



VILLA BEVERLY

Luxuriöses Haus mit Traumgarten & Pool



The Highlights

- Exclusive architect-designed villa in a modern style
- Approx. 442 m² of living space & approx. 195.96 m² of usable space
- Luxury Mediterranean estate with a resort-like atmosphere
- 15-meter infinity pool, heated & illuminated
- Private koi pond with exclusive koi carp
- Mature landscaping offering maximum privacy
- High-quality security & camera surveillance
- Smart home system & indirect lighting concepts
- XXL garage for up to 4 luxury vehicles
- Integrated wine cellar
- Spacious covered terrace with lounge atmosphere
- Outdoor living area with fireplace & sliding windows
- Open, glass-enclosed designer staircase
- Luxury kitchen with high-quality Miele appliances
- Master suite with dressing room, sauna, and spa bathroom
- All rooms on the upper floor with balcony access
- Electric entrance gate & discreet security system
- Energy efficiency class B
- Quiet location with sweeping views over the Hegau region



PROPERTY DETAILS

- Property Type: Luxury Single-Family Home / Architect-Designed Villa
- Lot Size: approx. 1,695 m²
- Address: Auf der Höhe 10, 78234 Engen im Hegau
- Year Built: 2013
- Living area: approx. 442.78 m²
- Usable area: approx. 195.96 m²
- Basement: Yes, partially basemented
- Property: Prestigious, mature villa property
- Bedrooms: 4
- Bathrooms: 3
- Guest restrooms: 2
- Pool: 15-meter infinity pool, heated & illuminated
- Garage: XXL garage for up to 4 vehicles
- Energy source: Natural gas
- Energy consumption: 63.3 kWh/(m²*a)
- Energy efficiency class: B
- Purchase price: Upon request plus 3.57% incl. VAT and closing costs





Property Description

VILLA BEVERLY is far more than just an exclusive single-family home—it embodies a lifestyle characterized by privacy, modern luxury, and a Mediterranean resort atmosphere of the highest caliber. Even the elegant driveway leading through the electric entrance gate conveys the impression of a private luxury estate. Nestled within an elaborately landscaped and fully matured property, the estate perfectly combines tranquility, security, and stylish architecture.

The extraordinary sense of space is immediately apparent upon entering the villa. The open, glass-enclosed designer staircase resembles an architectural work of art, connecting the levels of the house in a way that seems almost to float. Generous glass surfaces, clean lines, high-quality materials, and the perfectly coordinated lighting concept lend the entire estate a modern yet warm atmosphere.

The open-concept living and dining area forms the heart of the villa. Floor-to-ceiling windows bring nature into the living space and create seamless transitions between indoor and outdoor living. The luxurious designer kitchen, equipped with high-quality Miele appliances, meets the highest standards of aesthetics and functionality and serves as the central gathering place for family and guests.



Property Description

A particular highlight is the spacious, covered terrace with its large sliding windows. This creates a unique lounge atmosphere that can be enjoyed year-round. The stylish fireplace area, the harmonious lighting, and the direct view of the illuminated infinity pool create an atmosphere reminiscent of a private boutique resort.

The approximately 15-meter-long infinity pool forms the spectacular centerpiece of the outdoor area. Surrounded by palm trees, exclusive landscaping, and discreet privacy screens, you can enjoy absolute privacy and relaxation at the highest level here. The combination of Mediterranean garden architecture, luxurious lounge areas, and the exclusive koi carp in their own pond lends the property an extraordinary sense of tranquility and elegance.

The upper floor also impresses with a well-thought-out luxury concept. The private master suite is designed like an exclusive hotel suite and combines the master bedroom, a luxurious dressing room, and a spacious spa bathroom with an integrated sauna into a private retreat within the villa. Large glass walls and direct access to the balcony offer breathtaking views of the surrounding nature and the property's expansive green spaces.

Property Description

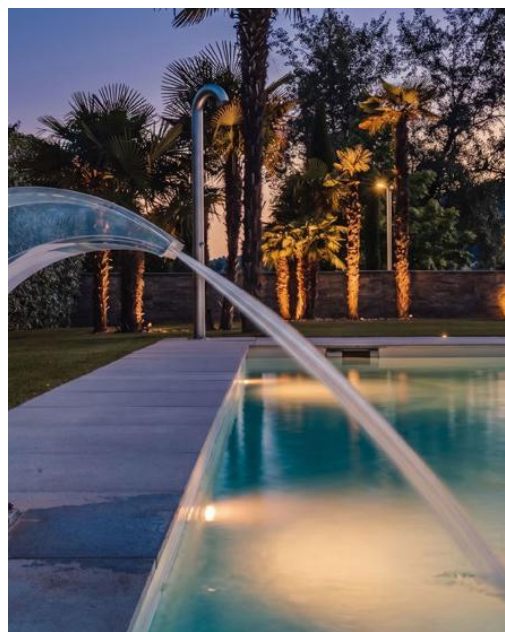
The other bedrooms are also spacious, bathed in natural light, and furnished to a high standard. All rooms feature direct access to the balconies, further enhancing the property's open and luxurious living atmosphere.

In addition to its design and living comfort, VILLA BEVERLY also impresses with state-of-the-art technology. Smart home control, modern security and camera surveillance, indirect lighting concepts, and high-quality energy technology create a future-oriented living environment with maximum comfort and security.

This extraordinary property is rounded out by the impressive XXL garage for up to four luxury vehicles, including an integrated wine cellar—a detail that will particularly delight car and lifestyle enthusiasts. Adjacent to this, in a very discreet location, access to the basement, utility room, and fitness studio is provided.

VILLA BEVERLY is a residence for people who don't just want a place to live, but are seeking a home that perfectly harmonizes luxury, design, discretion, and quality of life.







+
**BEVERLY
VIBE**





+
**INTERIOR
DESIGN**





FOR CAR
LOVERS





Location

VILLA BEVERLY is situated in a prime location in Engen im Hegau, within the exclusive residential neighborhood of "Auf der Höhe." The property combines luxurious living with excellent accessibility:

- Zurich Airport: approx. 45-50 minutes
- Stuttgart Airport: approx. 1.5 hours
- Konstanz & Lake Constance: approx. 35 minutes
- Singen: approx. 10 minutes
- Direct access to the A81 highway

Engen offers excellent infrastructure with kindergartens, schools, shopping, restaurants, medical care, and a high work-life balance.

The Perfect Connection

For cosmopolitans and commuters, the residence's location offers an ideal infrastructure. Thanks to the direct connection to the A81 highway, you can reach Stuttgart just as quickly as Zurich.

- Lake Constance region: The shores of Radolfzell and Constance are only about 23 to 35 minutes away by car.
- Mobility: Engen Station offers a convenient, frequent connection to Singen (10 min) and Konstanz via the "Seehas."
- International: The airports in Zurich and Stuttgart, serving as global gateways, are easily accessible and underscore the location's appeal for discerning tastes.

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

Space Allocation Plan

Ground Floor

- Hallway / Entryway
- Living and dining area
- Open kitchen
- Patio
- Guest room
- Guest bathroom
- Guest restroom
- Garage
- Storage room
- Wine cellar
- Pantry with refrigerator

Basement

- Boiler room
- Utility room + gym



Space Allocation Plan

Upper Floor

- Master bedroom
- En-suite bathroom with sauna
- Walk-in closet
- Balcony
- Hallway
- Children's room I
- Children's room II
- Children's bathroom
- Storage room I+II
- Hallway



Contact us

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