

Lake Houses Apartments  
Technics and Details

heimat





## Amenities

- Quiet and sunny lake location with view to the mountains
- Direct access to the lake for all apartments
- Caretaker service on site
- 20 meter indoor pool
- Sauna, gym, massage room
- Indoor Golf Simulator
- Highest quality workmanship from renowned local craftsmen with sustainable and ecological build-material
- Ecological energy supply
- Safety concept with individual monitoring
- Gentle temperature control and ventilation
- Intelligent home control with bus system
- Bright underground car park with power supply for electric car

**Winston Churchill:**  
“We make our buildings and afterwards they make us.  
They regulate the course of our lives.”







## Nearby

The Tegernsee is located in the Bavarian Alps in South Germany, one of Europe's most prosperous and safest regions.

"Munich, the Bavarian capital, is only 50 km away and can be easily reached by car or train" (BOB – Bayerische Oberlandbahn).

All the good things in life are in close reach:

- Several skiing areas (app. 5 min by car)
- High level medical and curative clinic infrastructure
- Great variety of high-quality shopping facilities (within walking distance)
- 5 five-star luxury hotels (within walking distance)
- Excellent restaurants, including one award-winning three-star Michelin venue (within walking distance)
- Bavaria's most beautiful hotel spa (in close proximity)
- Several outdoor sport possibilities: golf, sailing, hiking, biking
- Kindergarten, schools and Grammar schools in Tegernsee





## Region And Logistics

Lake Tegernsee is very convenient to reach as a holiday region. The three international airports **Munich, Salzburg and Innsbruck** are within a radius of 100 km.

London can be reached within 3 hours, Paris within 2 hours and all transatlantic destinations by direct flight.

Train and motorway connections are exemplary.

Alleged connoisseurs claim the Tegernsee is the most fashionable holiday region in Germany.

But the Tegernsee region is much more than that – it is a cultural landscape and creative region, a place of retreat and enjoyment, farmland and sports paradise. Here you will find mountain and lake, tradition and vision, consciousness and amusement - welcome to Lake Tegernsee, the holiday region embedded in Upper Bavaria.

Some extraordinary highlights typical for the character of the region:

**Markus Wasmeier**  
*Open Air Museum in Schliersee*  
[www.wasmeier.de](http://www.wasmeier.de)

**Gmund Paper**  
*Natural paper culture since 1829. This brochure has been printed on this artworks*  
<https://de.gmund.com/content/en/>

**Naturkäserei TegernseerLand E.G**  
*3 km – this is the indipendant cooperative of the 22 haymilkfarmer*  
[www.naturkaeserei.de](http://www.naturkaeserei.de)

**Slyrs Destillery**  
*20 km – famous bavarian whiskey distillery with visiting program*  
[www.slyrs.com/de](http://www.slyrs.com/de)

.....and you will never dare to miss out a:

**Waldfest**  
*Genuine Bavarian attitude to life*  
[www.youtube.com/user/MeinTegernsee](http://www.youtube.com/user/MeinTegernsee)

It takes more than a few words to explain what Waldfeste, forest festivals are. Let's try to be as brief as possible: the forest festivals are the best since the invention of beer and pretzels. A meeting place for young and old. The Waldfeste are for Tegernsee what the Oktoberfest is for Munich.

And the best thing is: there are several Waldfeste and they last the whole summer. The Waldfest, that's a genuine Bavarian attitude to life! The first out of a total of 12 Waldfeste starts mid-June and the last one ends in August.



## Sports

Around the 1.722-meter-high Wallberg mountain, (basestation 4 km or 12 min car ride), the 1.688 -meter-high Hirschberg and Lake Tegernsee, you will find more than 310 kilometers of signposted hiking trails, 27 Alpine Hiking Routes, 15 Nordic walking routes and bicycle tours at every level of difficulty, a network of service stations for electric bikes, cross-country skiing trails, snowshoe tours, sledge courses and skiing areas waiting for you.

## Summer

**Hiking** – A number of breathtakingly beautiful longer tours lead over 4 to 11 km along the lakeshore, through idyllic meadows, forests and valleys and on into the surrounding mountains.

The Health Climate hiking paths and tours are of outstanding physiological and therapeutic value due to the sheer quality of the air. Located in higher regions above 800 to 1.000 m, they will help pump your lungs full of pure and refreshingly cool air. You will not be exposed to strenuous amounts of direct sunshine. Most paths are open year round, are gentle on the joints and lead you through terrain where sun and shadow intersperse. The idea is to strengthen and tone the muscles by means of steady but gentle exercise. This helps to build stamina and resilience and saves the airways.

**Biking** – Cyclists no matter if they are touring bikers, racing cyclists or mountain bikers will find the paradise in the Tegernsee valley. With electrical support, extented mountain biker tour possibilities are created across the Tegernsee mountains.

The Tegernseer Seerundweg is about 20 km long and is one of the most beautiful lakeside cycle routes in Bavaria. At numerous points around the lake, the Seerundweg offers fantastic views. Whether beginner or professional - at the Tegernsee every cyclist is guaranteed to discover his favourite route for a bike. The Wallberg with its 1.722 meters of altitude is a particularly famous destination with sporting challenges. The Three Lakes Circuit, which includes Tegernsee, Schliersee and Spitzingsee, is also very popular.

**Watersports** – Lake Tegernsee at an altitude of 725 meters above sea level, a size of approx. 8,9 km² and a depth of up to 72 meters, is one of the cleanest mountain lakes in the Alps. Therefore sailing, rowing, surfing, stand up paddling, diving and swimming are most popular sports in summer.

## Winter

**Skiing** – both downhill and cross country

**Downhill Skiing Areas:**

**Ski Area Tegernsee-Spitzingsee**  
(10 min by car)  
[www.alpenbahnen-spitzingsee.de](http://www.alpenbahnen-spitzingsee.de)

With 4-seater chairlift Sitten and 4-seater chairlift Stümpfling, total 16 lifts, which is the largest contiguous ski area in Germany with 25 kilometers of skiing fun, snow-making facilities, fun park for snowboarders, 19 huts, Tip: Every Thursday & Friday night skiers

**Ski Area Christlum**  
(25 min by car), 10 lifts, 20 km prepared runs, snow-making facilities, night skiing, 4 huts  
[www.christlum.at](http://www.christlum.at)

**Cross-Country Trails** – The Tegernseer Tal offers cross-country skiers over 100 km of groomed trails of various levels of difficulty - "classic" or for skaters. Through romantic valleys, passing snow-covered treetops up to charming high-altitude trails, athletes can walk for miles through the glittering snow on well-maintained cross-country trails.

