

LUXUS CHALETS

Seeleite



„Silence is not found on the peaks of mountains, but in the hearts of those
who have made their home there.“



The Highlights:

- Building permit for two luxury chalets including underground parking garage
- Planning security guaranteed: permit valid until 2029
- Underground parking garage for maximum discretion and collectibles
- Eleven parking spaces for your vehicle fleet inside & one outdoor parking space
- Alpine purism: elegant architecture in the “signature chalet” style
- Privileged lake view from the upper master suites
- Silent perfection thanks to invisible ceiling cooling
- “Ready-to-build”: fully developed for quick start of construction
- Monolithic natural stone base meets elegant thermowood
- Spectacular room volume thanks to exclusive airspace zones
- Ceiling-height doors and glass fronts planned
- Maximum privacy in the best location on the lake side
- Strategic freedom: entire area or two parcels of land
- Rare opportunity to purchase on Lake Ammersee
- Close to Munich and Oberpfaffenhofen



The Property

Property type:	Exclusive building plot
Number of buildings:	2
Possible residential units:	Up to 4
Address:	An der Seeleite 19, 82266 Inning am Ammersee
Permit:	New construction of 2 residential buildings each with 2 units & underground parking
garage	
Plot size:	approx. 1611 m ² + 122 m ² - parcels 210/17, 210/19
Validity:	Valid until August 4, 2029
Total living space:	approx. 860 m ²
Total usable space excluding living space:	approx. 690 m ²
Elevators:	1 per building
Heating:	Heat pump & underfloor heating (possible)
Parking spaces:	11 underground parking spaces 1 outdoor parking space Access by car elevator

Purchase price: On request (plus 3.57% incl.
VAT buyer's commission)





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Property description

Some properties reflect the status of their residents – the Seeleite chalets protect it. In a world full of visual stimuli, this approved project offers a return to the essentials: material honesty, privacy, and technological sovereignty. It is a project that has already left the complexity of a new development behind. With the building permit secured until 2029, you gain planning security and the opportunity to start a new chapter in architecture on Lake Ammersee.

The ensemble of two harmonized structures redefines the concept of the “modern chalet.” A base clad in natural stone grounds the property, while the facades made of hand-selected thermowood radiate a warmth that gains character over the years. The generous panoramic glazing dissolves the boundary between the protected interior and the expanse of the eastern shore of Lake Ammersee.



