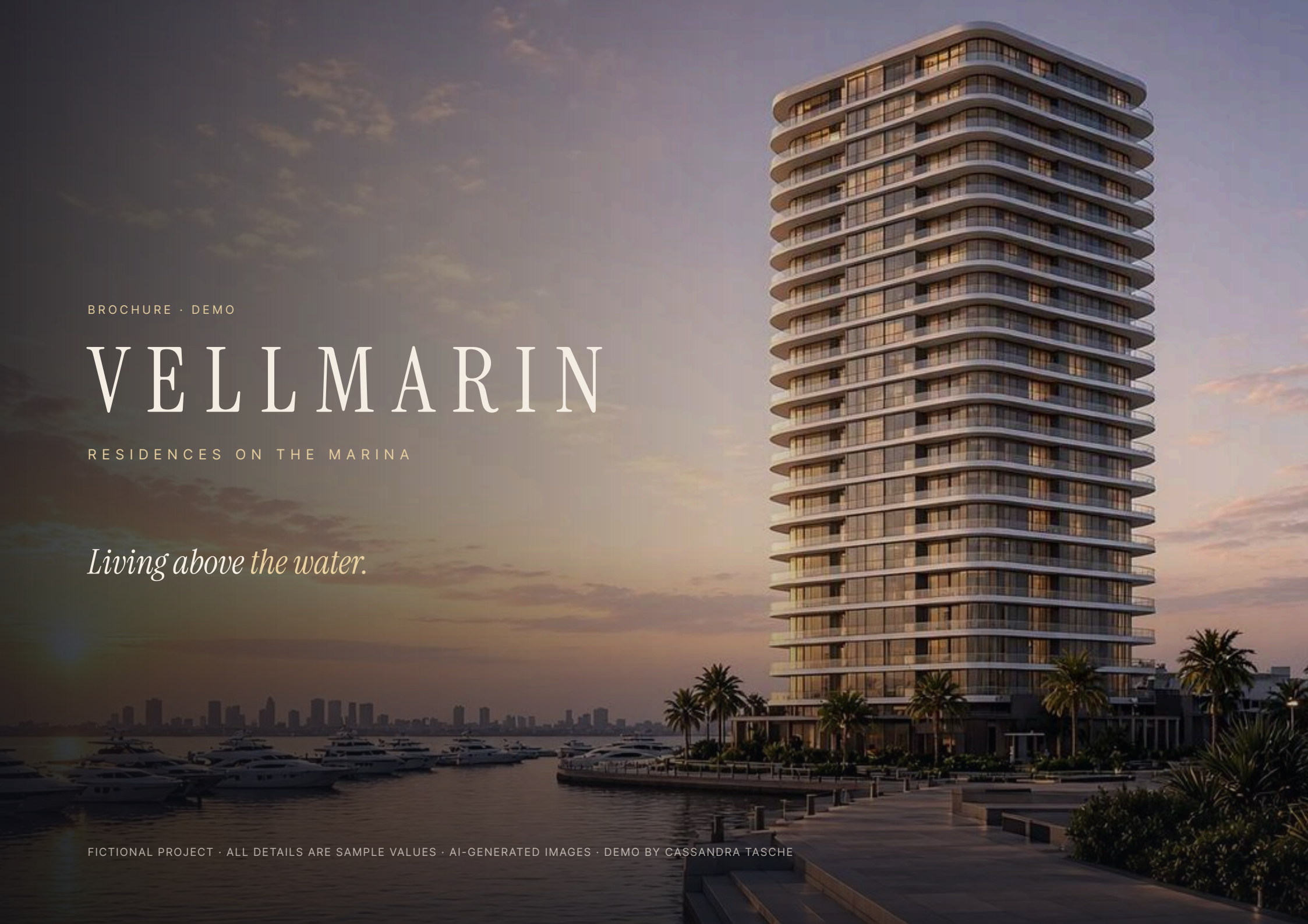


BROCHURE · DEMO

VELLMARIN

RESIDENCES ON THE MARINA

Living above the water.

FICTIONAL PROJECT · ALL DETAILS ARE SAMPLE VALUES · AI-GENERATED IMAGES · DEMO BY CASSANDRA TASCHE

THE PROJECT

Twenty levels *above the marina.*

Vellmarin stands at the tip of an old harbour basin. Each level turns a little towards the evening sun, so that no salon ever misses the sunset. Below lie the lobby, the spa and a private jetty; above, a pool whose edge ends where the sea begins.