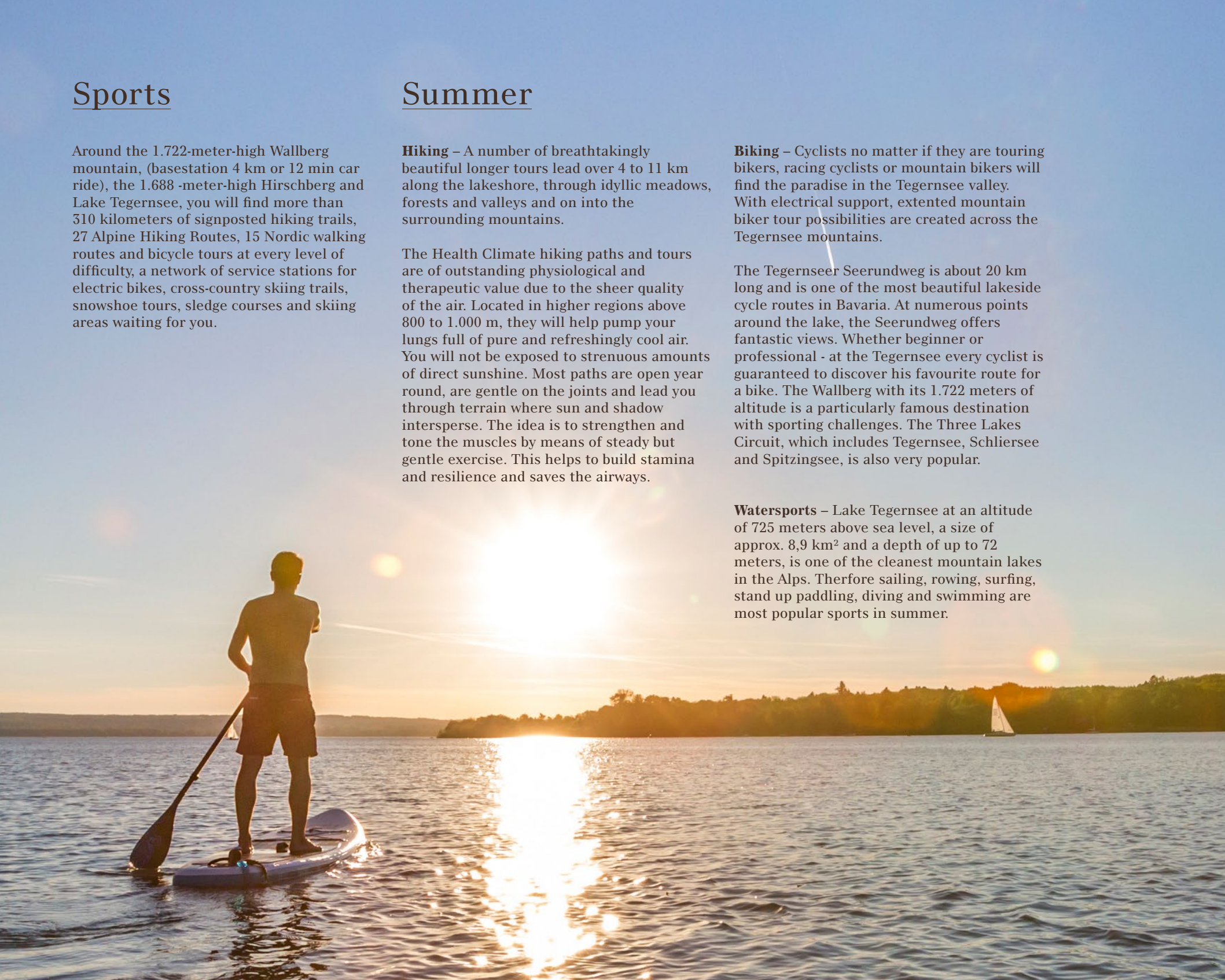
In the villages of Kreuth, Gmund, Rottach-Egern and Bad Wiessee, there are a variety of routes to choose from easy to difficult. In Kreuth, the cross-country trail network even reaches the borders of Austria's neighbours. Night owls make their rounds from 6 p.m. - 9 p.m. on the illuminated cross-country trails in the Brunnbichl district and in Bad Wiessee.

**Snowshoeing** – For example, you can snowshoe from the Suttensee in Rottach-Egern to an open meadow with an unobstructed view of the Schinder mountain. You quickly get used to taping in the deep snow - it's more and more fun and you dive into the untouched winter landscape. In addition, there is helpful information on safe tour selection and the use of snowshoes from experienced guides.

**Eisstockschiessen** – Bavarian curling Eisstockschiessen is a sport that is particularly common in the Alps and has a certain resemblance to curling.

Nevertheless, the sport of Eisstockschiessen has its own focus, which can be regarded as independent of curling. Eisstockschiessen is an old folk sport and historically it can be attributed to customs that only spread in areas with freezing waters and was only played in winter. There is an own Eisstock plant in Rottach-Egern close to Heim@t.

**Tobogganing Or Sledging** – At Tegernsee there is a whole series of toboggan runs, above all one of the longest natural toboggan runs in Germany at Wallberg near Rottach-Egern. A whole 6,5 kilometers long - that corresponds to about half an hour - toboggan lovers can plunge downhill into fun here. For your safety, the track, which can be conquered on foot or by Wallberg cable car, is prepared and checked every day.





# Golf

The Tegernsee region is a true golfer's paradise whether single handicapper or golf rookie.

Therefore a sophisticated Indoor Golf Simulator has been installed at Heim@t. Two 18-hole courses, a 6-hole short course for beginners and a spacious driving range are located directly on Lake Tegernsee. Within a radius of half an hour by car there are 13 further courses.

