

heimat



LAKE HOUSES APARTMENTS  
ART BOOK

heimat









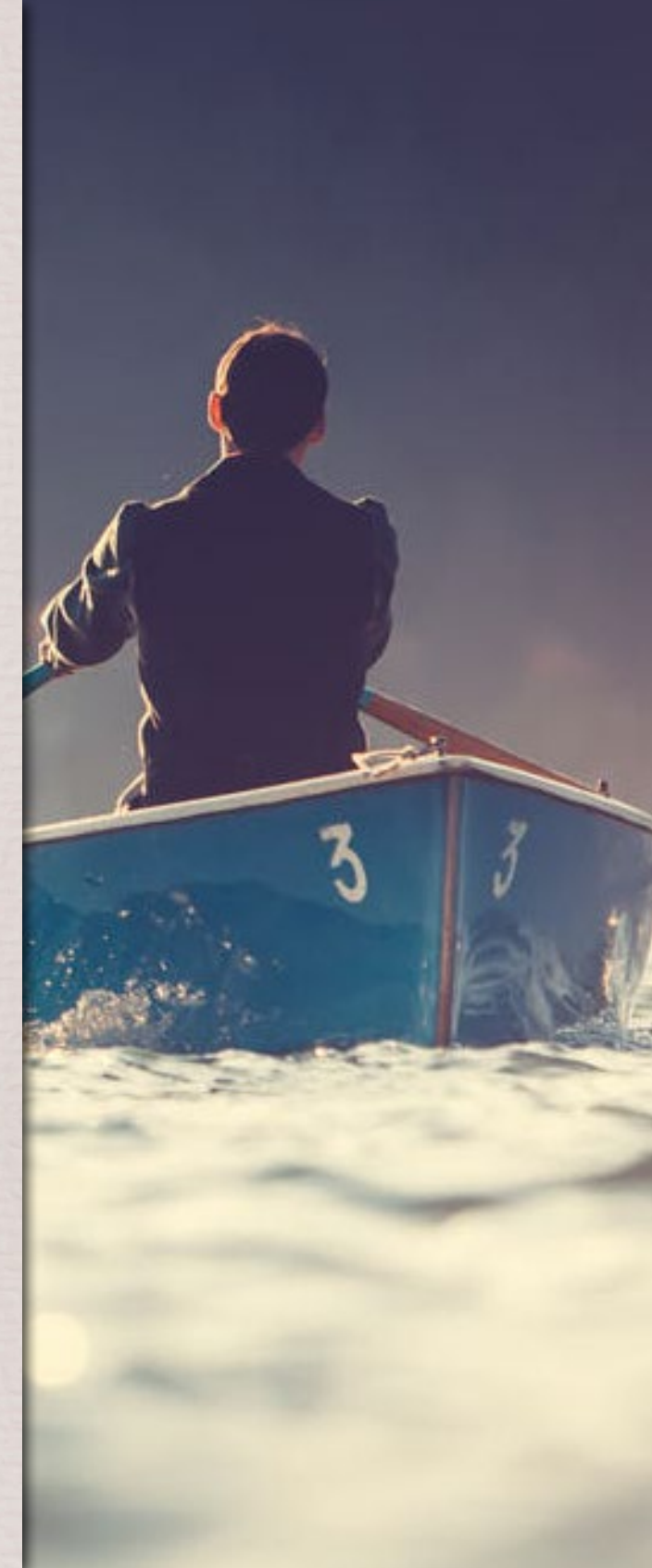
## Tegernsee: one of Bavaria's most precious treasures

In early times, people shunned the harsh and dangerous glacier region south of the Tegernsee with its steep mountain slopes and dense forests.

People did not settle in the Tegernsee region until the foundation of a Benedictine monastery in the 8th century. For more than 1,000 years there were only the monks and a few farmer families. At the beginning of the 19th century things began to change: Bavarian King Max I Joseph and his wife fell in love with the estate of the former monastery and transformed it into their summer residence.

Today, the Tegernsee area is one of the most picturesque regions in Germany – particularly known for its favourable communal and economic infrastructure as well as its manifold tourist attractions and varied skiing areas.

