vacationers, tenants, and future buyers.

In addition, there is an optional development opportunity in the attic. As part of a preliminary building inquiry, the conversion into another high-quality owner-occupied or vacation apartment as a duplex unit is being considered. This additional unit could meaningfully expand the existing usage concept and add another exclusive level to the property.

An elevator could also be part of the future expansion plan. In conjunction with the underground parking garage and the attic development, such an addition would significantly enhance convenience and elevate the building to a new level. The specific implementation is subject to further planning, approval, and coordination.



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Property description

A rare profile on Lake Constance

Mühlenstraße 21 is no ordinary property. It is a historic townhouse with well-preserved architecture, an established business, high tourist appeal, and significant development potential. This combination creates a property that is particularly appealing to discerning buyers who are seeking not just a real estate investment, but a concept that will retain its value over the long term.

Whether as a prestigious family residence with additional income, as an investment property with a vacation rental business, as a family office investment, or as a historic townhouse with further development potential: This property offers a rare combination of location, history, character, and future prospects.

Mühlenstraße 21 epitomizes historic living on Lake Constance, strong demand in the vacation rental market, and the opportunity to take an already established property to the next level of development.





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Floor Plan

Basement Level

The lower level combines functional workspace, utility areas, and ancillary spaces into a well-conceived infrastructure for the building. In addition to existing offices, the level features cellar, storage, and technical areas, as well as a workshop. This floor creates ideal conditions for commercial use, storage, and organization, while simultaneously offering further potential for customized use or optimization.

- ① Office spaces
- ② Basement hallway
- ③ Guest bathroom
- ④ Storage cellar
- ⑤ Utility room
- ⑥ Workshop
- ⑦ Building perimeter walkaway





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Floor Plan Ground Floor

The ground floor welcomes you with an impressive entrance area, blending historic charm with modern living comfort. The open-plan kitchen flows seamlessly into the spacious living area, serving as the heart of daily life. Two bedrooms, a stylish bathroom, and direct access to the garden and terrace create a distinctive living atmosphere, making this level an ideal retreat that offers a high quality of life.

- ① Entrance area & staircase
- ② Utility room / kitchenette
- ③ Guest toilet
- ④ Storage rooms
- ⑤ Apartment entrance
- ⑥ Open-plan kitchen
- ⑦ Bathroom
- ⑧ Living room
- ⑨ Bedroom with balcony
- ⑩ Bedroom
- ⑪ Access to garden & terrace





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Floor Plan Upper Floor

The first upper floor impresses with a spacious layout featuring light-filled living areas and great flexibility. The open-plan living and dining area, complete with a kitchen, forms the heart of the apartment, complemented by several bedrooms, two bathrooms, and practical utility and storage spaces. A balcony and a historic rock cellar add further character to this level, underscoring the unique charm of this heritage-listed building.

- ① Entrance area and hallway
- ② Bathroom
- ③ Living and dining area
- ④ Open-plan kitchen
- ⑤ Bedroom
- ⑥ Bedroom
- ⑦ Room with balcony
- ⑧ Utility room
- ⑨ Hallway
- ⑩ Bathroom & storage room
- ⑪ Old rock cellar





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Floor Plan Upper Floor 2

The second upper floor presents itself as a spacious residential unit featuring a classic layout and ample room for family or guests. Three bedrooms, a separate dining room, a cozy living area, as well as a kitchen, bathroom, and guest toilet create a harmonious living environment. The combination of historic proportions and a functional floor plan offers versatile usage options and a high level of living comfort.