**Tegernseer Golf-Club**  
*in Bad Wiessee, 6 km or 10 minutes by car*  
<https://www.tegernseer-golf-club.de>

The challenging 18-hole course offers ancient trees, the undulating landscape and the magnificent views over Lake Tegernsee towards the spectacular mountains. Due to its special location this golf course is also very popular with numerous celebrities from business, film and television.

**Golf Center Bad Wiessee**  
*3 km or 2,5 minutes by car*  
[www.wiesseegolf.com](http://www.wiesseegolf.com)

This is the driving range to the Tegernseer Golf-Club for practicing all short game variations from different distances.

**The Margarethenhof**  
*15 km or 18 minutes by car*  
[www.margarethenhof.com](http://www.margarethenhof.com)

This is one of the most beautiful 18-hole golf courses in Germany. On a clear day, golfers can enjoy a fantastic view as far as Munich from the tee 3 (one of the highest in Germany).

**Golfcourse Tegernsee**  
*2,5 km or 8 minutes by car*

A 6-hole short course offers lengths between 64 m and 166 m. This ideal golf course for beginners or golfers who are only planning a short flight. Belongs to Golfplatz Waakirchen-Tegernsee.

**The Golfplatz Waakirchen-Tegernsee**  
*20 km or 26 minutes by car*  
[www.golfplatz-waakirchen-tegernsee.de](http://www.golfplatz-waakirchen-tegernsee.de)

A younger 18-hole public course. Easy to access.

Within a radius of 60 kilometers there are another 26 courses, so that the ambitious golfer has a total of 43 courses at his disposal.







# Health and Wellness

**Health** – Not only the clear lake offers relaxation from everyday life, but also various partners in the Tegernsee valley. The wellbeing of body and mind and the conscientious contact with ourselves are at home here.

Whether you want to regenerate or train to take care of yourself, there are wonderful possibilities to relax and wellbeing. In the therapeutic climate of the beneficial nature around lake Tegernsee you can breathe deeply and recharge your energy. There are many ways to get active and stay fit. Such as the rejuvenating effect of the combination of gentle sport and the baths in the special healing water of Germany's strongest iodine-sulfur spring in Bad Wiessee. With the new building also designed by Matteo Thun, the iodine-sulfur bath should now be in a modern way contribute to the ambience – completely aligned to the principles of salutogenesis, according to which the human being is regenerating more sustainably in a pleasant environment.

Within a radius of 10 kilometers from Heim@t you will find 5 renowned rehabilitation clinics for orthopaedics, cardiology as well as gastroenterology and acute treatment in psychosomatics:

**Privatklinik Jägerwinkel**  
[www.jaegerwinkel.de](http://www.jaegerwinkel.de)

**Medical Park St. Hubertus**  
[www.medicalpark.de](http://www.medicalpark.de)

**Privatklinik im Alpenpark**  
[www.klinik-alpenpark.de](http://www.klinik-alpenpark.de)

**Orthopädische Klinik Tegernsee**  
[www.ok-tegernsee.de](http://www.ok-tegernsee.de)

**Frischzellen Klinik**  
in Bad Tölz,  
[www.frischzellen.de/german-centre-for-fresh-cell-therapy-home.html](http://www.frischzellen.de/german-centre-for-fresh-cell-therapy-home.html)

**The next hospital with intensive care unit**  
Hausham, is in 15 km distance  
<http://www.khagatharied.de>

**Wellness** – In addition to the own in-house facilities like the 20 meter pool, sauna, golf simulator and treatment room there is a variety of the spa centres in five star hotels nearby:

**Hotel Bachmair Weissach**  
(1,5 km) offers an outstanding  
Japanese Misu Onsen Spa  
[www.bachmair-weissach.com](http://www.bachmair-weissach.com)

**Hotel Egerner Höfe**  
(0,6 km) massage treatments  
[www.egerner-hoeefe.d](http://www.egerner-hoeefe.d)

**Seehotel Überfahrt**  
(1 km) 4 elements spa  
[www.seehotel-ueberfahrt.com](http://www.seehotel-ueberfahrt.com)

**Hotel Tegernsee**  
<https://www.dastegernsee.de>

**Lanserhof**  
[www.lanserhof.com/tegernsee](http://www.lanserhof.com/tegernsee)





## Culinary

The culinary diversity in the Tegernsee Valley is unique among the European holiday regions. You can find everything from simple Bavarian roast pork in a mountain hut to the three Michelin star restaurant on the lake. Due to the close connection to organic farming, natural foods were a matter of course in the region far earlier than elsewhere.

The following remarkable restaurants in the vicinity of Heim@t invite you to visit them:

**4 Michelin stars within a radius of less than 1 kilometer:**

**Restaurant Überfahrt**  
*Christian Jürgens, 900 m – 3 stars from only 10 restaurants all over germany*  
[www.seehotel-ueberfahrt.com](http://www.seehotel-ueberfahrt.com)

**Dichterstub'n**  
*in Hotel Egener Höfe, 600 m – 1 star with new chef*  
[www.egerner-hoefe.de](http://www.egerner-hoefe.de)

**14 Michelin plates (new catgory for notable restaurants and great quality):**

**Fährhütte 14**  
*800 m – Sylt in the Alps - Idyllic beach restaurant on the water with 1 Michelin plate (new catgory for notable restaurants)*  
[www.faehrhuette14.de](http://www.faehrhuette14.de)

**Haubentaucher**  
*1,2 km – Lois does straightforward, simple and with a fine variety of flavours*  
[www.haubentaucher-tegernsee.de](http://www.haubentaucher-tegernsee.de)

**Kirschner Stuben**  
*1,2 km – exquisite cuisine with Bavarian-Mediterranean-Asian influences*  
[www.kirschner-stuben.de](http://www.kirschner-stuben.de)

**Leeberghof**  
*3 km – Bavarian classics and crossover with a dramatic view on the lake. Don't miss the SASSA Bar*  
[www.leeberghof.de](http://www.leeberghof.de)

