



The
BAVARIA RESIDENCE

A PRIVATE WORLD ON THE WATER





”

Perfection is achieved not when there is nothing more to add, but when there is nothing left to take away.

Perfection is attained, not when there is nothing more to add, but when there is nothing left to take away.

—— ANTOINE DE SAINT-EXUPÉRY ——







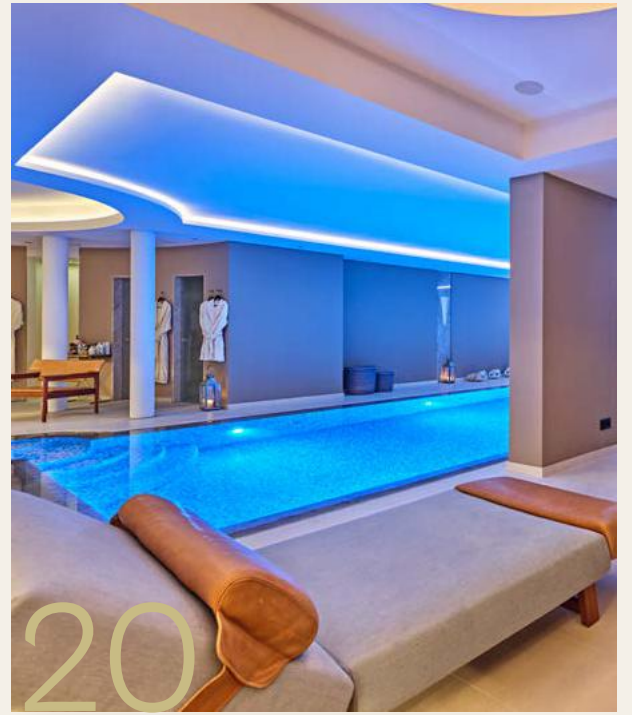
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> SPECIFICATIONS



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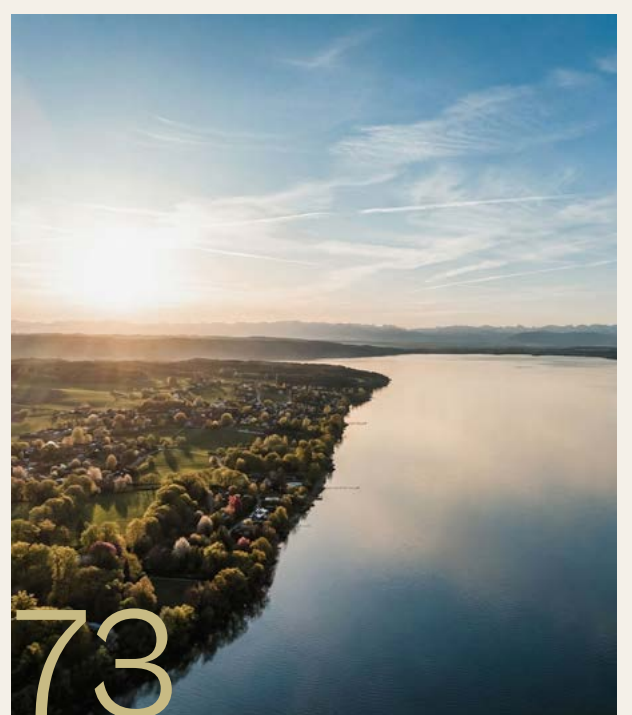
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> EXCLUSIVE AIRPORT



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SPECIFICATIONS OF THE ENSEMBLE

Bavaria Residence



PROPERTY TYPE

Exclusive
Lakeside Residence

NUMBER OF
BUILDINGS

incl.
outbuildings: 6

ADDRESS

An der Seeleite 22,
82266 Inning am
Ammersee

PLOT
SIZE

Approx. 8,707 m² (Residential
plot & Unobstructable park-
land facing west) Parcels 206,
206/1, 206/2

TOTAL
USABLE AREA

of the ensemble:
approx. 2,186.87 m²





CONSTRUCTION YEAR / RENOVATION	LIVING AREA INCL. POOL	ELEVATORS	HEATING	PARKING SPACES	PURCHASE PRICE
Original 2005 Comprehensive Core Renovation & Extension (North/South) 2014	(Main & Guest Residence): approx. 1,086 m² & 348.52 m²	1 in Main Villa – 1 in Guest House	Heat pump built in 2018, consumption approx. 78.6 kWh/(m²*a)	2 double garages 4-8 outdoor parking spaces, Parking area for motorhome / boat / truck	Upon request (plus 3,57% incl. VAT buyer's commission)



SPEZIFIKATIONEN DES ENSEMBLES

Bavaria Residence



AREA

Approx. 1,525 m²

ROOMS

19 + 6 Bathrooms

YEAR OF
CONSTRUCTION

2005

CORE RENOVATION /
EXTENSION

2014-2018





LEVELS

4 (Basement 2 to Upper Floor),
2 Elevators

ROOMS

30

HEATING

Heat Pump (2018),
Ceiling Cooling, Smart Home





THE MAIN VILLA

Main Residence

A FOUR-LEVEL SPATIAL CONCEPT WITH A
FOCUS ON REPRESENTATION AND PRIVACY.





THE MAIN VILLA

Main Residence



LEVELS	AREA	AREA STRUCTURE
4 (Basement 2, Basement 1, Ground Floor, Upper Floor)	Approx. 1,524.8 m ² Total	Beletage (Ground Floor): 508.2 m ² Focus: Living, Dining, Representation, Pool Access. Private Area (Upper Floor): 289 m ² Focus: Master Suites, Terraces, Retreat.





**VERTICAL
CIRCULATION**

Representative passenger
elevator serving all levels.