Style, elegance and good living are what the attractive and lively town of Rottach-Egern is famous for.







## Feeling at home @ Tegernsee

“Heimat” is one of those German terms with a myriad of connotations.

Heimat is...

- where you feel rooted, and comfortable
- where your family and friends are
- where you love to live your life
- where you are part of the community
- where you can be inspired and creative
- where body and soul feel as one

**"Heimat is, where you don't have to explain yourself"**  
*by Johann Gottfried Herder*

“**Heim@t**” was chosen as the worthy name for this unique property to reflect the unique combination of tradition and future.

## Come home!

The Tegernsee region offers you everything you need to lead the life you`ve always dreamed of – fulfilling, rich in variety, secure, close to the people who are most dear to you. And surrounded by one of the most beautiful and diverse landscapes in Europe.



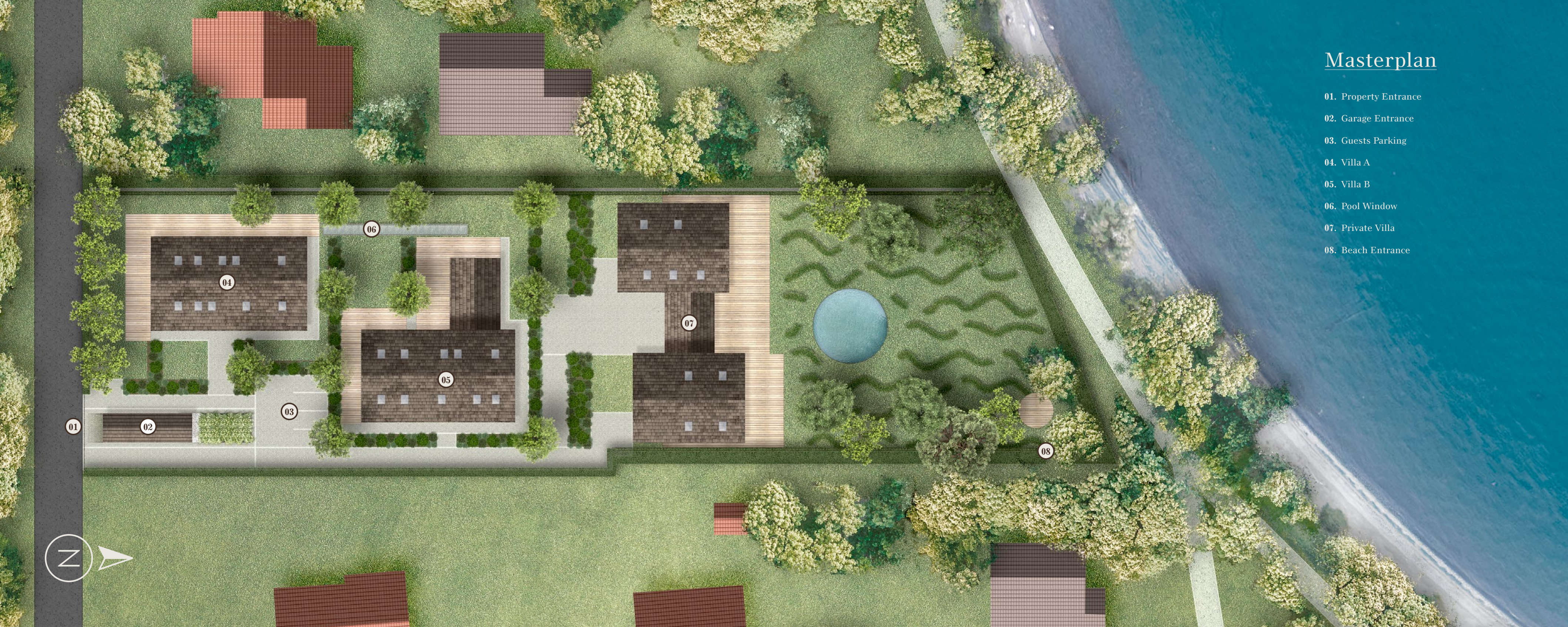












# Masterplan

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









# Enjoy every comfort you need and feel close to nature

Find your ultimate home – in a house designed  
by award-winning architect Matteo Thun.