**Gasthof zur Weissach**  
*1,2 km – since 1863 Bavarian hospitality with delicious taste in the 5 Star Hotel*

**Bachmair – Weissach**  
[www.bachmair-weissach.com](http://www.bachmair-weissach.com)

**MIZU Sushi-Bar**  
*1,2 km – Japanese restaurant at Hotel Bachmair – Weissach with Nigiri, Sashimi and Maki*  
[www.bachmair-weissach.com](http://www.bachmair-weissach.com)

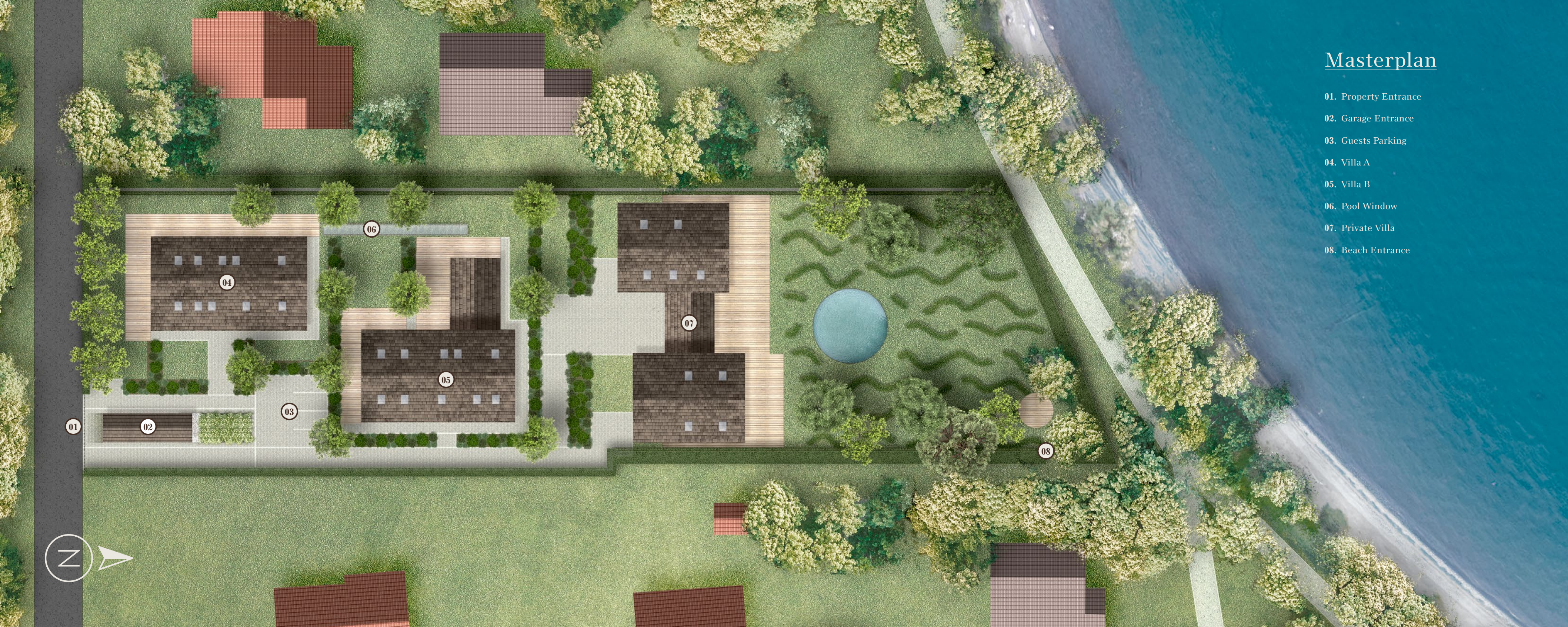
**Gut Kaltenbrunn**  
*gutkaltenbrunn; 7 km – delicatessen star Michael Käfer runs this magical place of Bavarian way of life*  
[www.feinkost-kaefer.de](http://www.feinkost-kaefer.de)

**Freihaus Brenner**  
*3 km – Bavarian classics with breathtaking view on the lake*  
<http://www.freihaus-brenner.de>

**Herzogliches Bräustüberl Tegernsee**  
*4 km – located in the Tegernseer Brewery offers true "Liberalitas Bavariae," the Bavarian "Live and Let Live."*  
[www.braustuberl.de](http://www.braustuberl.de)

....and many many more.



