

BLUE WATER

— RESIDENZ —



PROJECT SPECIFICATIONS

Property Type:	Exclusive new construction and renovation project
Address:	Droste-Hülshoff-Weg 19-21, 88709 Meersburg
Parcel Numbers:	1198, 1201, 1191/1
Land area:	approx. 5,757 m ²
Planning status:	Current revised plans submitted for approval
Above-ground floor area:	approx. 1,037.1 m ²
Below-ground floor area:	approx. 601.1 m ²
Total floor area:	approx. 1,638.2 m ²
Living area, left building:	approx. 617.4 m ² *
Living area, right building:	approx. 714.3 m ² *
Living area, atrium / Intermediate building:	approx. 398.7 sq m*
Total living area:	approx. 1,730.4 sq m*
Living/usable area	
Total project:	approx. 2,091.1 sq m*
Parking spaces:	12 underground parking spaces
Purchase price:	Upon request
Commission:	Plus 3.57% buyer's commission, including 19% VAT, as well as other incidental purchase costs.

* Based on the original planning concept; current design features an adjusted floor area structure.





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Introduction

The Blue Water Residenz in Meersburg is a project unlike any other: a large-scale property in a prime location with outstanding views, a revised development plan that has already been submitted, and a configuration that opens up an extraordinary range of possibilities for private buyers, investors, and developers alike.

The special value of this offering lies not solely in its size or development potential. What is decisive is the combination of genuine lake and Alpine views, an unobstructed panorama, a premium location in Meersburg, and a project structure that can be interpreted both as a prestigious estate and as a flexible model for shared use, rental, or future subdivision. This is precisely what makes this offering so rare.





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The Highlights

- Exclusive new construction and revitalization project in Meersburg
- Spacious lot of approximately 5,757 m²
- Revised plans have already been submitted
- Approx. 1,037.1 m² of above-ground floor area
- Approx. 601.1 m² of underground floor area
- Living space basis of the planning concept of approx. 1,730.4 m²*
- 12 underground parking spaces
- Both en-bloc acquisition and a subsequent subdivision strategy are conceivable
- Unobstructed lake and Alpine panorama
- Exclusive elevated location above Lake Constance
- Private tranquility in a privileged location
- Southwest orientation with evening sun
- Premium location in Meersburg with rare value
- Ideal for owner-occupancy and subdivision
- Prestigious architecture with high-quality finishes
- Retreat with international accessibility
- Proximity to Zurich and Friedrichshafen
- Project opportunity in a location that is virtually irreplaceable





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Property Description

The Blue Water Residence is neither an ordinary building lot nor a typical off-the-shelf development. The project combines existing structures, an intermediate building for residential use, and a complementary new structure into an ensemble whose structure is clearly defined both architecturally and economically. The original application already defined the project as the renovation and expansion of a residential building, the restoration of the intermediate building, and the construction of a new residential building with apartments and an underground garage.

The current, revised plan has been scaled back in terms of floor area and brought up to a new, permit-ready status. At the current planning stage, the project has an above-ground floor area of approx. 1,037.1 m², an underground floor area of approx. 601.1 m², and thus a total floor area of approx. 1,638.2 m².

The internal logic of the complex is particularly compelling. For marketing purposes, three main areas can be distinguished.





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House on the left

The house on the left comprises a separate, spacious living area with a floor area of approximately 617.4 m² in the design concept. The underlying floor plan is spread across several levels and, according to the building permit application, includes the ground floor, upper floor, and spacious garden-level areas.

Land use

- Living area: approx. 617.4 m²*
- Gross floor area according to the design concept: approx. 1,090.1 m²
- Above-ground main structure in the simplified design: approx. 265.7 m²

Floor plan of the house on the left

- Patio/Garden Level, Section 01: 353.5 sq m
- Patio/Garden Level, Section 02: 269.4 sq m
- Additional section: 29.3 sq m
- Ground Floor: 222.0 sq m
- First Floor: 215.9 sq m

* based on the planning concept.