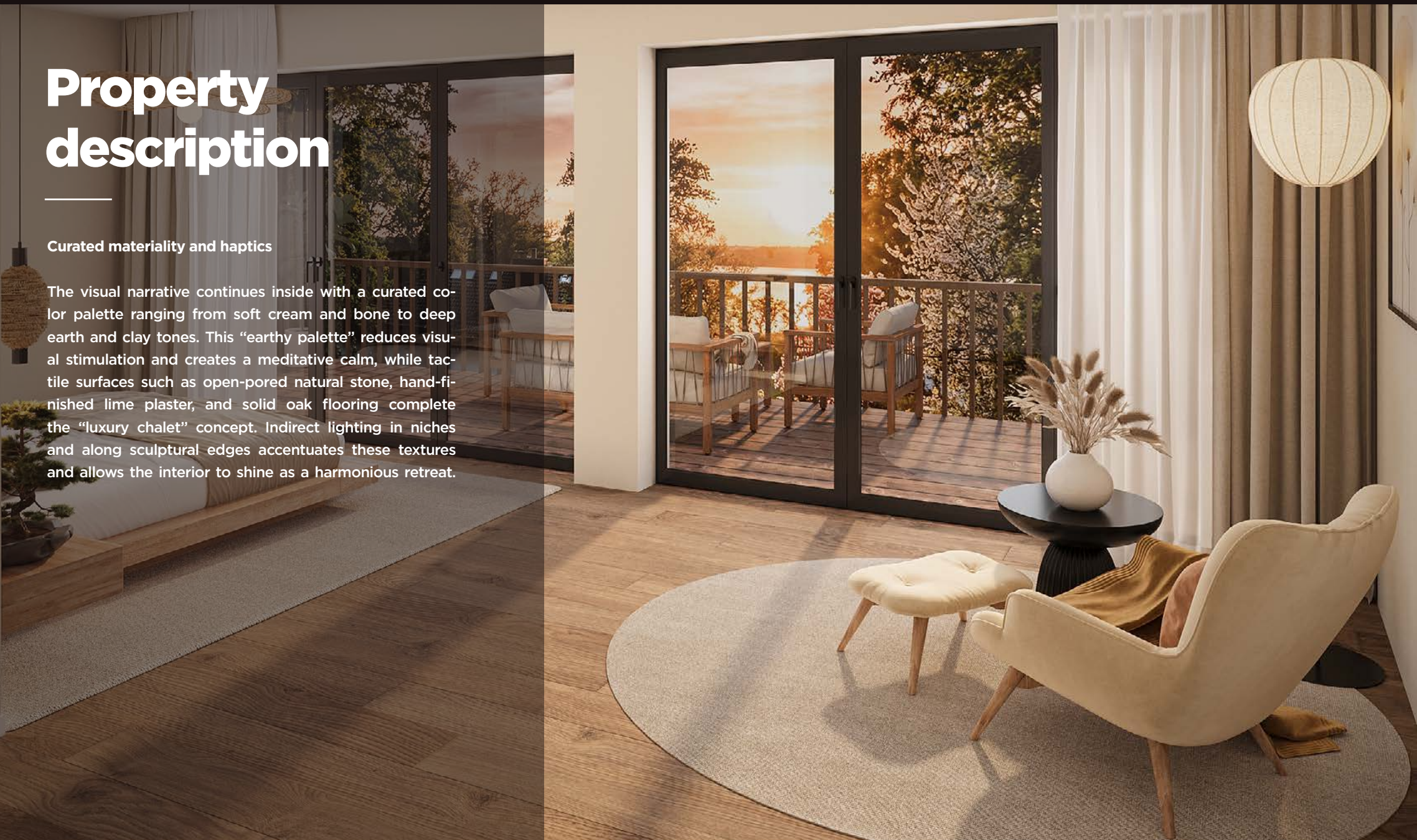


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Property description

Curated materiality and haptics

The visual narrative continues inside with a curated color palette ranging from soft cream and bone to deep earth and clay tones. This “earthy palette” reduces visual stimulation and creates a meditative calm, while tactile surfaces such as open-pored natural stone, hand-finished lime plaster, and solid oak flooring complete the “luxury chalet” concept. Indirect lighting in niches and along sculptural edges accentuates these textures and allows the interior to shine as a harmonious retreat.





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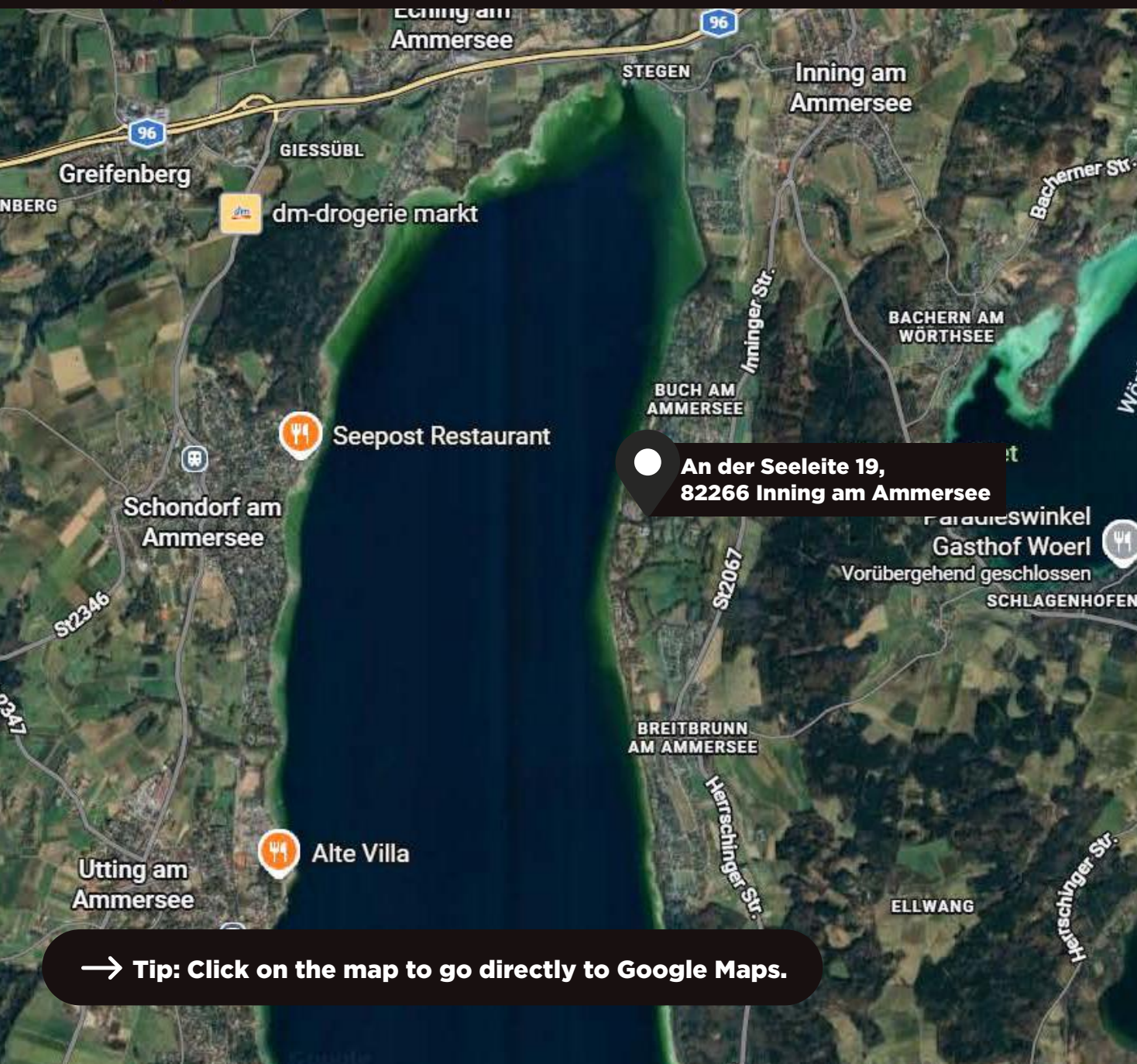
Location & Infrastructure