SPECIAL FEATURES

Panoramic window fronts fully retracta-
ble into the façade, imperial staircase to
the park, artificial stream, home cinema
in the living room.

SPECIAL FEATURES

Pool with counter-current system,
exclusive custom-built wall cabinets by a
master carpenter,
integrated high-end sound system.



THE MAIN VILLA

Main Residence



KITCHEN VIEW



MASTER BEDROOM





LIVING ROOM



MASTER BATHROOM



KITCHEN

THE MAIN VILLA

Main Residence

GROUND FLOOR

- Hall / Entrance
- Cloakroom
- Shoe Closet
- Guest WC
- Living Room
- Fireplace Room
- Office
- Music Room
- Kitchen + Utility Room
- Parlor
- Terrace & Outdoor Pool



TOTAL AREA: 508 m²

UPPER FLOOR

- Master Bedroom
- Dressing Room
- Salon / Hallway
- Master Bathroom
- Gentlemen's Bathroom
- Office
- Children's Area 1: Child 1.1 + Child 1.2
+ Children's Bathroom 1
- Children's Area 2: Child 2.1 + Child 2.2
+ Children's Bathroom 2
- Music Room in the Salon
- 2 Balconies & 2 Rooftop Terraces



TOTAL AREA: 289 m²

OPERATION LEVEL

- Utility Room
- Luggage Room
- Food Storage with Cold Room
- Pool Technology Room, Electrical Room, Plant Room
- Cellar 1-2, Storage 1-3
- Tea Kitchen & Changing Room
- Corridors / Technical Areas
- 1 Staff Shower Bathroom (Women)
- 1 Men's WC



TOTAL AREA: 727,53 m²





THE MAIN VILLA
Main Residence







WELLNESS & SPA

Wellness & Spa

YEAR-ROUND TRANQUILITY – RELAXATION
AND WELL-BEING SEAMLESSLY INTEGRATED.





WELLNESS & SPA

Wellness & Spa



YEAR OF
CONSTRUCTION

2020
(New-build standard)

SCOPE

Indoor Pool, Sauna,
Steam Bath, Floating

AREA

Approx. 357 m²





**SPECIAL
FEATURES**

Sauna, steam bath, floating, yoga,
massage, gym – as a seamlessly connec-
ted world that gives time back.

CLIMATE

Spa ventilation with humidity
control

SCENES

Sound & Lighting Control



WELLNESS & SPA

Wellness & Spa



SPA & WELLNESS



MASSAGE ROOM





WELLNESS & SPA

Wellness & Spa

WELLNESS & GUEST LEVEL

- Indoor Pool & Spa
- Brine Pool
- Yoga Room
- Massage Room
- Gym
- Guest Bedroom + Guest Bathroom
- Hobby Room 1-3
- Corridor to Elevator & Guest House
- Outdoor Spa Area with Waterfall
- Staff & Delivery Staircase



TOTAL AREA: 727,53 m²







THE GUEST HOUSE

Guest Residence

MAXIMUM AUTONOMY FOR FAMILY OR BUSINESS PARTNERS – SEAMLESSLY CONNECTED.





THE GUEST HOUSE

Guest Residence



PROPERTY TYPE

Guest House

YEAR OF
CONSTRUCTION

2020
(New-build standard)

AREA

Approx. 379.59 m²
over 4 levels





CONNECTION

Direct underground gallery connection to the main villa, as well as a barrier-free passenger elevator.

FEATURES

Open luxury kitchen, magnificent fireplace, floor-to-ceiling windows with privacy shading, elegant bathroom suites, rustic flooring, Mediterranean chalet ambiance.



THE GUEST HOUSE

Guest Residence



GUEST HOUSE



MAIN BEDROOM





LIVING ROOM VIEW

THE GUEST HOUSE

Guest Residence

UPPER FLOOR

- Master Bedroom
- Bathroom
- Hallway
- Bathroom
- Bedroom
- Balcony
- Elevator

1



TOTAL AREA: 89,4 m²

GROUND FLOOR

- Entrance
- Office
- Kitchen
- Living Room
- Delivery Area
- Elevator
- Terrace



TOTAL AREA: 70,59 m²





THE GUEST HOUSE
Guest Residence







THE BOATHOUSE

Boathouse

WATER ACCESS WITHOUT PUBLIC EXPOSURE
- BOATHOUSE, SHORELINE AREA, AND JETTY
AS PRIVATE INFRASTRUCTURE.





THE BOATHOUSE

Boathouse



PROPERTY TYPE

Boathouse

SHORE ACCESS

Jetty, Stairs into the Water

AREA

Approx. 37 m²





AREA

Fenced lake access

SPECIALS

Boathouse and shoreline as a private waterline – for morning peace and quiet, spontaneous outings and evenings by the lake.