- ① **Bedroom 1**
- ② **Bedroom 2**
- ③ **Bedroom 3**
- ④ **Dining room**
- ⑤ **Hallway**
- ⑥ **Living room**
- ⑦ **Kitchen**
- ⑧ **Bathroom**
- ⑨ **Guest toilet**





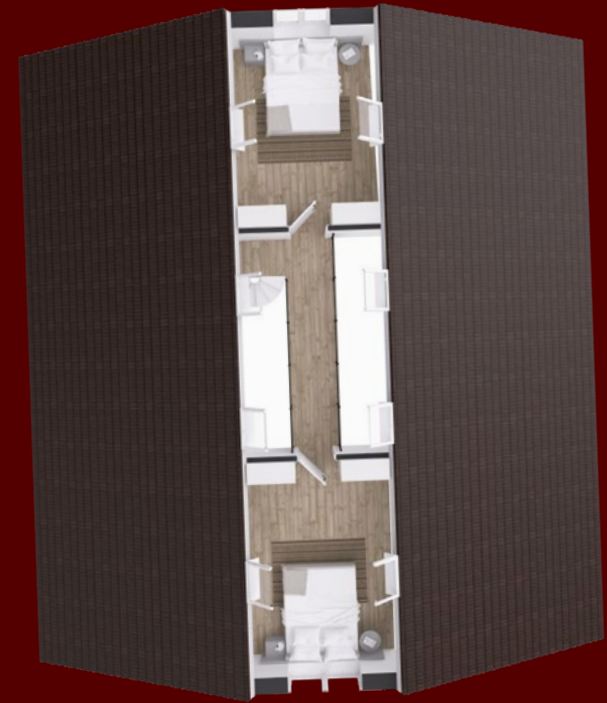
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Floor Plan

Top Floor 2

The top floor currently serves as a spacious storage area while simultaneously offering attractive development potential. With a view to future conversion, this level holds the potential to be transformed into a high-quality maisonette or residential unit, adding another exclusive living level that complements the historic townhouse's distinctive character.

