



## Rarity: Exclusive vacation home with lake view - your private retreat by the Thuringian Sea



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 487,376.09

### Location

Pays:	Allemagne
État/Région/Province:	Thuringe
Ville:	Unterwellenborn
Indicatif régional:	07333
Soumis:	08/08/2025

### Description:

Rarity: Exclusive vacation home with lake view - your private retreat by the Thuringian Sea

Live where others go on vacation - at the highest level.

This exclusive new-build home in a direct lakeside location on the Thuringian Sea combines contemporary architecture, sustainable technology and stylish furnishings to create a lifestyle that is second to none.

Welcome to a place where everyday life takes a break and real quality of life begins.

Living with vision - and with soul

Just imagine: You start the day with the gentle glistening of the water before your eyes, your gaze wanders over the untouched expanse of the Saale valley, while the first rays of sun bathe your terrace in warm light. This house is more than just a place to live - it is a retreat that becomes a source of peace, inspiration and joie de vivre.

Key data at a glance:

Living space:	approx. 86 m <sup>2</sup>
Plot area:	approx. 290 m <sup>2</sup> (freehold plot)
Rooms:	3 (open-plan living area, 2 bedrooms)
Bathrooms:	1



Floors: 2

Terraces: 1

Utility room: yes

Development: fully developed

Year of construction: New build 2025

Energy source: Heat pump / air conditioning

Bathroom with underfloor heating

Separate electricity and water meters,

Drainless pit

Energy certificate: available

Parking space: 1 incl.

Available: by arrangement

The houses are habitable all year round, but may not be registered as permanent residences.

Optional: Own jetty for rent on request

Special opportunity: Optionally also available as a double package

If desired, a neighboring house of the same design can also be purchased - ideal for owner-occupiers with rental ambitions or for larger families who want to invest together. Whether as an exclusive vacation ensemble or as a high-yield investment: this option offers you double the potential.

Take advantage of this rare opportunity to secure an architectural gem in one of Thuringia's most attractive locations.

Contact us for a personal meeting or a viewing - we look forward to hearing from you.

Your personal oasis of well-being

- well thought out down to the last detail

Open living/dining area with lake view:

Generous window fronts and an open floor plan create a light-flooded ambience with a direct connection to nature. The prepared fireplace connection offers the option of cozy evenings by the fire

- with a seamless transition to the designer kitchen.

Custom-made fitted kitchen:

Equipped with a high-quality induction hob, integrated extractor technology and first-class premium brand appliances

- ideal for stylish dinners and convivial moments.

Two comfortable bedrooms:

Retreats with a feel-good character

- perfect for switching off and relaxing.

Modern daylight bathroom:

High-quality fittings with floor-level rain shower, tasteful ceramics and fittings

- your personal wellness oasis.



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Separate utility room:

Functional addition for tidiness and convenience in everyday life.

Architecture & furnishings

- modern, stylish, sustainable:
- + Sunny terrace with unobstructed views of the water
- + Partially floor-to-ceiling, triple-glazed windows
- flooded with light and energy-efficient
- + French balcony
- urban accent with natural panorama
- + Elegant vinyl floors with an authentic wood look
- + Heat pump & air conditioning
- maximum energy efficiency and living comfort
- + Private parking space directly at the house
- + Optional: private jetty for rent on request

The Thuringian Sea is an impressive reservoir area in the south of Thuringia and is one of the largest contiguous reservoirs in Germany. It stretches along the Saale river and mainly comprises the Bleiloch dam and the Hohenwarte dam - two huge reservoirs that are supplemented by other smaller reservoirs. The region is affectionately known as the "Thuringian Sea" due to its size and water surface.

Geography and formation

The Thuringian Sea is located in the Saale-Orla district and stretches along the upper reaches of the Saale through the densely wooded and hilly area of the Thuringian Slate Mountains. The largest dam is the Bleilochsperre, which is also the largest reservoir in Germany in terms of storage volume. It was built in the 1930s to provide flood protection, power generation and water supply. This was followed shortly afterwards by the Hohenwarte dam, slightly downstream.

Nature & leisure

Today, the Thuringian Sea is a popular vacation and recreation area that attracts nature lovers, water sports enthusiasts and hikers alike. The extensive expanses of water, the fjord-like shorelines and the dense forests offer ideal conditions for:

Sailing, canoeing and fishing

Hiking and cycling along well-maintained paths

Camping at numerous sites near the lake

Houseboat vacation - similar to the Mecklenburg Lake District

A special highlight is the Thuringian Sea Panorama Trail, which offers breathtaking views over water and forest.

Culture & sights

There are numerous small towns with history and charm around the Thuringian Sea. Points of interest are:

The dam walls themselves, impressive engineering structures

The Leuchtenburg castle near Kahla



The Saalburg town museum, which documents the history of the region and the construction of the dam Burgk Castle with exhibitions and cultural events

### Significance & future

In addition to tourism, the Thuringian Sea still plays an important role in energy generation (hydroelectric power plants) and flood protection in Central Germany. At the same time, the region is increasingly being developed as a model region for sustainable tourism.

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We reserve the right to intermediate brokerage. If you are already familiar with the property we have listed, please let us know immediately.

Disclosure of this exposé to third parties without our consent may result in claims for damages.

We would like to point out that, in the event of success, our activity will result in a brokerage and / or brokerage commission.

In the case of sale, the commission is currently 3.57% (including 19% VAT) of the notarized purchase price.

Année: 2025

### Commun

Pied carré fini: 86 m<sup>2</sup>  
Dimensions du lot: 290 m<sup>2</sup>

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/HOHM-T80/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/HOHM-T80/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

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