THE BOATHOUSE

Boathouse

BOATHOUSE

- Entrance area
- Common room with kitchen
- Outdoor terrace
- Lake access
-

1



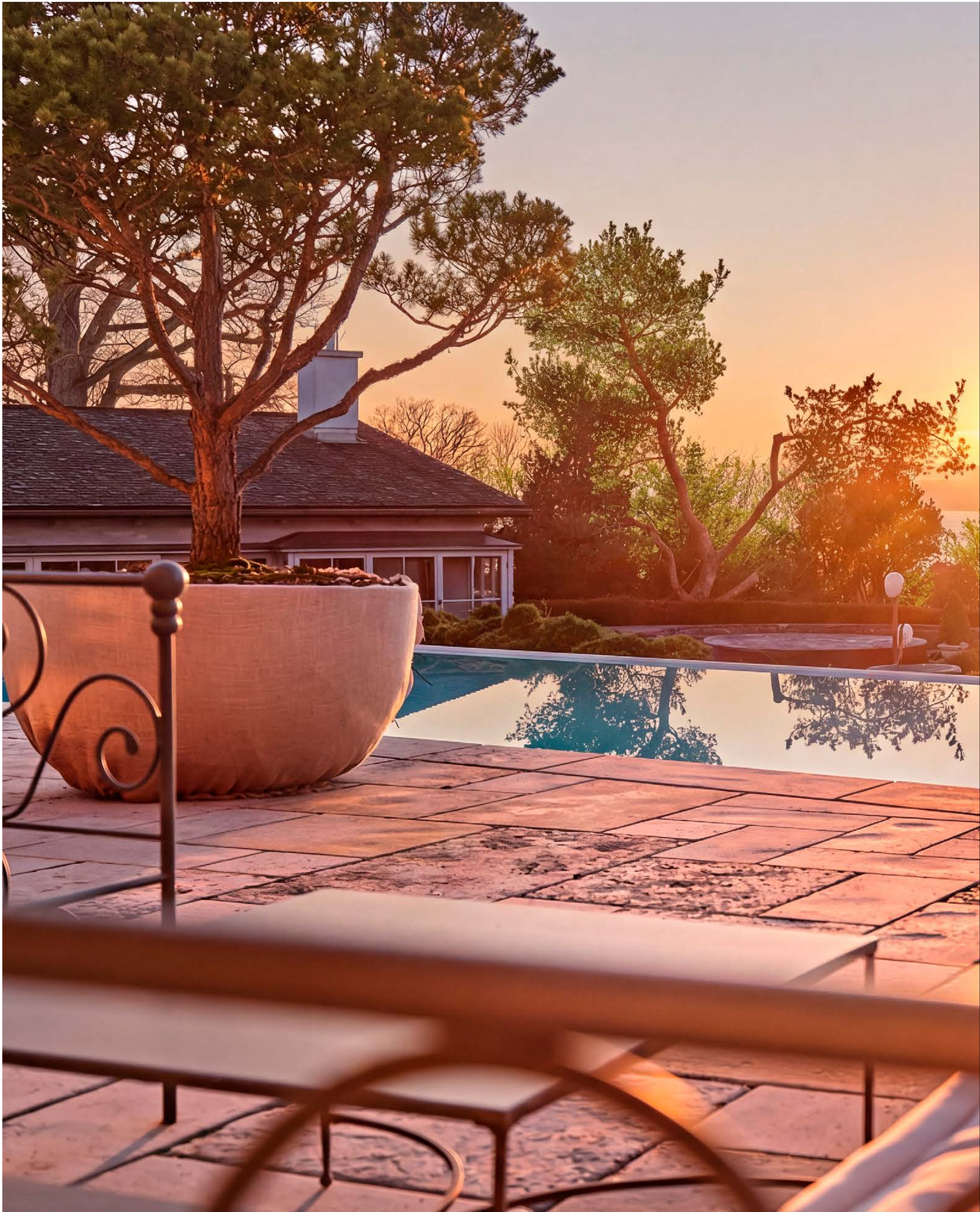
TOTAL AREA: 37 m²

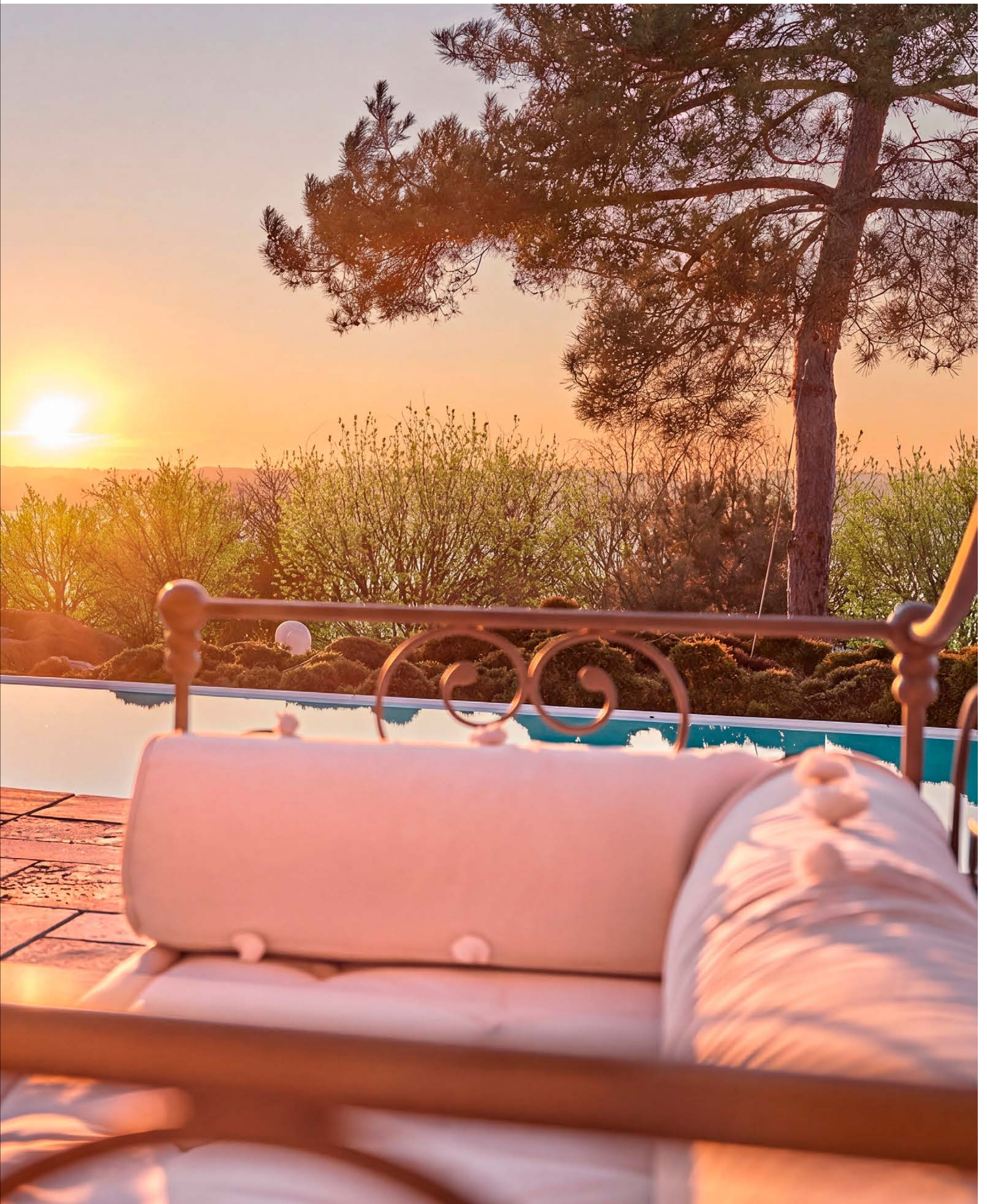




THE BOATHOUSE

Boathouse







THE PARTY HOUSE

Party House

AN EVENT SPACE THAT OFFERS YOUR GUESTS
EVERYTHING.





THE PARTY HOUSE

Partyhouse



OBJECT TYPE

Self-contained event building

EVENTS

with professional kitchen and outdoor dining area

AREA

approx. 66 m²





SPECIAL FEATURES