Storage Spaces & Attics



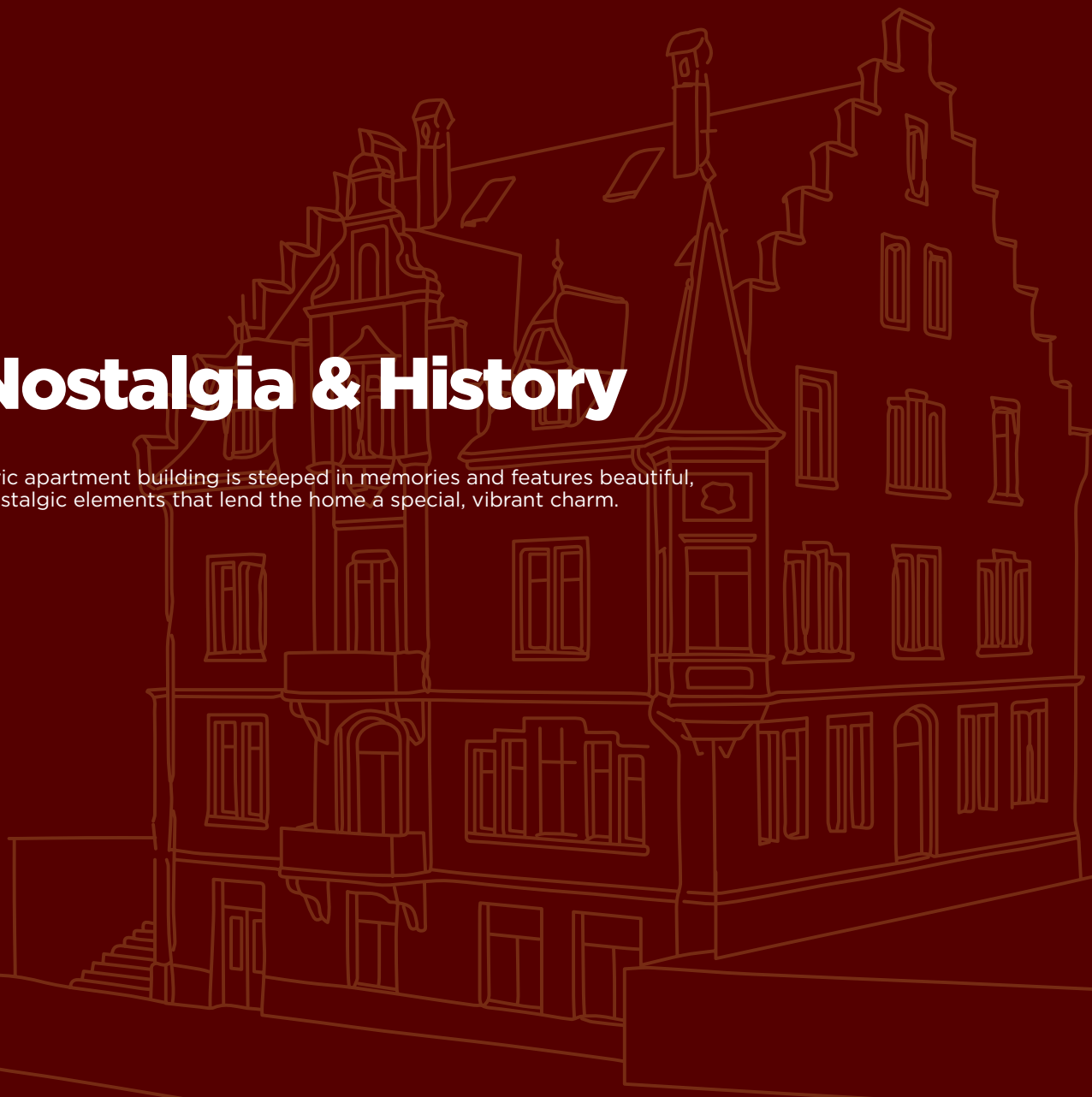


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Nostalgia & History

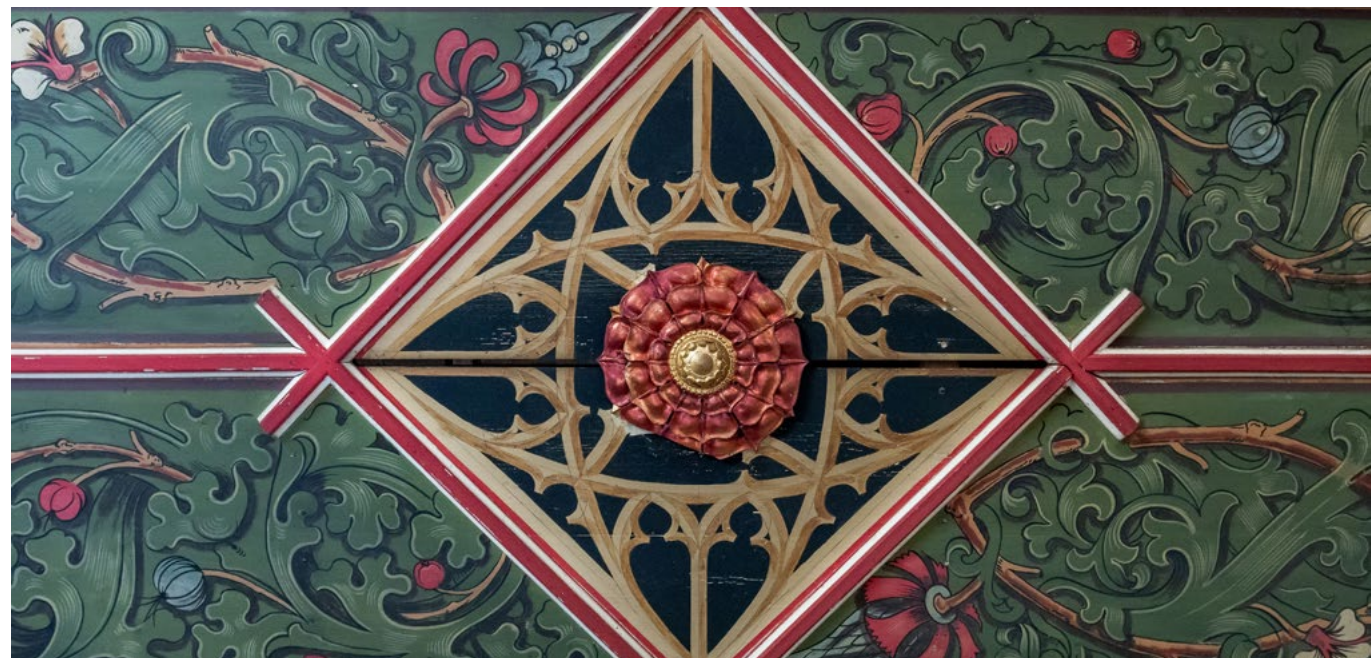
The historic apartment building is steeped in memories and features beautiful, nostalgic elements that lend the home a special, vibrant charm.