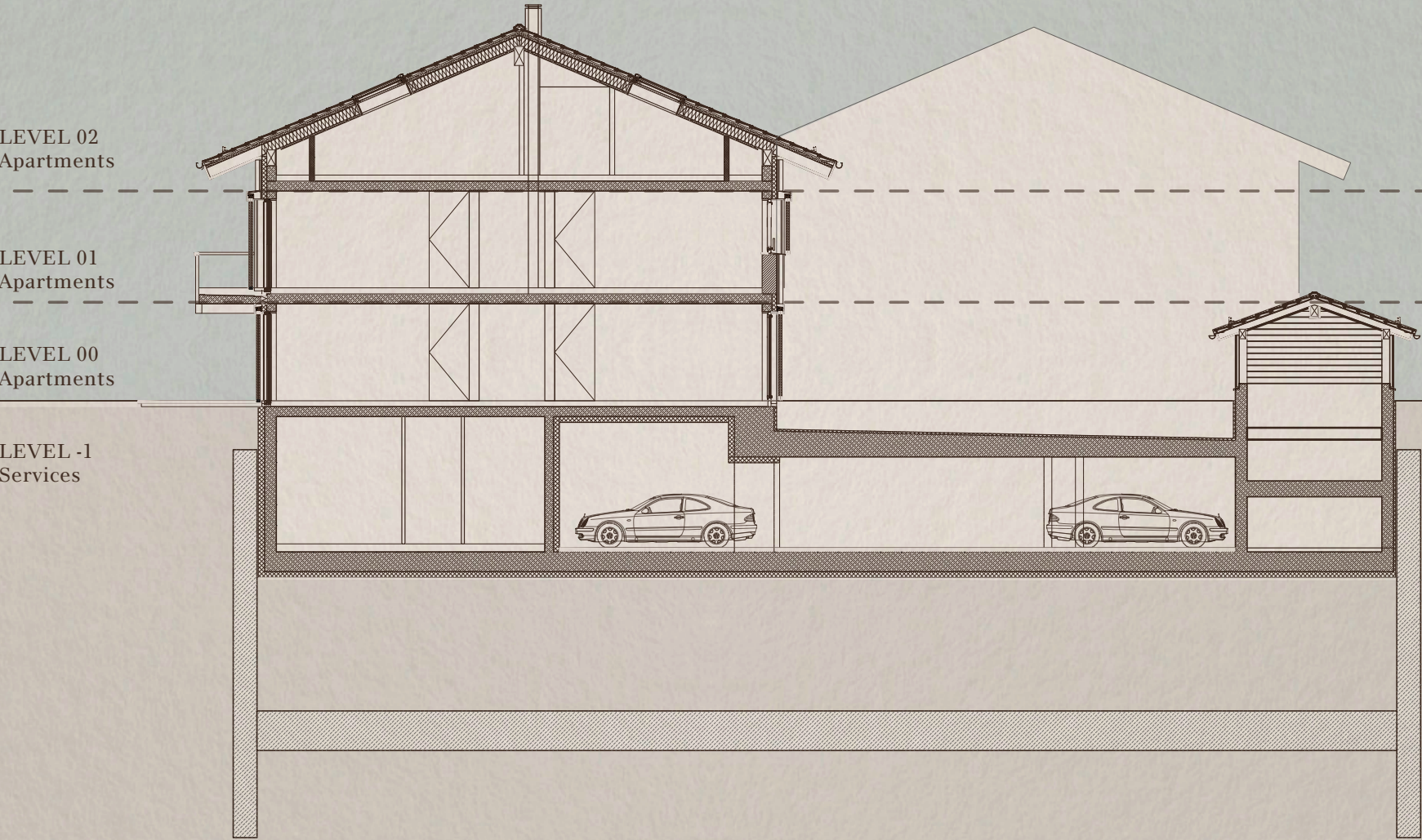


# Masterplan

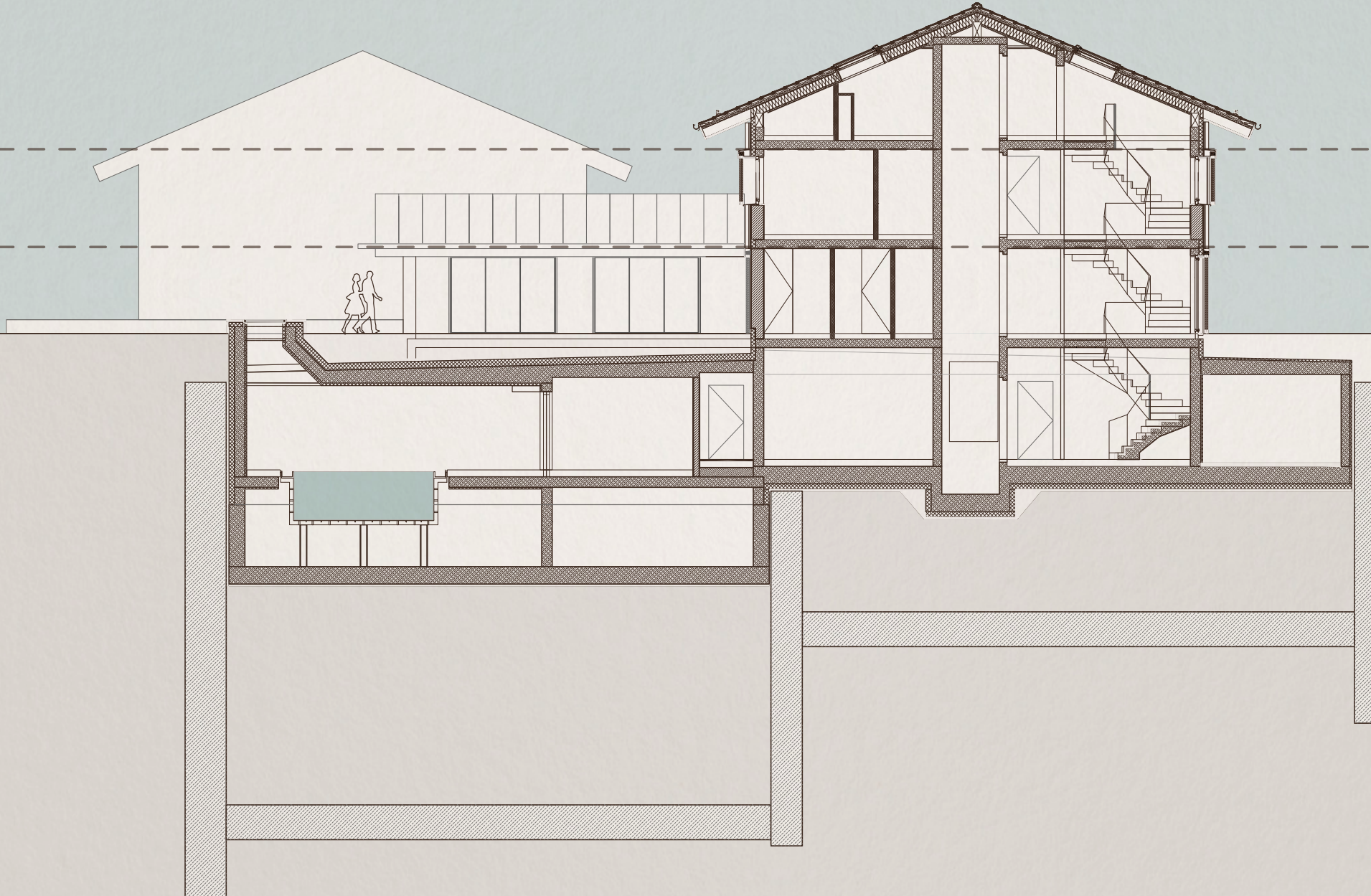
- 01. Property Entrance
- 02. Garage Entrance
- 03. Guests Parking
- 04. Villa A
- 05. Villa B
- 06. Pool Window
- 07. Private Villa
- 08. Beach Entrance



House A



House B







# Energy Concept

Important characteristics of the conception were sustainability through maximum energy efficiency, emission reduction, self-sufficiency and autarky.

