



WHITE DIAMOND

— LUXUSVILLA MIT WALDBLICK —



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The Highlights

- Quiet, prime location offering a high degree of privacy
- Approx. 483 m² of living and usable area
- Rooftop terrace with a private view of greenery
- Garden featuring mature trees
- Alarm system and modern security technology
- Underfloor heating and modern building systems
- Dedicated cold storage room for provisions and fine goods
- Pre-installation for a home elevator serving three levels
- Spacious living hall (approx. 100 m²)
- Open-plan living area with KALFIRE gas fireplace
- LEICHT designer kitchen with glass countertop
- Three bathrooms plus a separate guest toilet
- Fixtures and fittings by AXOR, Laufen, and Geberit
- Freestanding bathtubs with whirlpool function
- KLAFS sauna with infrared and color light therapy
- Smoked and oiled oak wide-plank flooring
- Molto Luce lighting concept (indoor and outdoor)
- Air-conditioned living and sleeping areas
- Double garage with direct access to the house
- Automated outdoor irrigation system





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Property Details

Property type:	Designer Villa / Single-Family House
Plot size:	approx. 958 m ²
Address:	Gunzenbachstraße 46, 76530 Baden-Baden
Living area:	approx. 348 m ²
Usable area:	approx. 135 m ²
Total living and usable area:	approx. 483 m ²
Floors / Levels:	3 levels: garden level, ground floor, upper floor
Year of construction / Completion:	2021
Rooms:	7 rooms plus living hall, ancillary rooms, and technical and utility areas
Bathrooms:	3 bathrooms
Guest toilet:	1 separate guest toilet
Parking areas:	Double garage; additional parking options in the driveway/property area, depending on local conditions.
Heating:	Gas condensing boiler with underfloor heating and solar thermal system
Energy certificate:	Energy consumption certificate Final energy consumption: 111.2 kWh/ (m ² ·a) Energy efficiency class: D CO ₂ emissions: 28.6 kg CO ₂ equiva- lent/(m ² ·a). Valid until: 22 April 2035