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Mühlenstraße 21,
88662 Überlingen

Location

Überlingen – historic town setting on Lake Constance

Überlingen is one of the most sought-after places to live and visit on the northern shore of Lake Constance. The city combines a historic old town, a Mediterranean lake-side atmosphere, and an exceptionally high quality of life with excellent infrastructure.

Located on the edge of the protected old town, the property at Mühlenstraße 21 offers an ideal blend of central accessibility and historic character. The lakeshore promenade, St. Nicholas Minster, cafés, restaurants, shops, and the weekly market are all within easy walking distance. At the same time, the property benefits from its unique position nestled between the old town, green spaces, the city walls, and the lake itself.

Infrastructure, mobility, and everyday life

Überlingen offers excellent local amenities, including supermarkets, pharmacies, medical practices, banks, schools, kindergartens, and clinics. The Überlingen-Mitte train station, bus services, and key facilities for daily needs are also within easy reach.

The B31 highway provides quick access along Lake Constance and towards Friedrichshafen, Meersburg, Stockach, and Konstanz. The Meersburg-Konstanz ferry service further enhances regional mobility. Friedrichshafen Airport is easily accessible, and additional supra-regional connections are available via Zurich, Memmingen, and Stuttgart.

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



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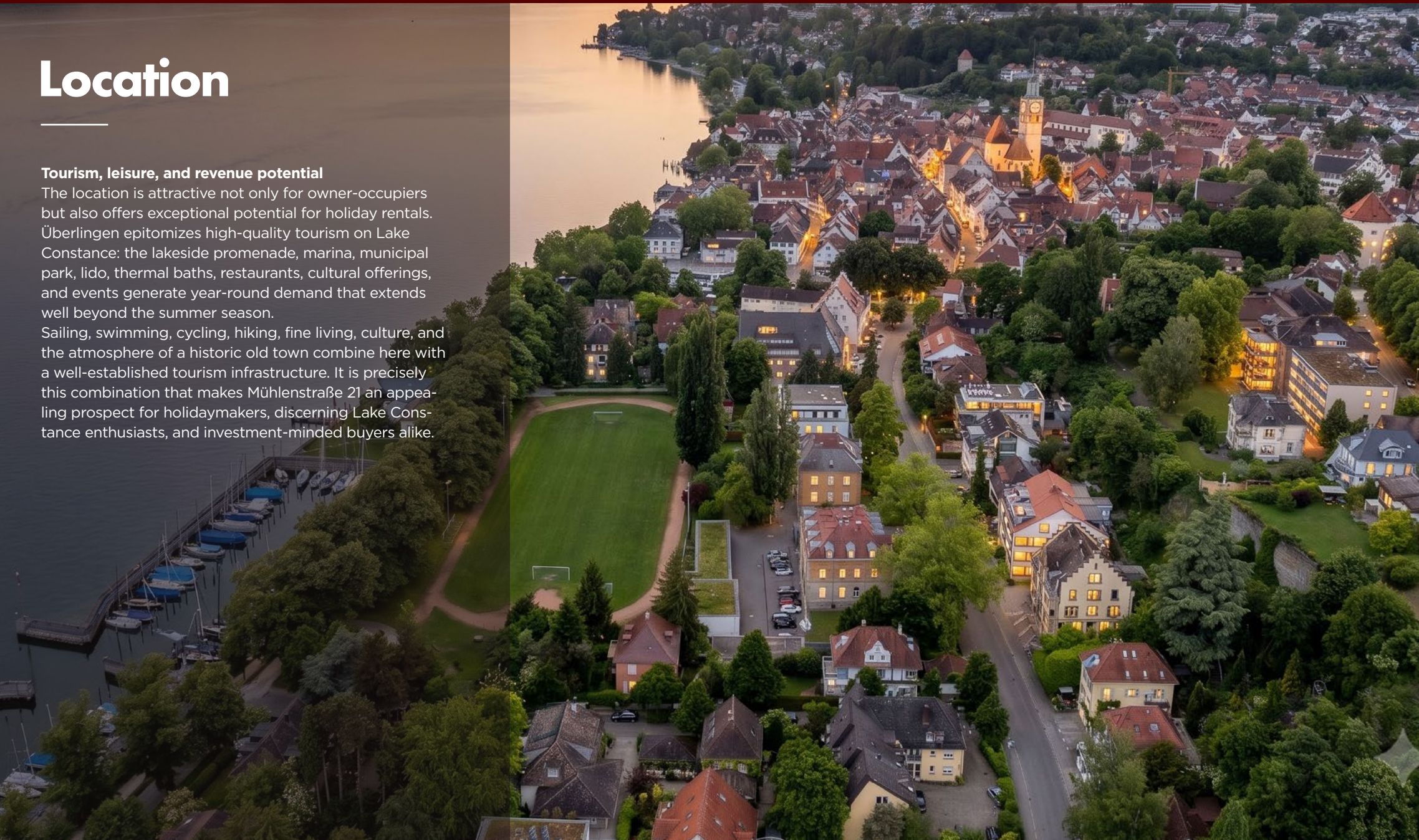
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Location