For this purpose, separate technical planners for energy and environment examined all usable concepts with regard to feasibility and efficiency. A rather complex combination of the most modern ecological energy sources was realised.

The selected energy concept consists of eight sub-areas which are shown below.

## 1. Use of solar energy with solar thermal energy and photovoltaics:

- Solar energy as a first priority energy source
- Solar thermal 72 m² (max. approx. 52 kW) with efficiencies >85% in the base load
- Solar power generation by means of photovoltaic system 192 m², 35.8 kWp with efficiency approx.15% for direct use
- Regenerative, durable (modules >35 years) and low-maintenance power generation preferably for direct use (general power, pool technology, dehumidification)
- Energy storage in concrete components and processes (buffer storage, extracted humidity, swimming pool temperature)
- Low cost, high yield due to low-temperature use, long service life (>25years), low aintenance
- Heat production costs approx. € 68.-€/MWh Electricity production costs approx. € 135.- / MWh (feed-in € 115.- / MWh, grid connection € 200.-€/MWh)

## 2. Use of geothermal heat by heat pump via groundwater well:

- alternating use for low-temperature heat (45°) in winter or gentle temperature control in summer as reversible heat pump
- heat pump with 40 kW heat output / 30 kW cooling output is regeneratively operated by electricity from photovoltaic system
- Use as a permanent low-temperature heat source (swimming pool, heating surfaces, component activation), thus high annual coefficient of performance
- Ideal use directly for temperature control ("free cooling")
- Heat production costs approx. € 90.-€/MWh heat or € 100.-€/MWh cold

## 3. Cogeneration unit (12 kW thermal, 5 kW electric)

- High degree of utilisation through parallel heat and electricity use (swimming pool and residential use in winter)
- Efficiency advantage (>37% ) vs. separate generation in traditional power plant, supplementing seasonal solar use
- High temperature heat (65°) for hot water preparation for domestic use
- High economic efficiency through power generation,
- Heat production costs approx. € 80.- / MWh Electricity production costs approx. € 140.-/ MWh

## 4. Gross calorific value - gas boiler for peak load

- For peak load coverage on cold days
- Redundancy in the event of system failures or maintenance of other energy sources
- Quick availability, high temperature heat, reliable and proven
- High efficiency due to condensation energy, modulation and integration into pendulum accumulator
- Heat production costs approx. € 80.- / MWh

## 5. Central power storage batteries

- Optimisation of individual electricity use
- Partial emergency power function in case of power failure
- Peak load reduction supply for passenger car rapid charging
- Electricity storage costs approx. € 32.- / MWh

## 6. Autonomous electricity model

- Use of the specifically self-generated electricity in the individual apartments
- Separate meter rail in the house connection room
- Different models possible (electricity cooperative, electricity pool)
- Electric car charge (slow charge 2.7 kW at each parking lot individually, additionally a central fast charging station)