Lounge & Party Pavilion: Self-contained event building (approx. 66 m²) with a professional kitchen and outdoor dining area – ideal for second-setting events. Open fireplace in the lounge area.



THE PARTY HOUSE

Partyhouse

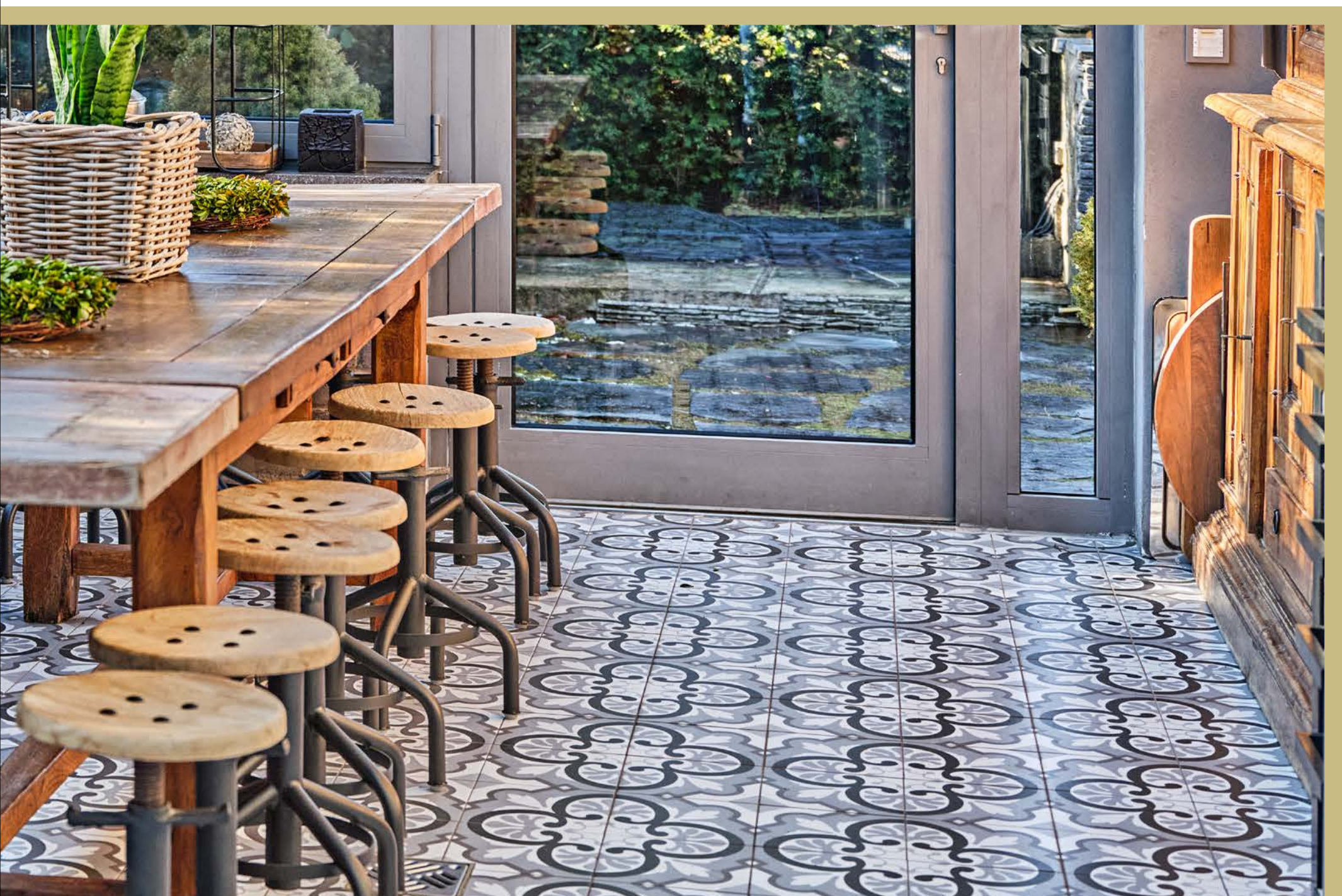


LOUNGE



KITCHEN





THE PARTY HOUSE

Partyhouse

LOUNGE

- Lounge & Dining Area
- Lounge Kitchen
- WC



TOTAL AREA:: 66 m²





THE PARTY HOUSE

Partyhouse







SOCCER FIELD
& GARDEN
Soccer Field & Garden

UNIQUE PARK AREA WITH A VERSATILE
SPORTS FIELD.