House on the right

The building on the right, with a living area of approximately 714.3 m², is the second largest residential unit in the project. Here, too, the structure is self-contained, making it an attractive option both for exclusive private use and for potential future subdivision.

Land use

- Living area: approx. 714.3 m²*
- Gross floor area according to the original design concept: approx. 792.5 m²
- Above-ground main structure in the streamlined design: approx. 272.4 m²

Floor plan of the house on the left

- Lower level / section: 301.4 m²
- Additional lower section: 40.9 m²
- Ground floor: 227.9 m²
- First floor: 222.3 m²

* based on the planning concept.



Atrium

connecting wing

The central section serves as the connecting element of the project. In the planning concept, the connecting building has a living area of approximately 398.7 m². The current design also retains a central above-ground area as well as a larger connecting area with a basement. It is precisely this tripartite division that opens up a rare degree of flexibility. An institutional or project-oriented buyer can develop the complex as a whole and later flexibly divide it into houses or residential units. A private buyer can also envision the project as a long-term living and asset structure: for example, with primary use in one area and rental, partial sale, or a multi-generational family solution in the remaining parts of the building. This is the true strength of the Blue Water Residence: not only in its location, but in the combination of location, view, size, flexibility, and architectural clarity.

Land use

- Living area: approx. 398.7 sq. ft.*
- Above-ground central area (simplified design): approx. 52.9 sq. ft.
- Connecting area with basement (simplified design): approx. 419.4 sq. ft.

* based on the planning concept.

As a swimming pool



As a living area





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Location

Meersburg has long been one of the most sought-after residential areas on Lake Constance. But even within this market, there are nuances—and this is precisely where the Blue Water Residenz stands out in a class of its own. What matters is not just the address itself, but the rare combination of an elevated vantage point, genuine views of the lake and the Alps, an unobstructed panorama, and surroundings that don't merely project tranquility but naturally embody it.

The quality of this location lies in its enduring nature. The view, light, topography, and orientation create a presence that cannot be artificially created and is practically impossible to replicate elsewhere in Meersburg. For buyers with high standards regarding location, privacy, and lasting value, this is precisely what distinguishes the good from the extraordinary.