20
levels

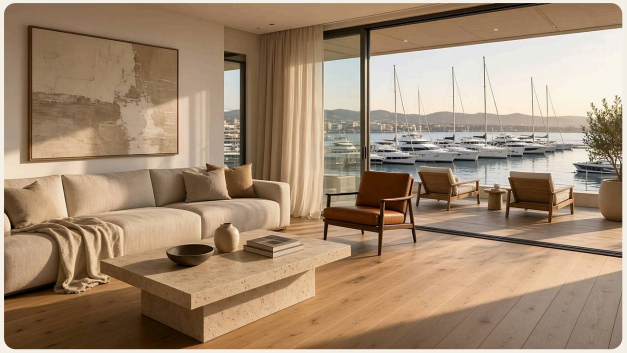
37
residences in three types

104–412
m² living area

Q3 2029
planned completion



Three ways *to arrive at the top.*



LEVELS 1 – 9

Loggia Residence

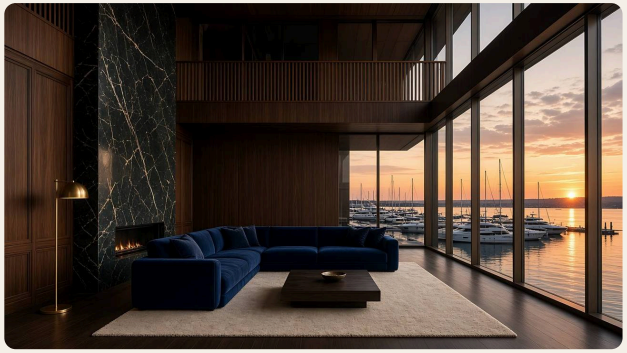
Two to three rooms in oak and linen, with a loggia deep enough for a table that seats eight.

PRICE
from €1.07m

PER M²
from €10,240

LIVING AREA
104 – 146 m²

AVAILABLE
8 of 18



LEVELS 10 – 17

Salon Residence

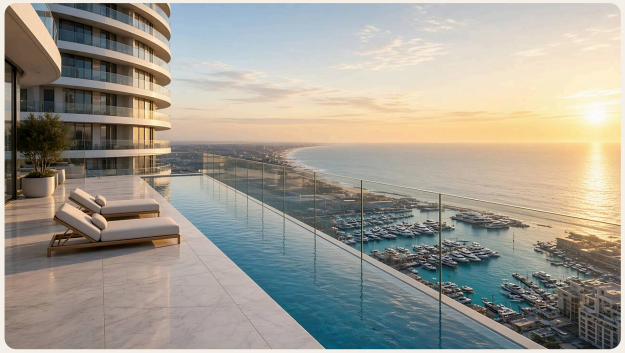
Three to four rooms around a double-height salon.

PRICE
from €2.09m

PER M²
from €12,120

LIVING AREA
172 – 228 m²

AVAILABLE
10 of 16



LEVELS 18 – 20

Penthouse

An entire floor, five rooms and a terrace with its own pool above the marina.