SOCCER FIELD & GARDEN

Field & Garden



PROPERTY

approx. 8,707 m²
(3 parcels of land)

HIGHLIGHTS

Imperial staircase, stream,
lawns

TECHNOLOGY

Irrigation,
Outdoor lighting





Room Tour



SPECIAL FEATURES

Sports & Park: Professional football field in a protected park area, spacious roof terraces with perfect western exposure, rose garden with pavilion, artificial stream with waterfall

SOCCER FIELD & GARDEN

Field & Garden



MAIN RESIDENCE & POOL VIEW



POOL VIEW





WINTER



DESCRIPTION



Some properties reflect the status of their owners – Seeleite 22 protects it. With a plot area of over 8,707 m² and a usable area of approximately 2,200 m², this refuge on the eastern shore of Lake Ammersee re-defines the boundaries of the Bavarian lake market. It is a masterfully curated campus that translates the complexity of modern life into architectural tranquility. The choreography of the buildings follows a clear objective: short distances for the family, complete separation for services, and maximum distance from the outside world.

Price *Purchase Price*

The purchase price of the entire residence will be provided upon request and after verification of identity. A commission of 3,57% including 19% VAT will be added.



INDIVIDUAL AREAS

Areas

1) MAIN VILLA

INCL. EXTENSIONS

Main Residence

Four levels, logically separated and vertically connected.
The first floor opens onto the park and the lake – with retractable glass fronts that connect inside and outside in an instant.



AREA	ROOMS	YEAR	LEVELS	BELETAGE	TECHNOLOGY
approx. 1,525 m ² (Total usable area)	19 + 6 bathrooms	Modernization: 2005 complete renovation & Expansion 2014-2018	4 (basement to upper floor), elevator	approx. 508 m ²	Heat pump (2018), Ceiling cooling, Smart home

2) GUESTHOUSE

Guest Residence

For family, friends or business trips: Independent in everyday life,
connected in the system – without compromising on standards.



AREA	ROOMS	LEVELS	TECHNOLOGY
Approx. 380 m ² over 4 levels	4 + 2 bathrooms	underground gallery to the main villa	Private elevator, fireplace, high-quality kitchen, privacy: shading systems, separate entrance



3) INDOOR POOL

Swimming Pool

The indoor pool is part of the retreat level: temperature-controlled, sheltered, and directly integrated into the spa and fitness area.



USE
Spa & Fitness Area

COMFORT
heated pool,
relaxation area

TECHNOLOGY
Water treatment,
ventilation

MATERIAL
Natural stone edging

4) STAFF HOUSE & GARAGE

Staff Residence & Logistics

Separate unit for staff, security or care –
so that private rooms remain private and processes run smoothly.



AREA
approx. 160 m² (resi-
dential & logistics)

USE
Living room/kit-
chen, 2 bedrooms,
bathroom

GARAGES
2 double garages

EXTRAS
Dog washing area,
storage

PITCHES
Additional outdoor areas
including motorhome
option

INDIVIDUAL AREAS

Areas

5) OUTDOOR POOL

Outdoor Pool

The outdoor pool is nestled within the park structure – with counter-current and infinity view facing west.



FEATURE

Countercurrent system

WELLNESS

Atmospheric lighting, west-facing

PRIVACY

Planting & Topography

FITTINGS

Approx. 320 m² terrace

6) OUTDOOR AREA / PRIVATE PARK

Guest Residence

Not a "garden," but a park: retreats, vistas, tranquility. Details like the grand staircase and the stream give the outdoor space structure, while the football pitch and rose garden bring it to life.



PROPERTY

approx. 8,707 m²
(3 parcels of land)

HIGHLIGHTS

Imperial staircase, stream, lawn areas

SECURITY

Enclosure, discreet setup

TECHNOLOGY

Irrigation, outside light



7) SPA & FITNESS

Spa & Gym

Sauna, steam bath, floating, yoga, massage, gym – as a cohesive world that turns back time.



SCOPE

Indoor swimming pool, sauna, steam room, floating

FITNESS

Gym, Yoga, Massage

CLIMATE

Spa ventilation with humidity control

EXTRAS

Sound & light control

FREEDOM

Accessibility & Elevators

10) SMART HOME

Smart Home

Lighting, climate, scenes, audio and security are all managed via an integrated system – quietly in the background, clearly in control.



SYSTEM

KNX with central control

TRADES

Lighting, climate control, ventilation, audio, security

SECURITY

Motion detector, connection to security service provider possible

OPERATION

Panels + Remote Access

INDIVIDUAL AREAS

Areas

11) HOBBY ROOMS

Hobby Room

Generous basement areas for collections, projects, sports and employment.



STRUCTURE

3 units
(plus technology)

USE

flexible (billiards, children's zone,
shelter)

CLIMATE

controlled
ventilation

SECURITY

Increased standard
within the basement levels

12) WEST-FACING TERRACES & ROOF TERRACES

Terraces

Multiple zones for dining, lounge and retreat –
directly connected by retractable glass fronts.