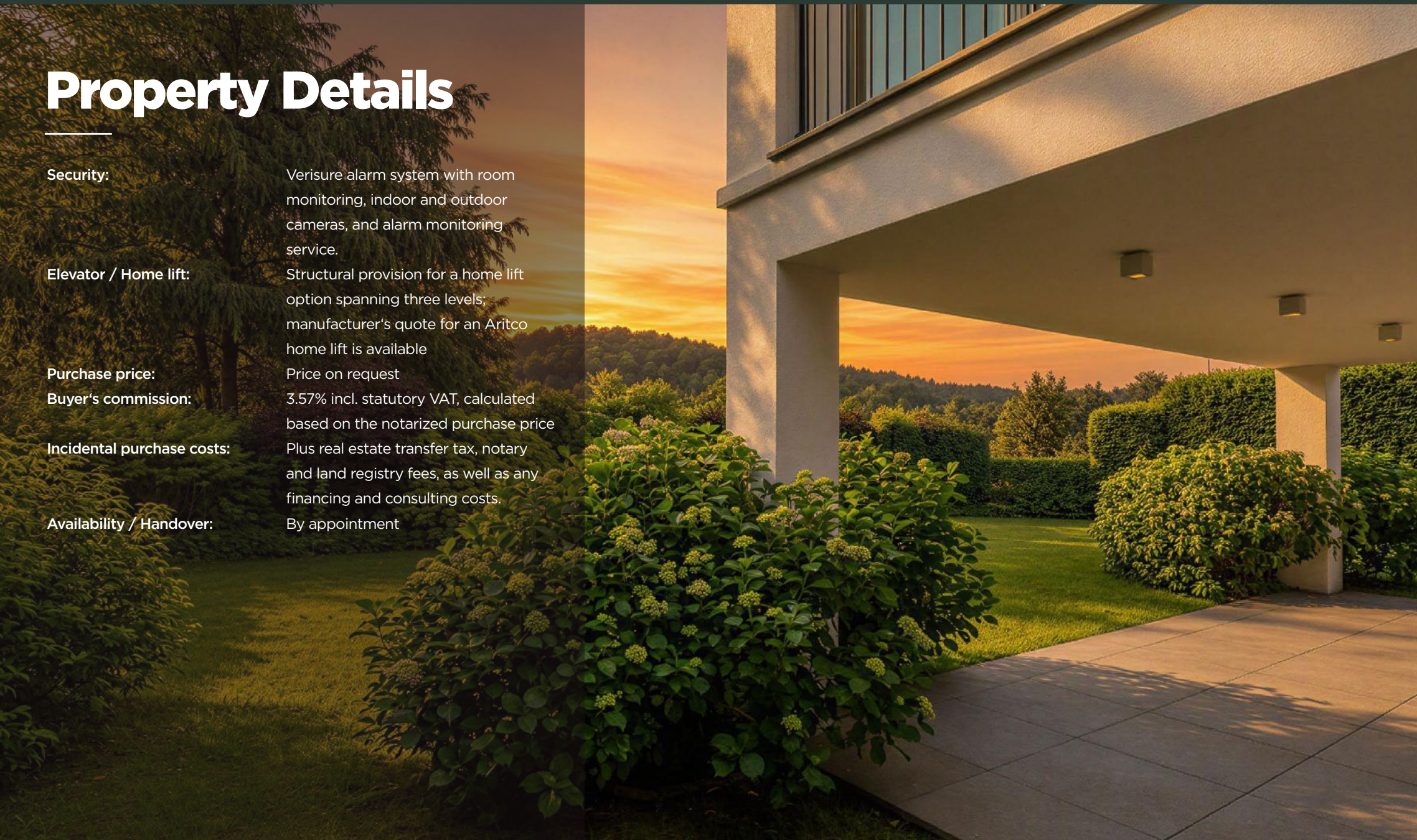
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Security:	Verisure alarm system with room monitoring, indoor and outdoor cameras, and alarm monitoring service.
Elevator / Home lift:	Structural provision for a home lift option spanning three levels; manufacturer's quote for an Aritco home lift is available
Purchase price:	Price on request
Buyer's commission:	3.57% incl. statutory VAT, calculated based on the notarized purchase price
Incidental purchase costs:	Plus real estate transfer tax, notary and land registry fees, as well as any financing and consulting costs.
Availability / Handover:	By appointment





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Property description

White Diamond is a modern designer villa situated in one of Baden-Baden's most exclusive locations. The property combines clean architectural lines with interiors designed down to the last detail for high-end living comfort.

From the outside, the villa makes a confident statement: white, minimalist, and precise, yet commanding a strong presence. Its modern flat-roof architecture, expansive windows, and serene façade design lend the building an almost sculptural quality. The approximately 958 m² plot is beautifully enclosed and bordered by mature trees, sloping gently down towards the valley. This creates a private, verdant backdrop that effectively frames the house.

Access is via an impressive entrance featuring a large, high-quality oak door. Inside, the home's distinctive character is immediately apparent: solid oak flooring—laid as smoked and oiled wide planks—adds warmth and depth to the modern architecture. Its rustic texture creates an elegant contrast to the clean lines, bright walls, and precisely placed lighting accents.

The ground floor serves as the villa's main level for entertaining and daily living. At its heart lies the approximately 100 m² living hall—an exceptionally spacious area for living, dining, and relaxing that offers an open, airy feel, a direct connection to the surrounding greenery, and an atmospheric focal point provided by a closed KALFIRE gas fireplace. Dimmable lighting accents and a premium lighting concept by Molto Luce further enhance the room's unique ambiance.





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Property description

The open-plan kitchen integrates seamlessly into this living area. Designed by LEICHT and featuring a satin-finish glass counter-top, a cooking island, and an illuminated breakfast bar, it combines a clean aesthetic with professional-grade functionality for everyday use. Appliances from Miele and V-ZUG, high-quality built-in units, and a dedicated refrigerated storage room complement this level, alongside a guest WC, cloakroom, hallway areas, and a large double garage with direct access to the house.