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



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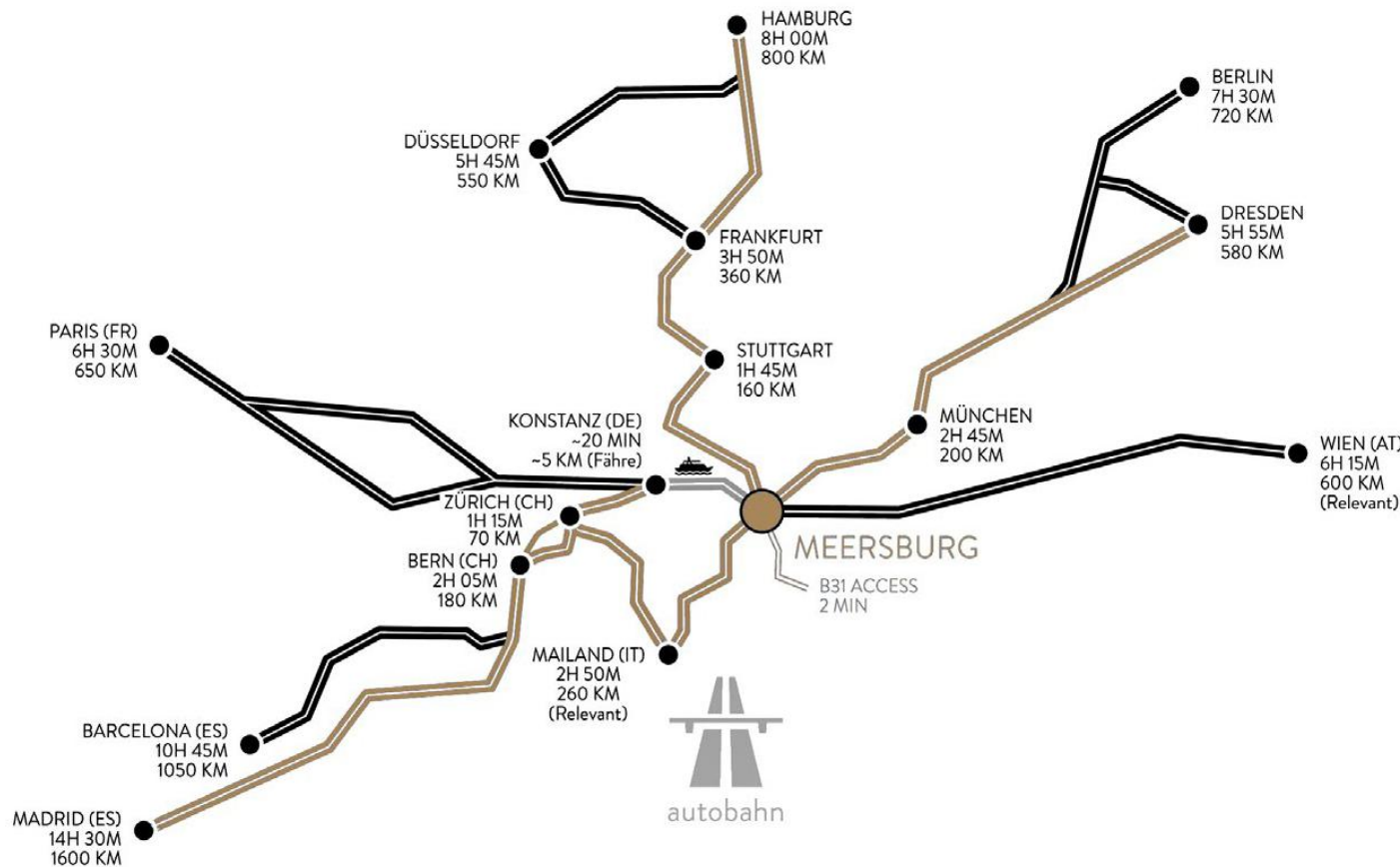
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Location

Added to this is Meersburg's unique status: a historically developed, internationally renowned location on Lake Constance offering a high quality of life and leisure opportunities, a maritime character, and at the same time that refined reserve that sustains exclusive residential locations over the long term. The proximity to the water, the established character of the surroundings, and the unobstructed views toward the lake and the Alps lend the project a quality that is compelling both emotionally and in terms of location strategy.

Despite this privileged tranquility, the Blue Water Residenz remains exceptionally well-connected. Friedrichshafen Airport ensures quick regional accessibility and short travel times within the Lake Constance region. Zurich Airport complements this advantage as an international hub with reliable connections to the most important European and global destinations. This creates significant added value, particularly for buyers who travel frequently, have an international center of life, or require access to private aviation: the rare combination of seclusion, prestige, and confident mobility.

Thus, the location of the Blue Water Residenz is not merely a scenic privilege, but a location with substance—for people who do not wish to choose between quality of life and accessibility.





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Location

The Blue Water Residenz is designed for buyers who are not looking for something ordinary. It combines an exceptional location with a flexible project structure and a panoramic view of a quality that is virtually unmatched in Meersburg.

The project is being sold based on the currently submitted plans. The purchase price is available upon request. As the approval process progresses, the project's pricing may also change. This is precisely why the current timing is particularly attractive for many buyers.