“Heim@t follows a holistic architectural approach  
– combining highly individual living concepts for  
sophisticated clients with a consistent use of state-of-  
the-art sustainable technologies”, says Matteo Thun.

## Amenities:

- Quiet and **sunny lake location with mountain view**
- Direct **access to the lake**
- **Caretaker service** on site
- 20 meter **indoor pool**
- **Sauna, gym, massage room**
- Indoor **Golf Simulator**
- **Ecological energy** supply and safety concept  
with individual monitoring
- Garden facilities by Prof. **Rainer Schmidt**















## Perfect harmony well-being in a beautiful and healthy environment

Matteo Thun has designed Heim@t always trying to find the best way to create the perfect symbiosis of luxury living and sustainability.

Therefore, Heim@t has become the most environmentally friendly and energy-efficient real estate project you can imagine:

- Sustainable and ecological building materials do not only save valuable resources on our planet, but also contribute to an extraordinarily cosy atmosphere, maximal energy - efficiency, and an environment that brings out the best in you.
- Solar power, geothermal heat as well as a dedicated water treatment plant at Heim@t prove that you do not need to make compromises to enjoy a happy and sustainable life.
- Feeling at home indoors and outdoors – fulfilment must comprise both aspects. Therefore, we asked the renowned landscape architect Prof. Rainer Schmidt to design the surroundings of the Heim@t estate – because Heim@t does not end at your doorstep.







## Heim@t is where you can feel perfectly at home

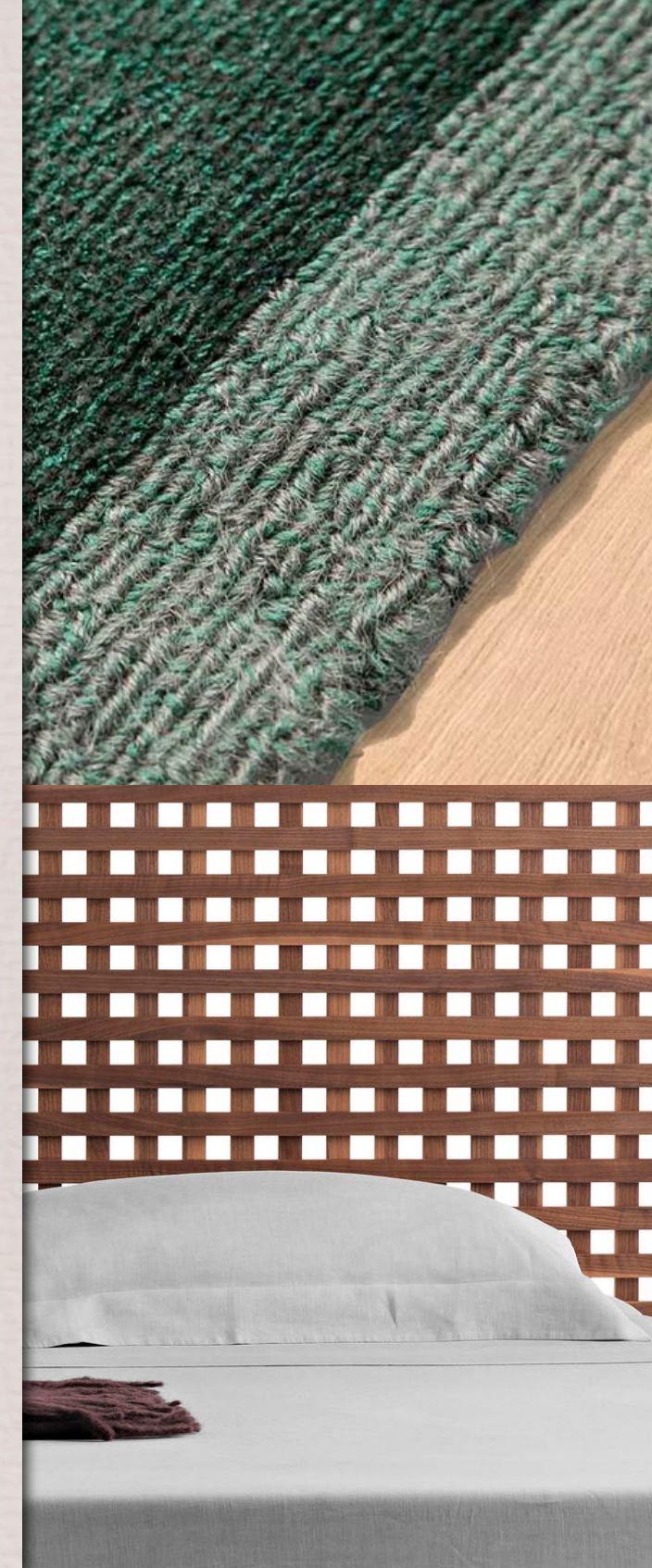
Aren't we all looking for our "soul place"?