The upper floor is designed as a private retreat. It houses three bedrooms, air-conditioned living areas, and custom-designed dressing rooms. Two high-specification bathrooms complete this floor, featuring double vanities, designer ceramics, premium fixtures, showers, and a freestanding whirlpool bathtub. A particular highlight is the sauna suite, featuring a KLAFS premium sauna. With an infrared seat, color-light therapy, an L-shaped lounge, and high-quality materials, this creates a private wellness area that blends naturally with the home's architecture. The roof terrace—a spacious outdoor area on the upper floor—offers views of the greenery and provides a sheltered space for quiet moments away from the bustle of daily life.

The garden level adds another versatile floor to the villa. Several rooms are suitable for use as bedrooms, guest rooms, home offices, fitness areas, or private retreats. This level is complemented by an additional full bathroom, spacious hallways, utility and technical rooms, storage space, and direct access to the terraces and garden. This arrangement offers a high degree of flexibility without compromising the villa's character as a spacious private residence.





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Property description

White Diamond also boasts high-end technical specifications. A Viessmann gas condensing heating system with weather-compensated control is complemented by a solar thermal system for domestic hot water and heating support. Underfloor heating, air-conditioned living and sleeping areas, „Jung“ glass switches in champagne, Molto Luce lighting systems (both indoor and outdoor), and a Siedle video intercom panel ensure comfort, security, and modern ease of use. Additional security is provided by an alarm system featuring interior monitoring, indoor and outdoor cameras, and a remote monitoring connection. This technology is discreetly integrated, reflecting the standards of a home that prioritizes privacy, protection, and living comfort in equal measure.

A notable future-oriented feature is the provision for a home lift in the stairwell area. The structural groundwork is already in place, and a specific quote from the manufacturer Aritco for a high-quality home lift serving three levels is available. This offers the option to enhance the villa's accessibility and convenience in the future.

White Diamond is thus far more than just a modern villa with premium appointments. It is a meticulously maintained estate—architecturally clean-lined and technically sophisticated—designed for those who seek to combine spacious living, privacy, and design with long-term comfort.



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Floor Plan Garden Level

The garden level expands the villa with a versatile living area offering direct access to the terrace and garden. Several flexible rooms—ideal for use as guest quarters, a home office, a fitness area, or a hobby room—allow for a high degree of personalization. This level is complemented by a high-quality bathroom as well as utility, technical, and storage spaces. Spacious terraces and an immediate connection to the greenery lend this floor a special quality of living, making it a self-contained retreat within the villa.





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Floor Plan Ground Floor

The ground floor forms the villa's impressive focal point, combining a sense of spaciousness with modern living. The open-plan living area—comprising the lounge, dining space, and kitchen—creates an extraordinary sense of volume and opens out onto the terrace and garden through expansive floor-to-ceiling glazing. This level is complemented by a stylish designer kitchen with an adjoining pantry, a guest WC, cloakroom areas, and direct access to the double garage. Here, architecture, light, and space merge into a harmonious whole.





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Floor Plan Upper Floor

The upper floor is designed as a private retreat, combining supreme living comfort with stylish elegance. Spacious bedrooms, dedicated dressing areas, and exclusive designer bathrooms create an atmosphere of relaxed privacy. An integrated wellness zone featuring a high-quality sauna adds a special touch to the living space. The floor is complemented by a sprawling roof terrace, offering a sheltered outdoor area with magnificent views of the surrounding greenery and impressively underscoring the villa's exclusive character.