Tourism, leisure, and revenue potential

The location is attractive not only for owner-occupiers but also offers exceptional potential for holiday rentals. Überlingen epitomizes high-quality tourism on Lake Constance: the lakeside promenade, marina, municipal park, lido, thermal baths, restaurants, cultural offerings, and events generate year-round demand that extends well beyond the summer season.

Sailing, swimming, cycling, hiking, fine living, culture, and the atmosphere of a historic old town combine here with a well-established tourism infrastructure. It is precisely this combination that makes Mühlenstraße 21 an appealing prospect for holidaymakers, discerning Lake Constance enthusiasts, and investment-minded buyers alike.





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This property brochure has been prepared based on the information available to us. All property details, floor areas, floor plans, images, visualizations, potential uses, specifications regarding fixtures and fittings, as well as prospects for planning, operation, and development, are based on information and documentation provided by the owner, their representatives, or third parties. As the real estate agency, we have not independently verified these details regarding structural, legal, tax, economic, fire safety, heritage preservation, or permitting aspects. The owner (or their authorized representatives) bears responsibility for the accuracy, completeness, and currency of the information provided. Publication is based on the approved property information.

We assume no liability for the accuracy, currency, or completeness of the information. Liability is excluded unless caused by willful misconduct or gross negligence on our part. This brochure does not constitute an agreement on property condition, a guarantee, or an assurance of specific characteristics.

Floor areas, floor plans, room schedules, parking details, layouts, and descriptions of fixtures and fittings are based on existing cadastral, planning, conceptual, marketing, and owner documentation. They may differ from actual, approved, surveyed, or future realizable areas and uses. Areas, dimensions, room layouts, and potential uses are subject to change due to planning, permitting, conversion, renovation, heritage preservation requirements, or changes in use.

Heritage conservation, renovation, and historic fabric

According to available information, the property is a building with heritage protection status covering both its interior and exterior. Details regarding heritage protection, the historic fabric, the state of renovation, features such as facades, balconies, windows, staircases, wall and ceiling paintings, and other historic fixtures are based on information provided by the owner and the documentation available to us.

Statements concerning heritage-compliant renovation or repair, or future possibilities regarding taxation, subsidies, or construction, do not constitute legal or tax advice. The purchaser is responsible for independently verifying all relevant legal, tax, subsidy, and building-related frameworks with the competent authorities and qualified advisors.