PRICE
from €6.55m

PER M²
from €16,400

LIVING AREA
399 – 412 m²

AVAILABLE
1 of 3

PRICE LIST & AVAILABILITY

All 37 residences

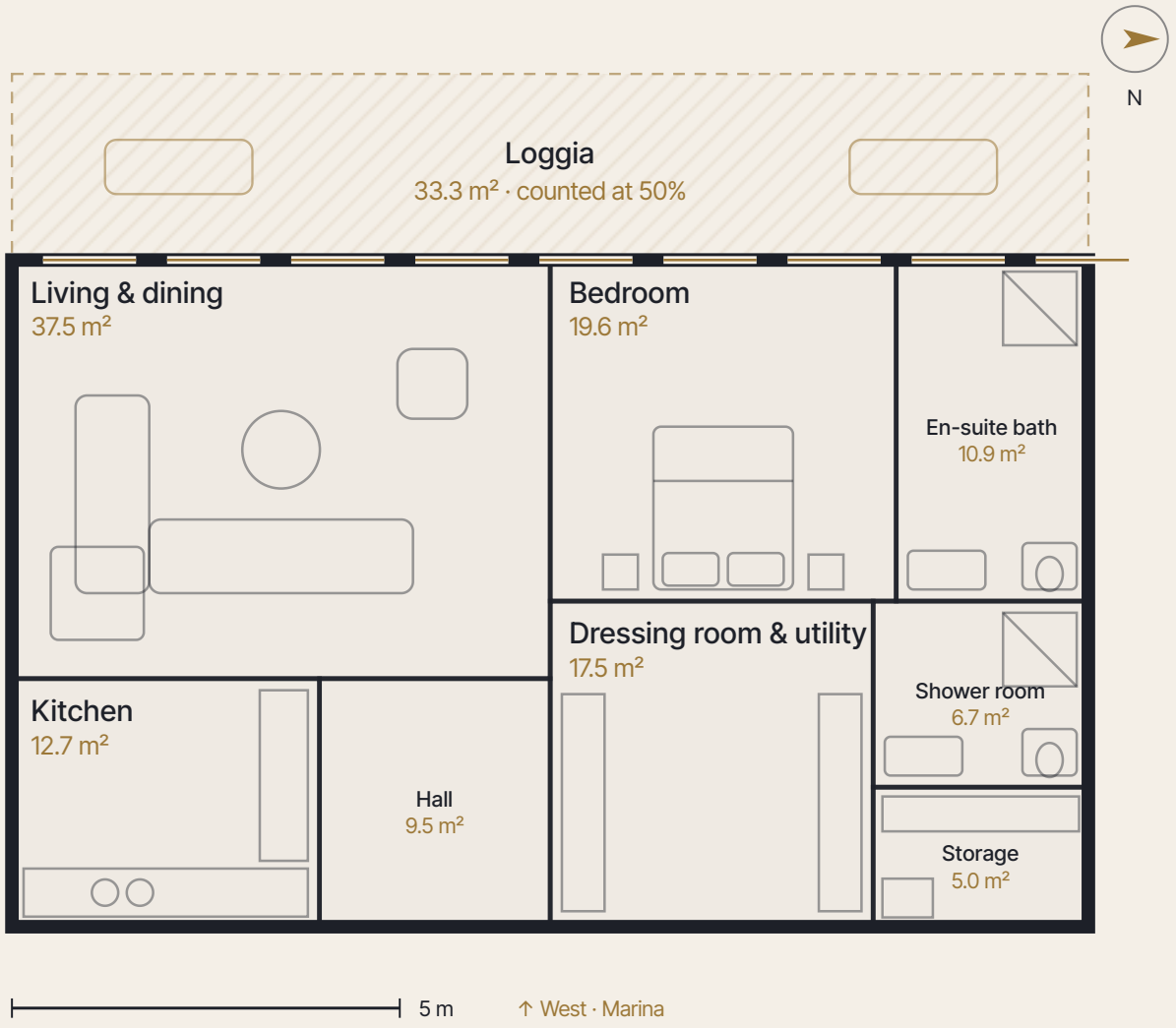
LEVEL	RESIDENCE	ROOMS	AREA	PRICE	€/M²	STATUS
20	Penthouse · All aspects	5	412 m²	€7,250,000	€17,600	available
19	Penthouse · All aspects	5	405 m²	€6,885,000	€17,000	reserved
18	Penthouse · All aspects	5	399 m²	–	–	sold
17	Salon · West · Marina	4	228 m²	€3,275,000	€14,360	available
17	Salon · East · Old Town	3	214 m²	€2,890,000	€13,500	available
16	Salon · West · Marina	3	222 m²	€3,145,000	€14,170	available
16	Salon · East · Old Town	3	208 m²	€2,770,000	€13,320	available
15	Salon · West · Marina	4	216 m²	€3,015,000	€13,960	available
15	Salon · East · Old Town	3	202 m²	€2,650,000	€13,120	reserved
14	Salon · West · Marina	3	210 m²	€2,885,000	€13,740	available
14	Salon · East · Old Town	3	196 m²	–	–	sold
13	Salon · West · Marina	4	204 m²	€2,760,000	€13,530	reserved
13	Salon · East · Old Town	3	190 m²	€2,415,000	€12,710	available
12	Salon · West · Marina	3	198 m²	€2,635,000	€13,310	available
12	Salon · East · Old Town	3	184 m²	–	–	sold
11	Salon · West · Marina	4	192 m²	–	–	sold
11	Salon · East · Old Town	3	178 m²	€2,195,000	€12,330	available
10	Salon · West · Marina	3	186 m²	€2,400,000	€12,900	available
10	Salon · East · Old Town	3	172 m²	–	–	sold

LEVEL	RESIDENCE	ROOMS	AREA	PRICE	€/M²	STATUS
9	Loggia · West · Marina	2	146 m²	€1,790,000	€12,260	reserved
9	Loggia · East · Old Town	2	132 m²	€1,520,000	€11,520	available
8	Loggia · West · Marina	3	143 m²	€1,730,000	€12,100	available
8	Loggia · East · Old Town	2	129 m²	–	–	sold
7	Loggia · West · Marina	3	139 m²	–	–	sold
7	Loggia · East · Old Town	2	125 m²	€1,400,000	€11,200	reserved
6	Loggia · West · Marina	2	136 m²	€1,600,000	€11,760	available
6	Loggia · East · Old Town	2	122 m²	–	–	sold
5	Loggia · West · Marina	3	132 m²	–	–	sold
5	Loggia · East · Old Town	2	118 m²	€1,285,000	€10,890	available
4	Loggia · West · Marina	3	129 m²	€1,470,000	€11,400	reserved
4	Loggia · East · Old Town	2	115 m²	€1,235,000	€10,740	available
3	Loggia · West · Marina	2	125 m²	–	–	sold
3	Loggia · East · Old Town	2	111 m²	–	–	sold
2	Loggia · West · Marina	3	122 m²	–	–	sold
2	Loggia · East · Old Town	2	108 m²	€1,125,000	€10,420	available
1	Loggia · West · Marina	3	118 m²	€1,285,000	€10,890	available
1	Loggia · East · Old Town	2	104 m²	€1,065,000	€10,240	available