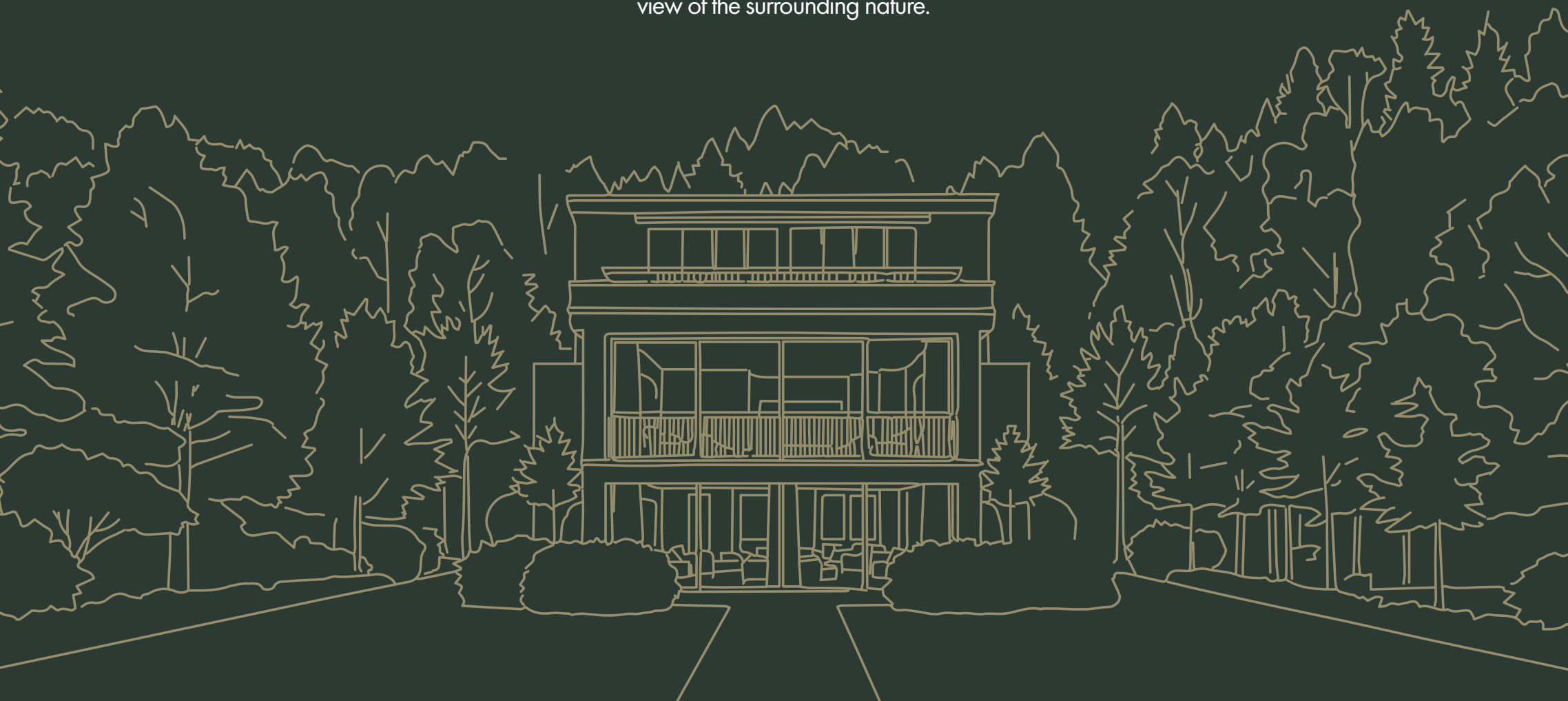
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Forest View

A view that enchants. Expansive window fronts offer a magical view of the surrounding nature.





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Fine materials

High-quality real wood parquet flooring, combined with timeless white walls and airy ceiling heights, creates a distinctive sense of space.





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Luxury & Style

A cozy evening by the fireplace or relaxing in the sauna makes the villa feel like a real home.