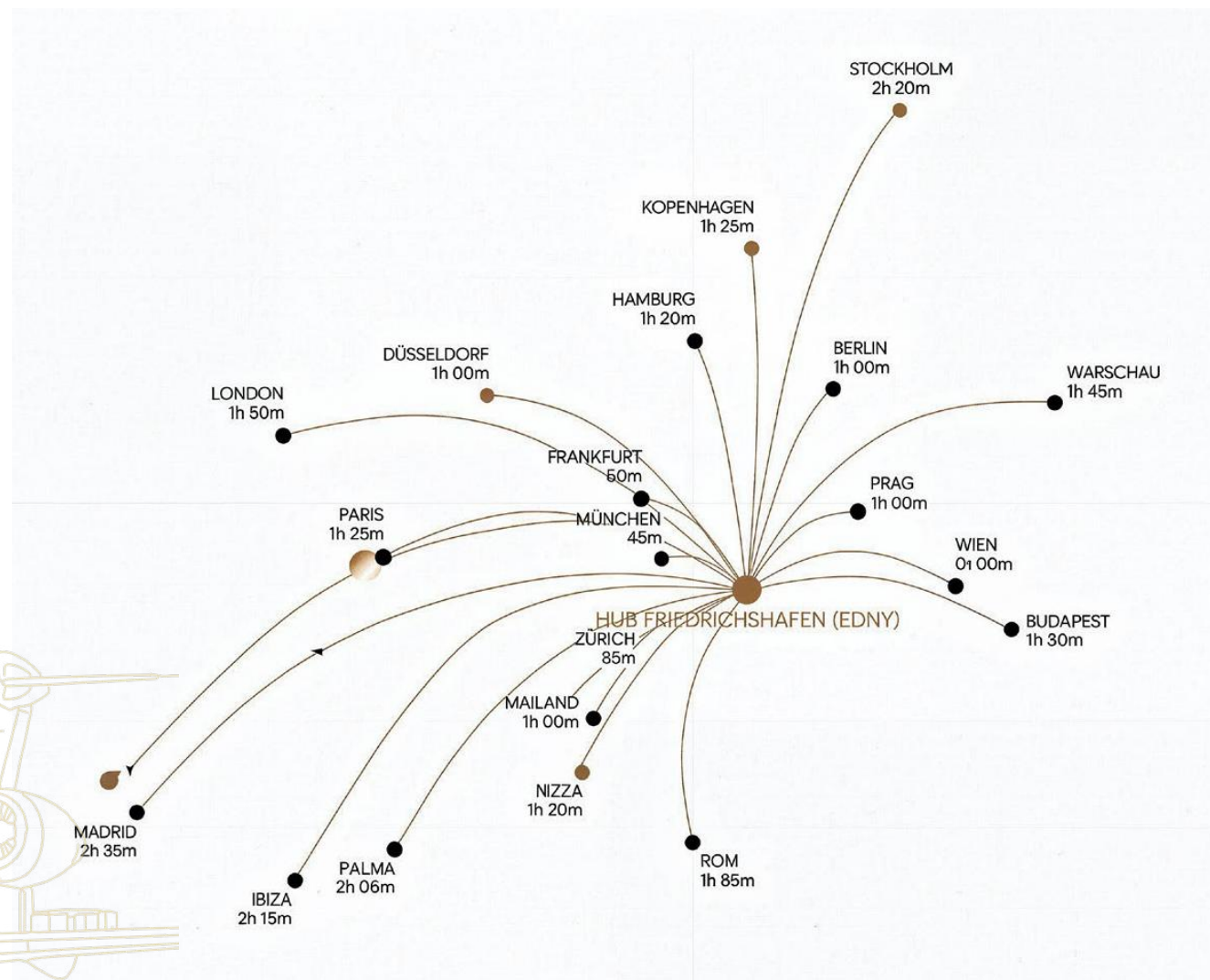
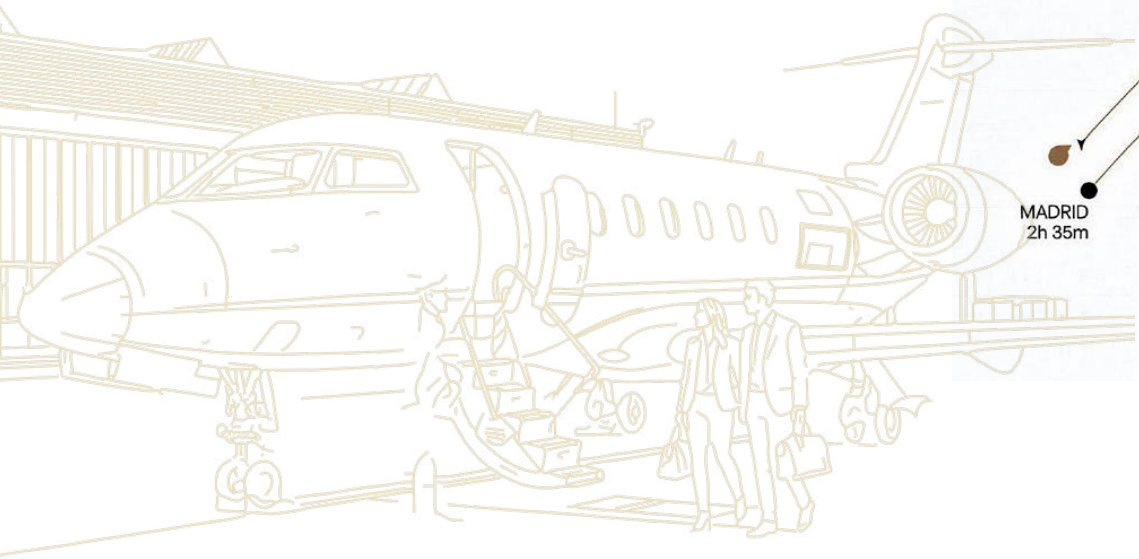
We would be happy to discuss the concept, floor plan, and other details of this offer with you in person.