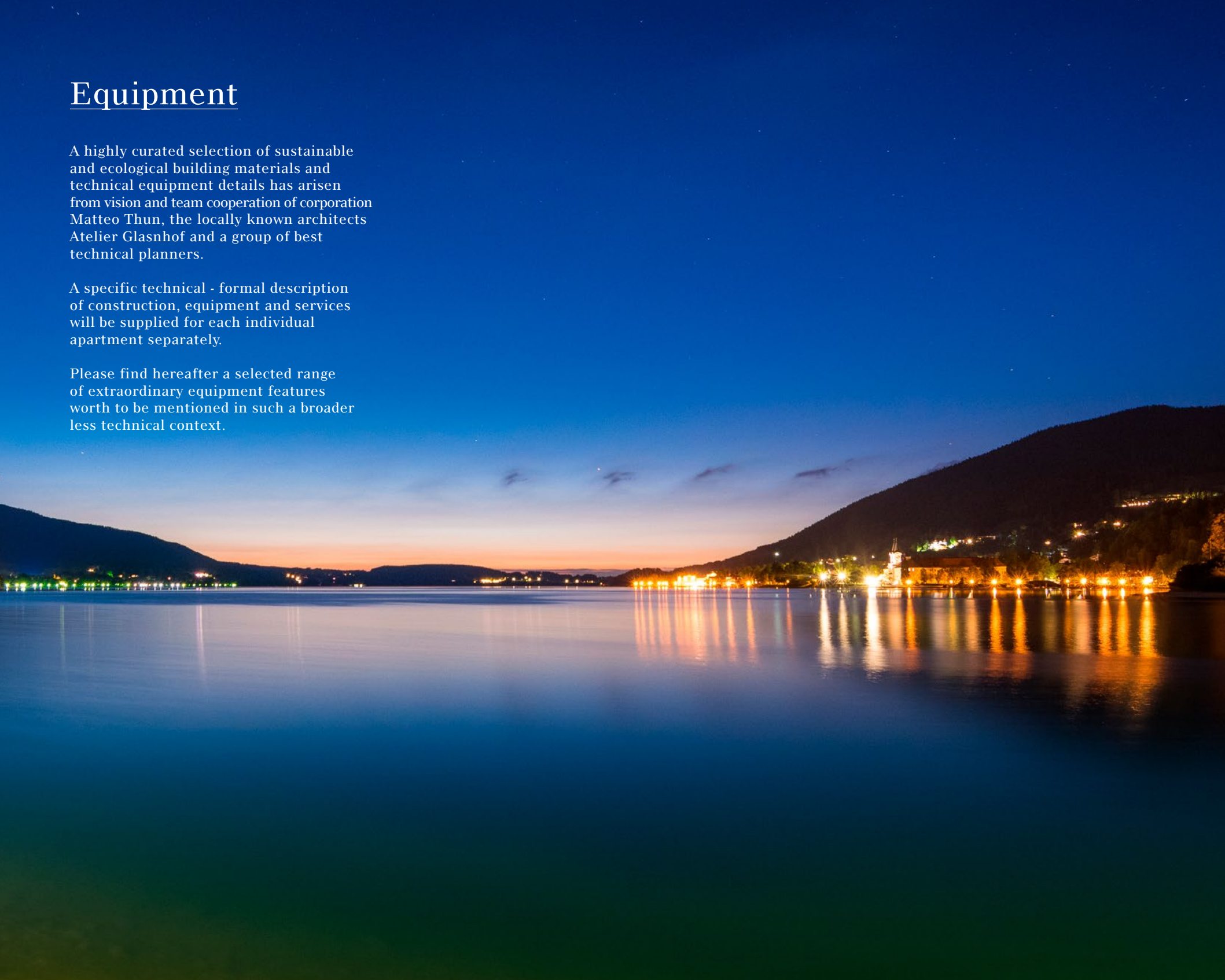
## 7. Surface heating systems

- Heating via underfloor heating and ceiling heating, thin underfloor superstructures thermally coupled
- This means even the lowest flow temperatures and fast regulation
- Lower air temperatures possible through radiant heat by means of component activation
- Base load coverage heating / temp. control
- Storage of solar and cogeneration unit heat in concrete components

## 8. Emergency generator approx. 65 kVA

- Fully automatic start, safe exhaust gas routing, low-noise operation
- Supply via separate fuel oil tank ensures long-term operation (2-4 days) without any interruption
- Power supply for critical units such as central lifting unit cellar, peak load boiler, gates and safety technology
- Lighting staircases and one power outlet per apartment





# Equipment

A highly curated selection of sustainable and ecological building materials and technical equipment details has arisen from vision and team cooperation of corporation Matteo Thun, the locally known architects Atelier Glasnhof and a group of best technical planners.

A specific technical - formal description of construction, equipment and services will be supplied for each individual apartment separately.

Please find hereafter a selected range of extraordinary equipment features worth to be mentioned in such a broader less technical context.

**Park and garden facilities:**

The well-known landscape architect and urban planner Prof. Rainer Schmidt *www.rainerschmidt.com* has designed a park and garden reflecting the different effects of the changing seasons. The paths will be plastered by shell limestone quarried and cut in the region. All the plants are already selected and separated in the famous tree nursery Bruns. Plants will be delivered and implanted at an advanced age to ensure the park and garden area an ingrown look.

**Beach and Footpath access:**

Every apartment has a direct access to the lake. A seperate entrance to the beach is reachable by a pergola path.

**Pool Area:**

VPS will deliver the 20 meter pool at highest technological level. OSPA provides the water treatment system based on natural common salt and highly effective active carbon to provide perfect water quality at ecological conditions and lowest cost. The sauna and massage treatment room is separately accessible in order to allow several parties to use the facilities simultaneously. An intelligent booking and reservation system can be activated by smart phone.

**Indoor Golf Simulator:**

Arcadia will provide the state of the golf simulator known for its high measuring accuracy of the screen and ball flight analyses. The golf simulator will be also operated by booking system.

**Autonomous Apartment:**

The philosophy of Heim@t is to provide each individual apartment the highest possible independence. This reflects energy generation via several directly attributable energy sources as well as distribution and consumption of drinking water, warm water, heating and gas can be regulated autonomously and independently in each apartment.

**Water Management:**

Central decalcification and legionella prevention for drinking water but individual hot water management per each apartment.

**Weather Station:**

Central measurement for brightness, temperature, wind and solar radiation to provide regulation of heating system and gentle tempering both centrally and for the individual apartment.

**Alarm System:**

State of the art technology for in utero alarm system per apartment as well as central functions.