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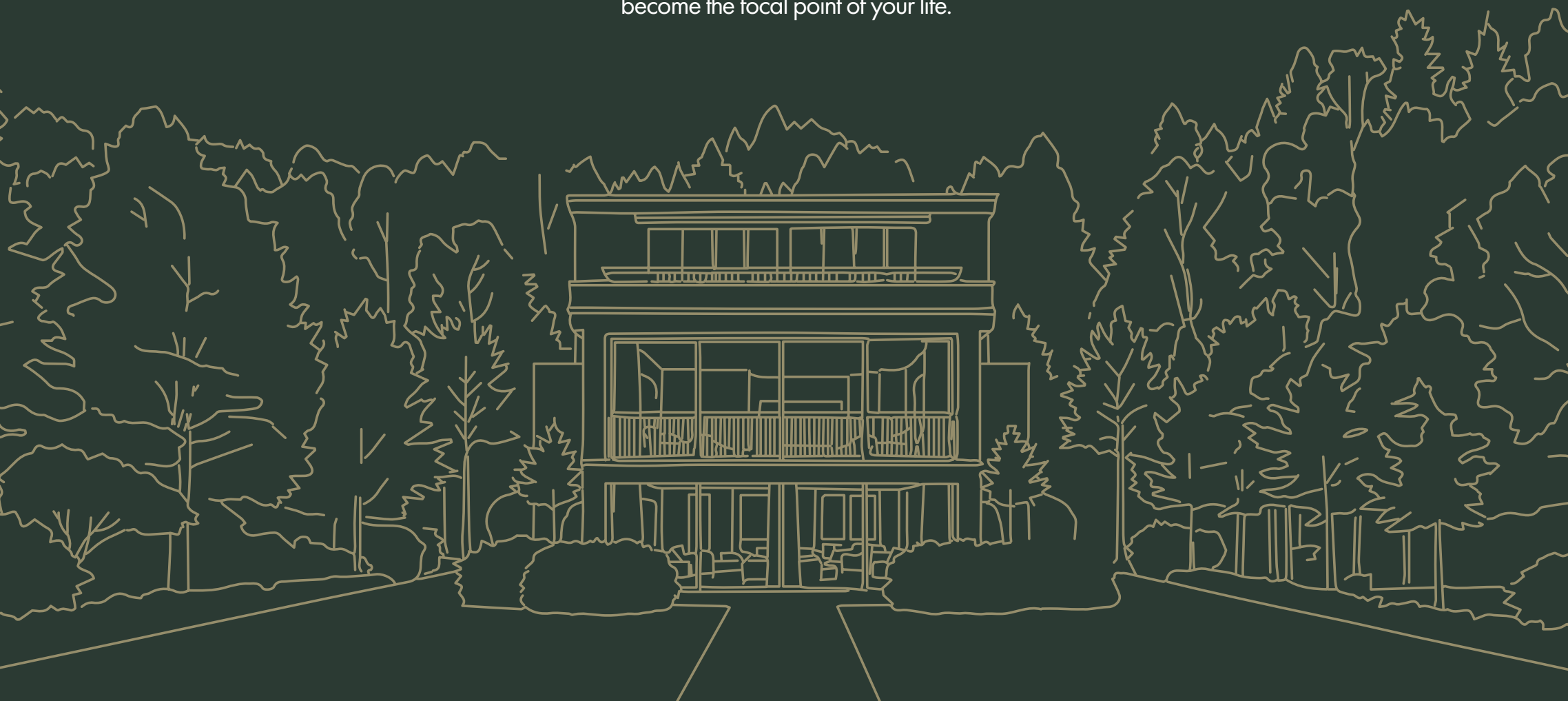
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Living in nature

In harmony with nature, this home offers a garden that will become the focal point of your life.





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Location

Gunzenbachstraße is one of Baden-Baden's quiet, green, and highly sought-after residential areas. The villa is situated in a sheltered location near the edge of the forest, nestled within a premium neighborhood characterized by private homes, mature greenery, and a pleasantly understated atmosphere. Here, one finds that rare combination that makes Baden-Baden so special: living close to nature with a high degree of privacy, while remaining within easy reach of an internationally renowned cultural and spa city. Mature trees, lush surroundings, and the quiet street layout lend the immediate area a discreet, almost private character. Yet, the city center, the Lichtentaler Allee, the thermal baths, the Kurhaus, the casino, restaurants, boutiques, and cultural venues remain easily accessible. The location thus offers the perfect balance sought by discerning buyers: a retreat offering peace and nature—without sacrificing urban convenience.