Planning, underground garage, attic level, and elevator

All concepts presented regarding fit-out, usage, modernization, operation, leasing, or development are non-binding possibilities. They do not constitute any guarantee regarding the existing structure, feasibility of obtaining permits, economic viability, occupancy rates, yield, operational viability, or future use. According to the owner, a complete and valid building permit exists for the planned underground garage. Details concerning the number and configuration of parking spaces—specifically regarding the approximately 8 to 10 spaces and potential double-parking systems—are based on available planning documents and information provided by the owner. The purchaser is responsible for independently verifying the specific technical, economic, and structural implementation. The attic conversion shown in the brochure—particularly the potential development of an additional condominium or holiday apartment as a maisonette unit—is currently the subject of a preliminary building inquiry or ongoing planning, according to available information. While a positive outcome is anticipated, this does not equate to a finally granted building permit. The official notices, conditions, and permits actually issued are the governing factors. The illustrated elevator concept is to be understood as part of a potential future fit-out and access development plan. Similarly, measures such as basement upgrades, technical modernization, heating system conversion, attic conversion, roof insulation, or other structural works must be independently assessed regarding permits, heritage preservation requirements, technical specifications, structural integrity, fire safety, costs, and economic viability.

Vacation rental, income potential, and operating concept

Information regarding vacation rental operations, occupancy rates, reviews, booking status, operator structure, profitability, or economic performance is based on data provided by the owner and is intended solely for general guidance without obligation. It does not constitute a profitability analysis, a guaranteed return, a guaranteed occupancy level, a basis for financing, or tax advice. Specific revenue figures, costs, booking summaries, sample calculations, or forecasts may be made available to qualified interested parties during the course of further due diligence. The purchaser is responsible for conducting a thorough assessment of the operator, yield, tax implications, and investment viability independently, with the assistance of qualified advisors. While the continuation of the existing vacation rental business by the purchaser or a potential sale-and-leaseback arrangement with the current operator is conceivable in principle, such options require separate assessment, negotiation, and contractual agreement. Any such arrangement is not automatically included in the property acquisition.



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HISTORISCHES MEHRFAMILIENHAUS

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Visualizations, plans, and future use

Visualizations, mood boards, floor plans, planning drafts, fit-out concepts, and illustrative scenarios regarding furnishing, residential use, vacation rental use, operational models, or general usage serve solely to demonstrate potential ideas. They do not represent the binding actual state, approved plans, guaranteed specifications, or a binding description of services.

Fitted kitchens, furniture, fixtures, inventory, and items related to vacation rental operations are included in the purchase only if expressly stipulated in the notarized purchase contract or in a separate agreement.

Inspection by the purchaser

The prospective buyer is advised to conduct their own independent due diligence prior to concluding the contract. This includes, in particular, an examination of ownership, encumbrances, easements, public law building encumbrances (*Baulasten*), the land register status, building fabric, heritage protection status, fire safety, permits, usage rights, holiday rental usage, building regulations, tax matters, energy aspects, environmental issues, potential contamination, insurability, and the feasibility of the planned usage concept. Information regarding the energy certificate, public law building encumbrances, the land register, the development plan, utility connections, parking spaces, technical systems, heating, outdoor facilities, the kitchen, sanitary areas, and other fixtures and fittings is based on available documentation and information provided by the owner. The buyer is expressly advised to carry out their own independent technical, legal, and financial assessment. This offer is subject to change and is non-binding. Subject to prior sale, price changes, alterations to the planning, permitting, ownership, land register, building encumbrance, usage, or legal status, as well as errors. A legally binding purchase is concluded solely through a notarized purchase contract.

Broker's commission

The buyer's commission amounts to 3.57% (including statutory VAT) of the notarized purchase price, unless a different written agreement is reached. The claim to the commission arises upon the conclusion of a valid purchase contract resulting from our activities in identifying the property or brokering the transaction.

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