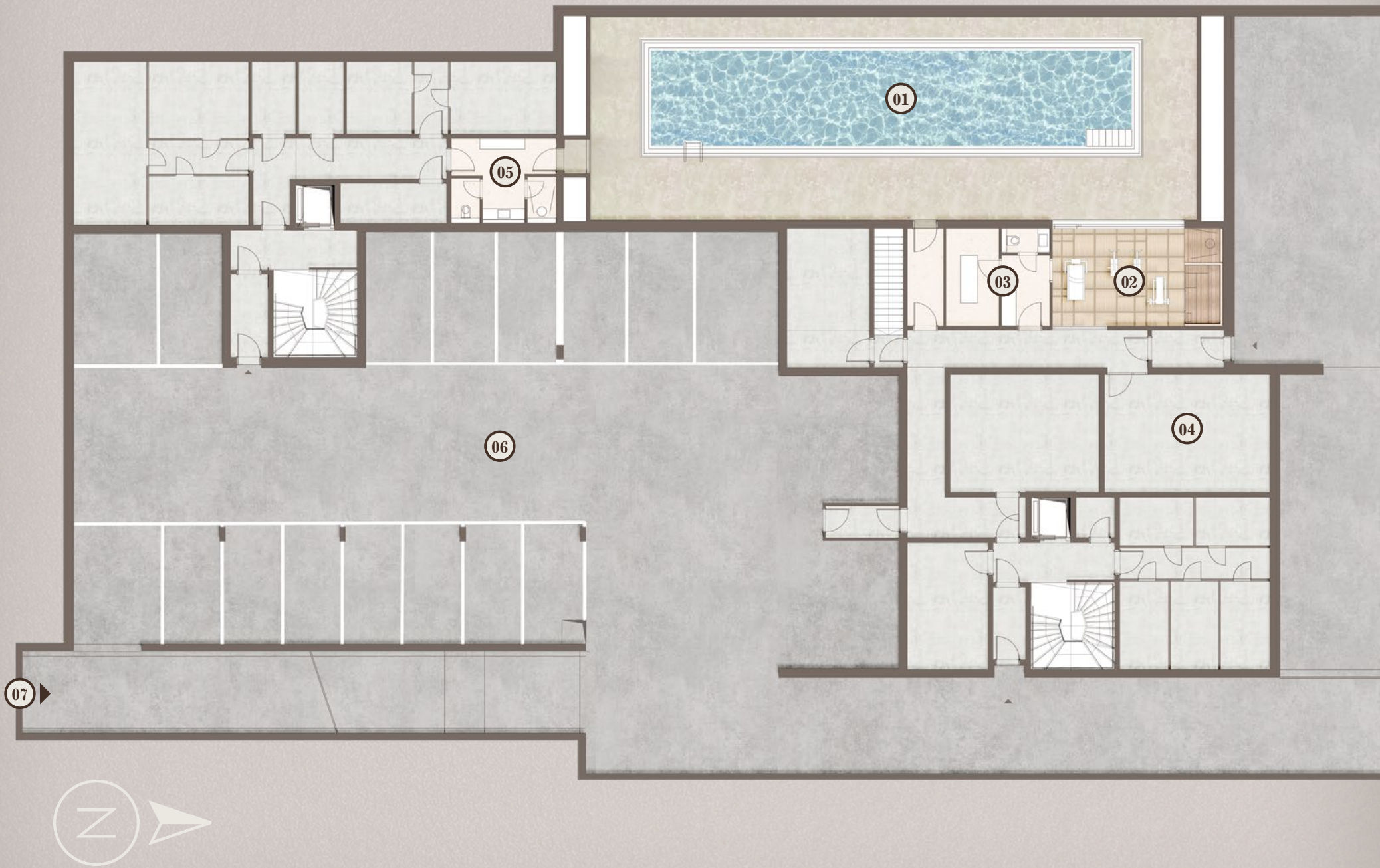
**Sonos Audio:**

Each apartment will have integrated audio system by SONOS.

**Touch Panel:**

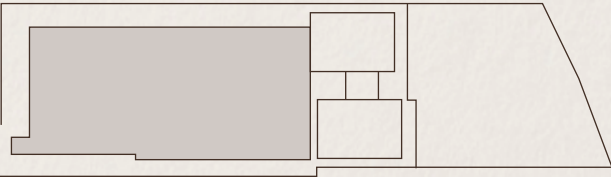
The electric supply, light system, sockets, temperature and blinds can be controlled by touch panels. Adaptation to the needs of each apartment.





Pool / Sports / Basement

01. Swimming Pool	212 sqm
02. Fitness and Sauna	38,6 sqm
03. Treatment Room	17,5 sqm
04. Indoor Golf Simulator	33,5 sqm
05. Bath and Changing Room	15,5 sqm
07. Garage Entrance	38,6 sqm
06. Parking Area	430 sqm





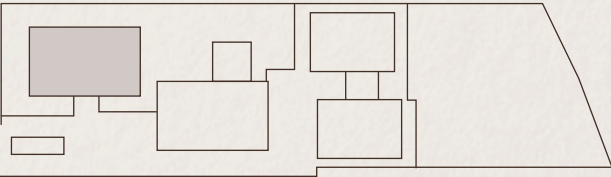






House A – Apt. A1, Ground Floor  
House A – Apt. A3, First Floor

A. Entrance	10,5 sqm
01. Bathroom	5,2 sqm
02. Wardrobe	3,7 sqm
03. Kitchen	22 sqm
04. Dining	20 sqm
05. Living	36 sqm
06. Patio	110 sqm
07. Bedroom	12,4 sqm
08. Bathroom	12 sqm
09. Bedroom	21,2 sqm
10. Bedroom	18,4 sqm
11. Bathroom	15,3 sqm
12. Walk-in Closet	10,6 sqm

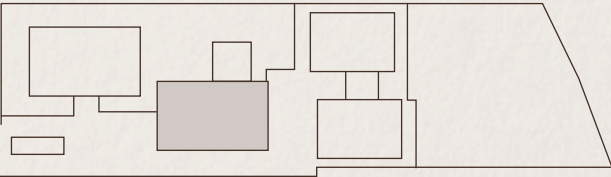






House B – Apt. B3, First Floor

B3. Entrance .....	11,7 sqm
01. Bedroom .....	14,3 sqm
02. Bathroom .....	8,3 sqm
03. Guest Bathroom .....	3,3 sqm
04. Kitchen .....	15,5 sqm
05. Dining .....	18,2 sqm
06. Living .....	20,4 sqm
07. Bedroom .....	15,2 sqm
08. Bathroom .....	11,3 sqm
09. Walk-in Closet .....	10,7 sqm

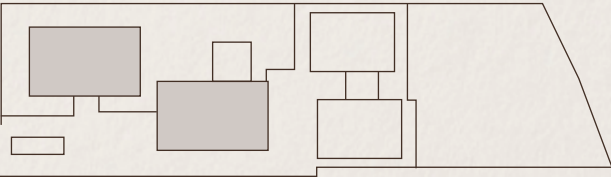






House A – Apt. A5, Top Floor  
House B – Apt. B5, Top Floor

A. Entrance.....	2,6 sqm
01. Storage Room .....	3,8 sqm
02. Living.....	30,3 sqm
03. Kitchen / Dining.....	27,4 sqm
04. Laundry.....	6,6 sqm
05. Bedroom.....	14,4 sqm
06. Walk-in Closet.....	5,8 sqm
07. Bathroom .....	13 sqm
08. Bedroom.....	14,4 sqm
09. Walk-in Closet.....	3,9 sqm
10. Bathroom .....	5,9 sqm
11. Guests Bathroom.....	2,2 sqm







## Matteo Thun the architect of dreams

Matteo Thun (\*1952 in Bolzano, South Tyrol) is one of the most distinguished contemporary architects and designers in Italy. After studying with Oskar Kokoschka in Salzburg and obtaining his degree in architecture at the University of Florence, he co-founded the “Memphis Group” with Ettore Sottsass in 1981.

With its colourful, Pop-Art-inspired furniture, architecture, and household items, “Memphis” had an enormous impact on 1980s design and fashion.

In 1984, Thun opened his own studio in Milan and founded Matteo Thun & Partners in 2001. His major works as an architect include the SIDE Design Hotel in Hamburg, the Radisson SAS in Frankfurt, private luxury homes, prefab social housing projects in Treviso and Bad Aibling as well as innovative and award-winning projects such as the “Biomasse-Kraftwerk-Schilling” in Schwendi, Upper Swabia.

**[www.matteothun.com](http://www.matteothun.com)**





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[www.heimat-tegernsee.com](http://www.heimat-tegernsee.com)

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