Baden-Baden lies on the western edge of the Black Forest, nestled between wooded hills, vineyards, and the Rhine Plain, and is close to the Alsace region. The city combines the scenic appeal of a traditional spa town with excellent regional and national connectivity. The A5 motorway provides fast links to Karlsruhe, Freiburg, Basel, and Frankfurt; the Baden-Baden train station offers connections to long-distance rail services, while Karlsruhe/Baden-Baden Airport further enhances international accessibility.



Gunzenbachstraße 46,
76530 Baden-Baden

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





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Location

Its proximity to France, Strasbourg, the Karlsruhe technology region, and the economically robust areas of Southwest Germany further underscores the quality of the location. Baden-Baden is not a typical metropolitan hub, but rather a refined retreat boasting established infrastructure, expertise in medicine and tourism, high-end hotels, international dining, and a rich cultural scene. It serves as a center for conferences and media, set within an environment that has long attracted discerning individuals.

Baden-Baden's unique appeal stems from a history that transcends conventional locational advantages. For centuries, the city has been synonymous with healing springs, grand hotels, a vibrant social life, art, music, and a quiet, understated cosmopolitanism. Aristocrats, entrepreneurs, artists, writers, and travelers from across Europe flocked to Baden-Baden, drawn by its thermal waters, natural beauty, casino, Kurhaus, music, and unique atmosphere. Names such as Ivan Turgenev, Fyodor Dostoevsky, Clara Schumann, Johannes Brahms, Franz Liszt, and Hector Berlioz exemplify the rich cultural heritage that has shaped the city. Today, Baden-Baden is part of the UNESCO World Heritage site „Great Spa Towns of Europe,“ preserving its status as a premier European spa and cultural destination. It is precisely this blend of history, nature, wellness, culture, and discreet luxury that makes Baden-Baden a place that need not shout to be extraordinary.



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Transparency and Legal Framework

This property brochure has been prepared based on the information available to us. All property details, floor areas, floor plans, images, descriptions of fixtures and fittings, energy-related data, location information, and visualizations—as well as details regarding technical systems, outdoor facilities, and potential structural options—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, energy-related, fire safety, or regulatory/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.

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Details regarding floor areas, floor plans, room layouts, number of rooms, plot sizes, living and usable areas, terrace and balcony areas, parking spaces and garages, and descriptions of fixtures and fittings are based on available cadastral, land registry, planning, marketing, and owner documentation. These figures may differ from actual measured areas, approved plans, or areas and uses determined in the future. A binding verification of areas and usage remains the responsibility of the purchaser and their professional advisors. Information regarding the year of construction, modernization, construction method, building fabric, roof, façade, windows, doors, flooring, sanitary facilities, kitchen, sauna, cold storage room, heating, air conditioning, electrical systems, security equipment, outdoor areas, irrigation, garage, utility connections, and other features is based on available documentation, the building specifications, plans, the energy certificate, and information provided by the owner. An independent technical inspection—particularly regarding condition, functionality, maintenance, service life, and any defects or need for repairs—is expressly recommended.

Information regarding the location, surroundings, quality of living, transport links, infrastructure, cultural significance, historical context, and general site quality of Baden-Baden is provided for descriptive purposes only. It does not constitute a guarantee regarding future developments, appreciation in value, potential uses, neighborhood conditions, traffic trends, or other changes to the location.

This offer is subject to change and is non-binding. We reserve the right to sell the property to another party, adjust prices, or modify the status regarding ownership, land registry entries, public law encumbrances (*Baulasten*), planning, permits, usage rights, or legal standing; errors and omissions are excepted. A legally binding purchase agreement is concluded only upon the signing of a notarized purchase contract.

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

We recommend that the purchaser conduct their own independent due diligence prior to concluding the contract. This includes, in particular, verifying ownership, land registry status, encumbrances, easements, public law encumbrances, floor areas, building fabric, building services, energy aspects, permits, building regulations, utility connections, insurability, and tax implications, as well as the actual and legal condition of the property. All texts, graphics, photographs, plans, visualizations, layouts, and other content in this brochure are protected by copyright. Use, reproduction, publication, or dissemination by third parties is prohibited without prior written consent.

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