Buch am Ammersee is a retreat for those who do not confuse presence with loudness. While other sections of the lake are open to the public, the eastern shore retains an almost meditative silence. In the “Seeleite,” privacy is not just a buzzword, but the established structure of the neighborhood. Spacious properties and discreet facades protect the lives of those who have found a home here.

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



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Location & Infrastructure

The project benefits from a rare micro-location quality: elevated, protected, and with a noticeable distance from the hustle and bustle of the shore. The topography of the property acts as a natural podium for sweeping views across Lake Ammersee – particularly intense from the upper living levels. Despite this rural serenity, the transport links remain strategically uncompromising: Oberpfaffenhofen Airport (EDMO) guarantees global mobility, while Munich is within easy reach via the A96 motorway.

→ Tip: Click on the map to go directly to Google Maps.



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**+
HIGH END
LUXUS**





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Room layout House 19A + B

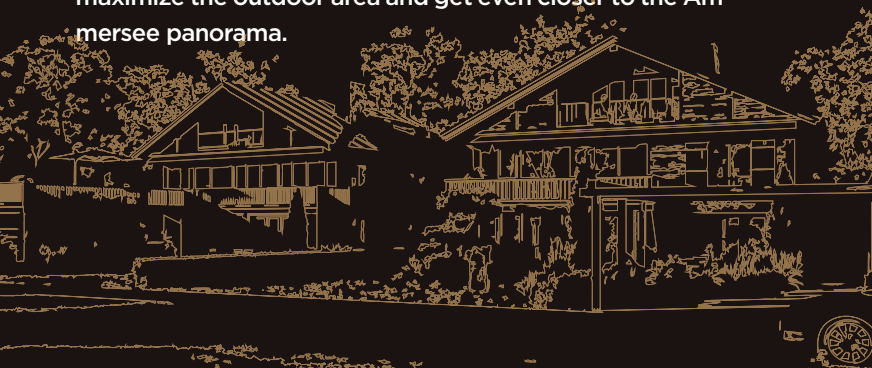
The floor plan follows a logic of maximum freedom: each of the two houses offers the flexibility to be used either as a spacious single-family home or as two self-sufficient residential units.

Ground floor: A spacious living room with an open kitchen forms the center, complemented by a large terrace, two bedrooms or studies, and an extra multifunctional room.

Upper floor: A second large living area with open kitchen and balcony access. Two bedrooms and a master and guest bathroom offer retreat at the highest level.

Attic: Designed as a private master area, this level features a master bedroom, separate bathroom/WC units, and an additional living room with optional kitchen. The balcony recessed into the house guarantees absolute privacy here.

One of the houses offers a special architectural privilege through the consistent use of the balcony extension on the roof of the car lift. This design makes it possible to maximize the outdoor area and get even closer to the Ammersee panorama.



DG



OG



EG



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Room layout Underground parking garage & Basement

However, the real luxury lies in the invisible. The underground garage serves as a private gallery for your vehicle fleet and is complemented by a well-thought-out room layout. In addition to the technical center, the basement houses up to two fully equipped guest apartments or home office suites with their own bathroom and kitchen.

If you wish to divide the property into two residential units per house, each unit has a private basement room and a shared storage room. This concept ensures that service, guests, and privacy remain in perfect balance. The “Chalets Seeleite” are not a promise for the future, but already a foundation for a life of uncompromising quality.



UG





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We thank you for your understanding of these necessary measures to protect this exceptional retreat.

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