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

Airport

The Blue Water Residence is not merely a retreat, but a location of strategic significance. With Friedrichshafen Airport within easy reach, convenient access to domestic and international destinations is assured, while the location itself offers tranquility, panoramic views, and privacy.

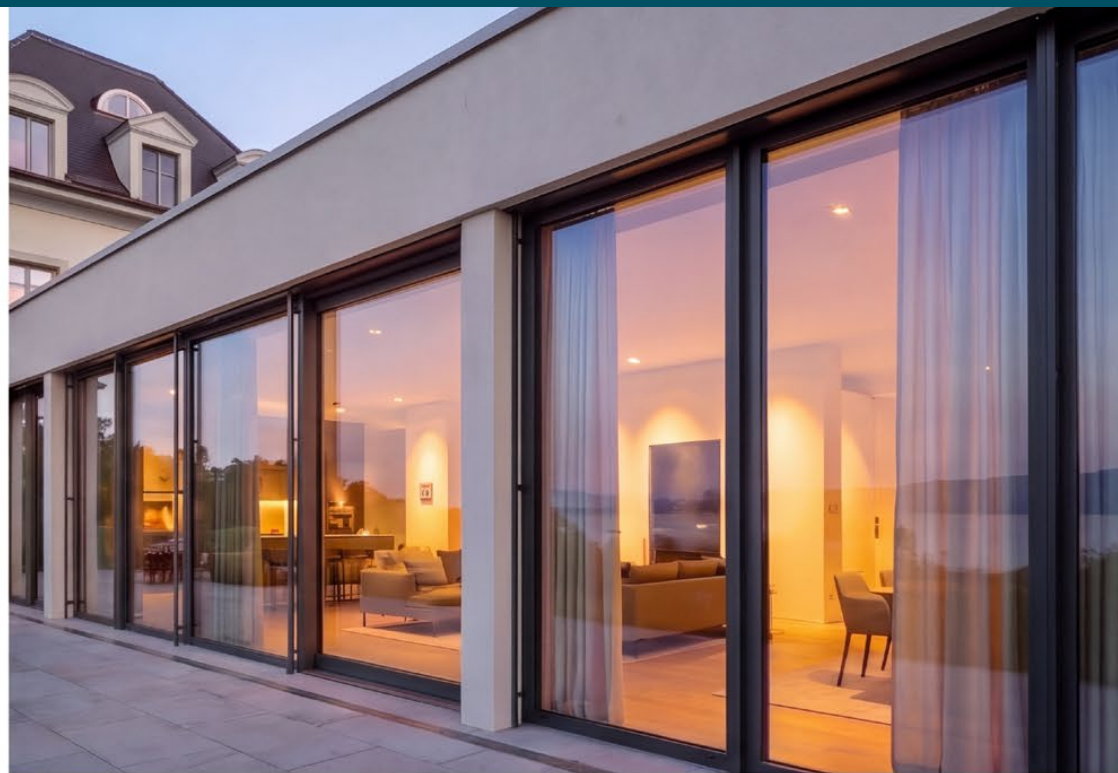
This creates a rare combination that is of particular value to internationally minded buyers: a private home overlooking Lake Constance, combined with the mobility of a high-performance regional aviation hub. The Blue Water Residence thus combines not only scenic beauty but also the logistical advantages that make a prime location a valuable long-term asset.