AREA

approx. 380 m²

ALIGNMENT

West

MATERIAL

Natural stone/wood
(weatherproof)

TRANSITION

Seamless flow inside
<--> outside



13) BOATHOUSE &
PRIVATE LAKE ACCESS
Spa & Gym

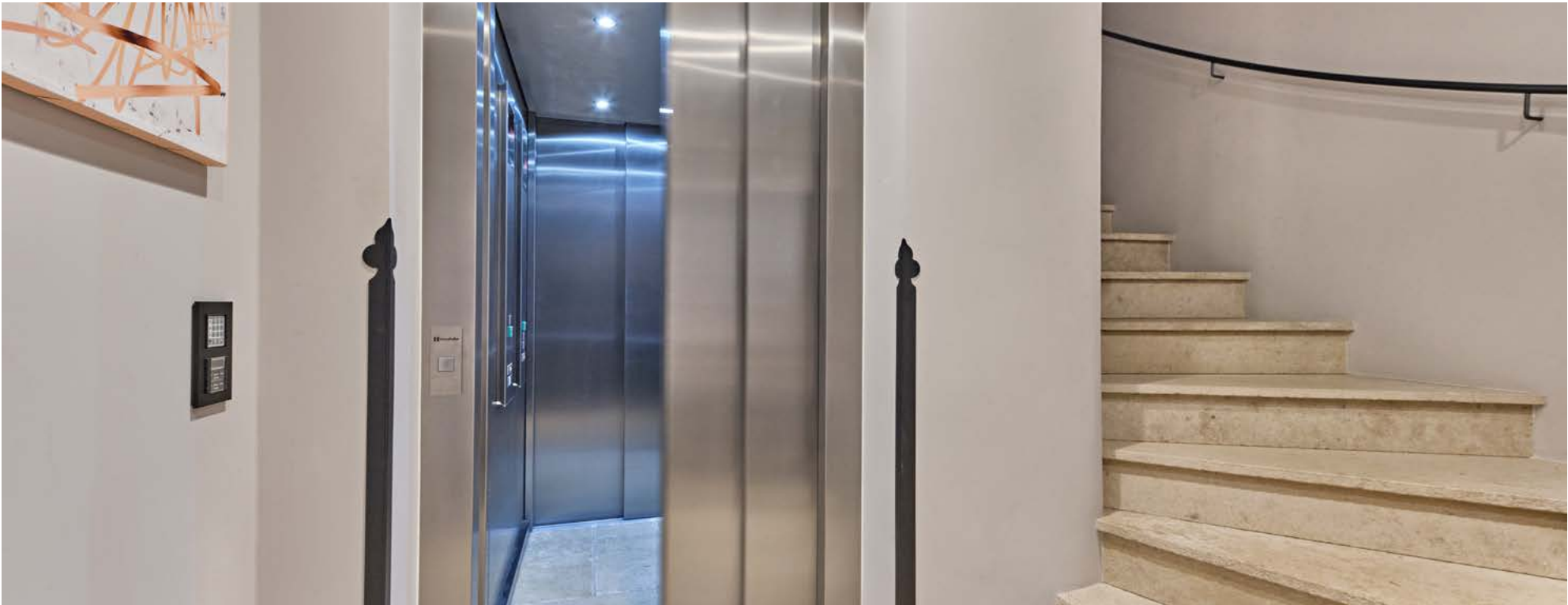
Boathouse and shoreline as a private wa-
terline – for morning peace, spontaneous
trips and evenings by the lake.



STATUS	EQUIPMENT	SHORE ACCESS	SECURITY
Inventory facility	Kitchen, seating area, retractable balustrade	Footbridge, stairs into the water	fenced lake access

LIFT SYSTEM
Elevator

The residence is easily accessible for people with disabilities. A lift system in the main residence, as well as in the guesthouse, ensures step-free living.



ACCESSIBILITY	EQUIPMENT	WHERE?	YEAR OF CONSTRUCTION
Yes	2 lift systems	Main Residence & Guest House	2021 + 2020