**Love. Relax. Enjoy. Imagine. Create.**

Heim@t offers you everything you need to live your personal vision of life – in the most beautiful, peaceful and secure surroundings.

**Winston Churchill:**

"We make our buildings and afterwards they make us.  
They regulate the course of our lives."



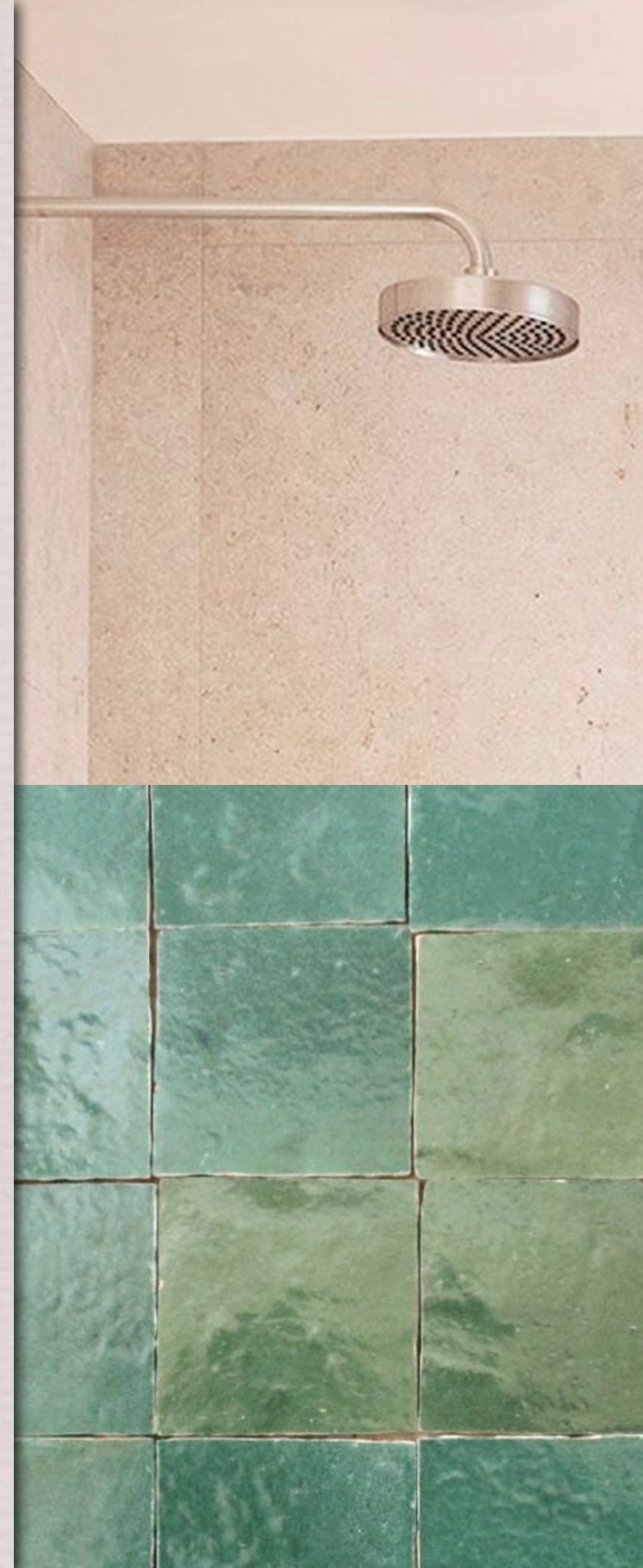




## Natural goodness

Glazed terracotta tiles – in both natural and extraordinarily vibrant colours – are delightfully arranged in personalised designs.