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Atrium Floor Plan

connecting wing

Atrium

- Entrance area
- Living room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Walk-in closet
- En-suite bathroom
- Guest bathroom
- Kitchen
- Bathroom
- Terrace
- Pool area

Adjacent

- The house on the right
- Large living-dining area
- Open kitchen
- Bedroom
- En-suite bathroom
- Entrance area
- Storage room
- Children's room
- Children's bathroom



Basement

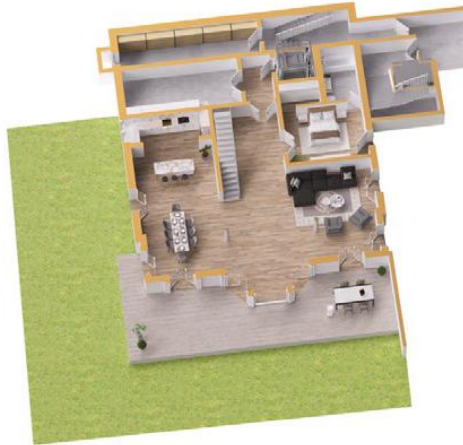
- Garage
- Car lift
- Cellar
- Utility room



Floor plan of the house on the left

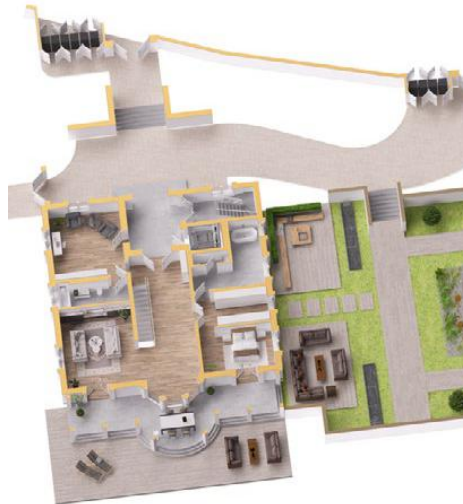
ground floor

- Living and dining area,
- patio,
- open kitchen,
- bedroom,
- en-suite bathroom,
- basement,
- stairwell



ground floor

- Entrance area
- Hallway
- Living room
- Patio area
- Bedroom
- Walk-in closet and en-suite bathroom
- Guest room
- Elevator



EG



- Gallery
- Stairwell
- Storage room



upper floor

- Hallway
- Elevator
- Living-dining area with open kitchen
- Closet
- Guest bathroom
- Master bedroom
- Walk-in closet
- En suite bathroom
- Balcony

OG



Floor plans for the house on the right

ground floor

- Entrance area
- Stairwell
- Living-dining area with kitchen
- Patio area
- Bedroom
- Walk-in closet and en-suite bathroom
- Elevator



EG



- Gallery
- Stairwell
- Storage room



OG

upper floor

- Hallway
- Living-dining area
- Open kitchen
- Office
- Guest bathroom
- Bedroom
- Walk-in closet, en suite bathroom
- Elevator
- Balcony



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von der Von Hirsch GmbH



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Please note that additional documents, in particular detailed floor plans, in-depth planning documents, technical details, or other project-related documents, will only be disclosed following an initial in-person meeting and, if applicable, upon presentation of proof of funds, as well as, if necessary, after signing a non-disclosure agreement (NDA).

We appreciate your understanding regarding these measures, which are necessary in the interest of all parties involved.

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Transparency and the legal framework

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