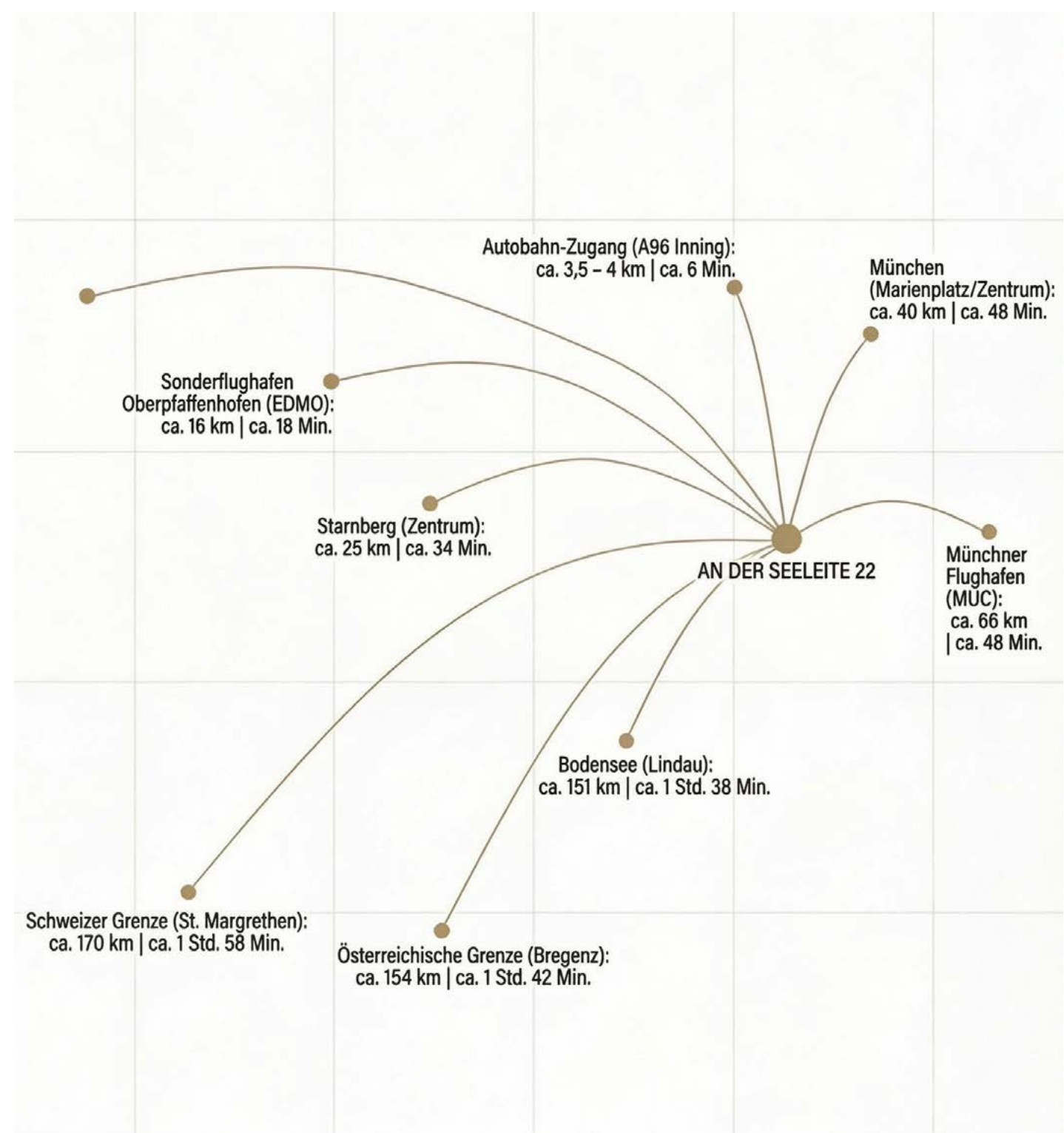
BAVARIA RESIDENCE
Bavaria Residence



SUMMER VIBE BY THE POOL



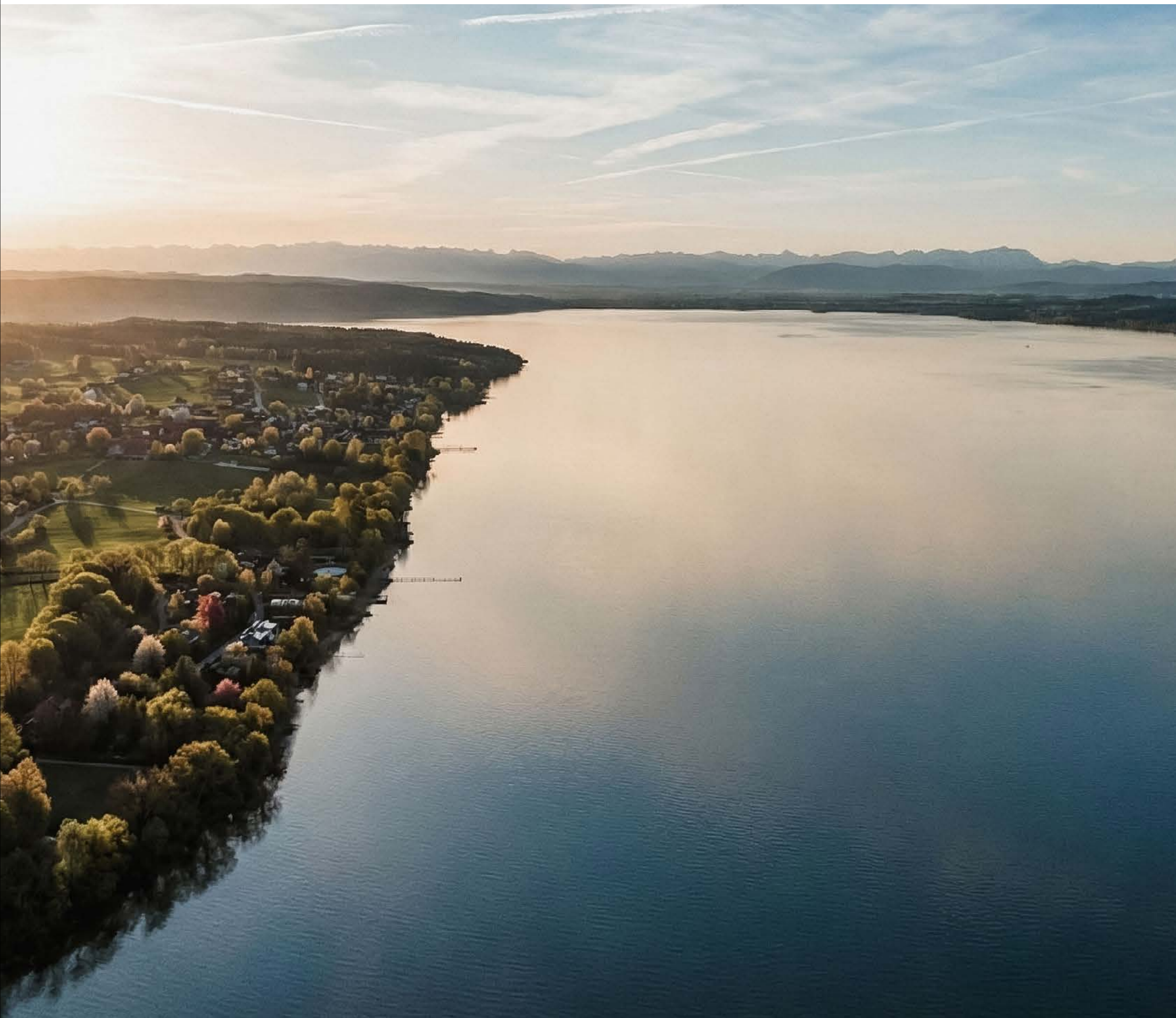
THE LOCATION



Buch am Ammersee is a haven for those who don't equate presence with noise. While other parts of the lake are open to the public, the eastern shore maintains an almost meditative tranquility. In the "Seeleite" area, privacy isn't just a buzzword, but rather the established structure of the neighborhood. Spacious properties and discreet facades protect the lives of those who have found a home here.