Wood surfaces are hewn from raw, imperfect material and deliver feeling of intensity for all the senses.





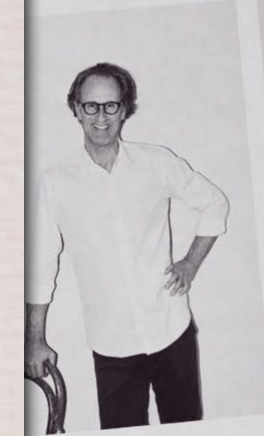


## Heim@t on Monocle Bavaria Special Edition

A journey through a region that is experiencing a thriving development of start-ups and world leading companies that are seeking talents and professionals, towards one of the most powerful economies in Europe.

Everything you need to enjoy one of the best European regions.

Partners



sign language of hospitals and  
tels. We believe that over the next  
years our hospitals will become  
pser in identity and image to hotels,  
comfort, design and consideration.  
ur own Atelier Matteo Thun works  
ery closely with the interior-design  
epartment within the studio.  
Whatever a hotel or hospital needs,  
ve design it specifically for the  
company, and then make those  
objects for the client using 90 per  
cent Italian companies.

Can you tell us about Heimat?

Heimat is positioned in a private  
lakeside meadow. This lake is one of  
the most beautiful spots in Germany.  
It's a great place to enjoy swimming  
in summer and skiing in the winter,  
so seasonality is something very  
strong here. Attempting to build  
around the lake, as you can imagine,  
is very difficult, as we had to design  
according to local regulations.  
We believe in a strategy including  
local materials, zero CO2 and zero  
garbage. Zero waste also means that  
once you knock down the building,  
you don't have any landfill material  
– you can reuse all of the materials.  
Lifecycle management in residential  
projects is a priority.

Q What are your design inspirations  
for the development?

A We tried very hard to work within  
local restrictions and took inspiration  
from local history. What resulted  
was a sort of cosy minimalism. We  
tried to find a contemporary way of  
interpreting the traditional chalet  
style found in southern Germany and  
the southern Alps, which dictated  
the roof height, the balcony details,  
the length of the windows and the  
materials we used. In terms of scale  
it's completely integrated within the  
landscape and it's almost unseen  
from the surrounding countryside,  
so it's a hidden paradise. The great  
thing is that the owner aimed to  
build a house here even though the  
restrictions were huge, the history  
was rich and the site wasn't easy –  
but we overcame all these hurdles  
with the project.

03

### Enjoy sustainable comfort in style

Find your ultimate home in a house  
designed by award-winning architect  
Matteo Thun. "Heimat follows a  
holistic architectural approach,  
combining highly individual living  
concepts for very sophisticated  
clients with a consistent use of state-  
of-the-art sustainable technologies,"  
says Thun. The Milan-based architect  
and his team always try to find the  
best and most innovative way to  
create the perfect balance between  
luxury living and sustainability. They  
have designed Heimat from scratch  
to be environmentally friendly and  
energy efficient.

### Find balance and harmony in nature

The ecological building materials  
used in the construction of Heimat  
not only save valuable resources on  
our planet but also contribute to an  
extraordinarily cosy atmosphere that  
will make you feel your best at home.  
Solar power, geothermal heat and  
a dedicated water-treatment plant  
at Heimat prove that you do not  
need to make compromises to enjoy  
a happy and sustainable life. And  
because Heimat does not end at  
your doorstep, we asked renowned  
landscape architect professor Rainer  
Schmidt to design the outdoor  
surroundings of the Heimat estate.

### Be perfectly at home

Let your soul guide you  
where you can  
and mind, relax  
and create, and  
to offer. At Heimat  
need is within  
skiing areas just  
away, as well as  
activities such as  
and cycling. V  
teenagers att  
and grammar  
the great var  
facilities with  
your home.  
medical and  
and is home  
hotel spa, t  
and excellen  
award-win  
Michelin s  
it's just a s  
at Heimat









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

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