The lake is far more than just a backdrop. Private shoreline rights make it an integral part of daily life – for the first boat trip at dawn or complete retreat in the evening.

Despite this isolation, global connectivity remains uncompromisingly efficient. Proximity to Oberpfaffenhofen Special Airport (EDMO) guarantees global mobility without the constraints of scheduled air services. Munich and Bavaria's economic centers are quickly accessible via the A96 motorway. It is a rare combination of profound rural tranquility and the logistical freedom of a strategic base.



AIRPORT



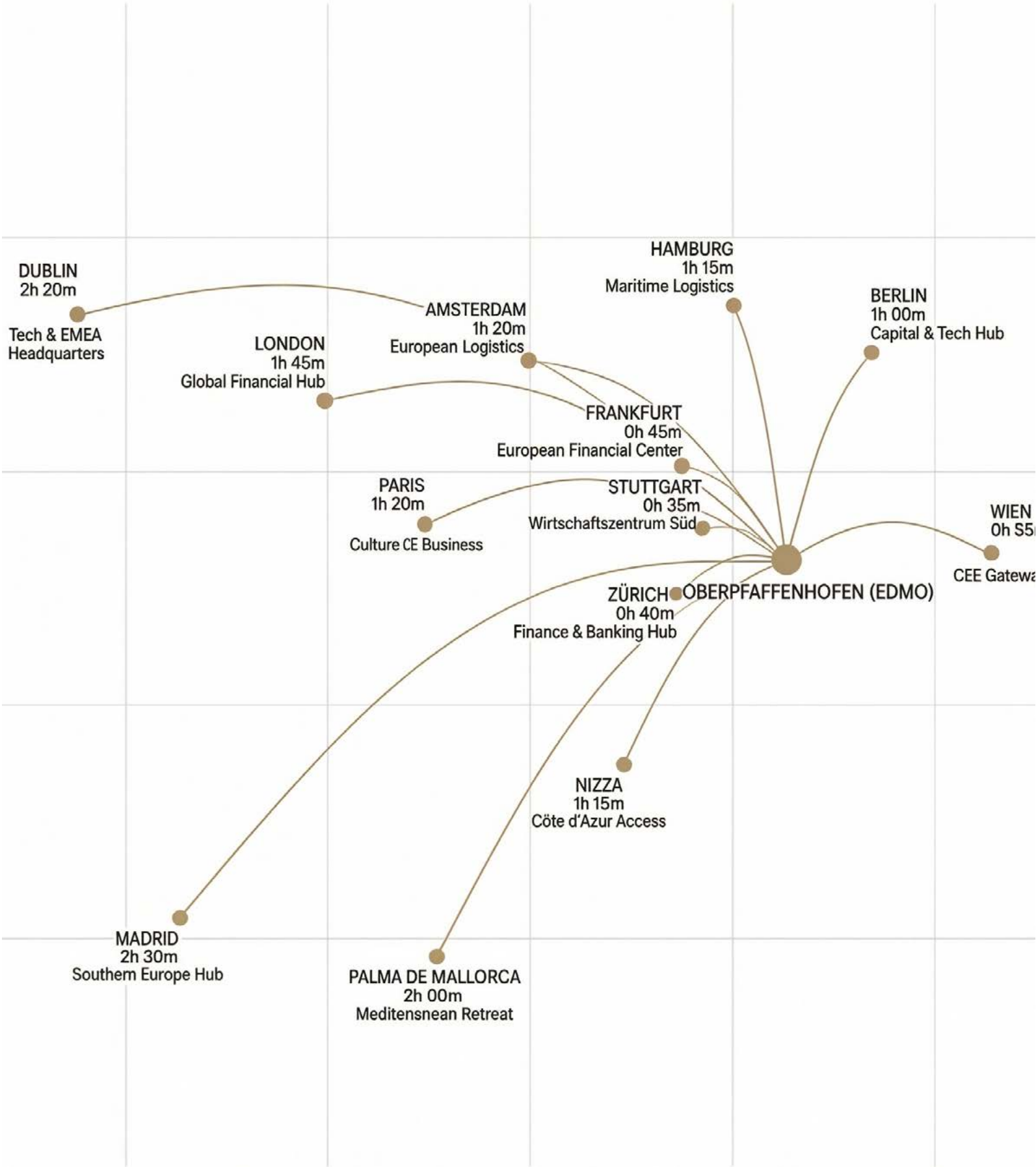
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Sovereignty means setting the world to
your own rhythm.



The property at Seeleite 22 is not an end point, but a starting point. Thanks to its immediate proximity to Oberpfaffenhofen Special Airport (EDMO) – one of Europe's most exclusive private jet hubs – your travel time to major economic and leisure centers is reduced to a minimum.

While others are still checking in, you'll already be over the Alps. The combination of maritime tranquility on Lake Ammersee and the logistical freedom of an international location makes this residence a valuable asset for generations to come.



CONTACT

Inquire



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Disclosure to third parties—even in part—is not permitted without our express written consent. Please note that all further documents (such as detailed floor plans, security concepts, or technical reports) will only be disclosed after an initial personal consultation, submission of proof of funds, and, if applicable, the signing of a non-disclosure agreement (NDA).

Thank you for your understanding regarding these necessary measures to protect this exceptional retreat.

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