FLOOR PLAN

Loggia Residence

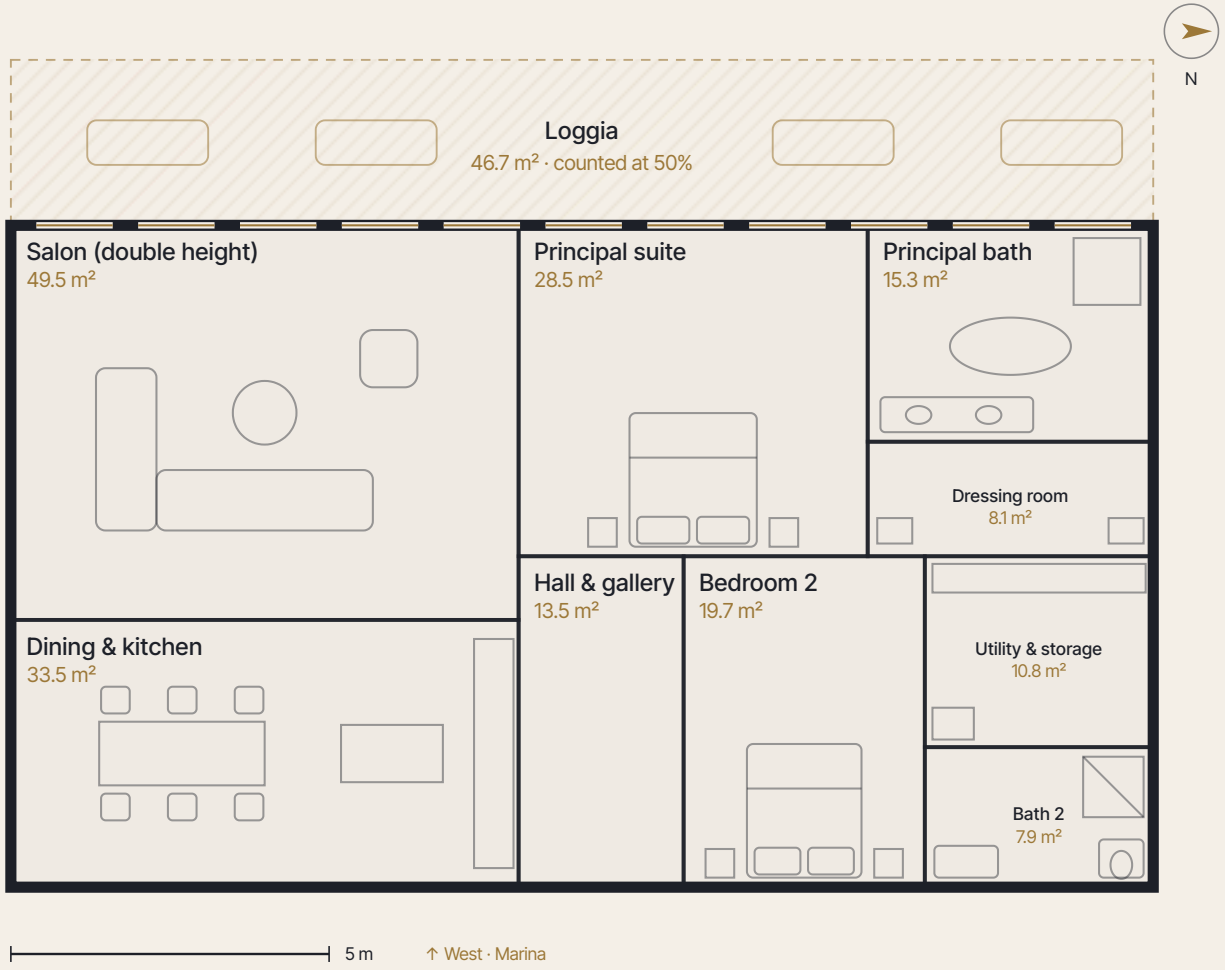
Type A · Level 6 West



Living & dining	37.5 m²
Kitchen	12.7 m²
Hall	9.5 m²
Bedroom	19.6 m²
En-suite bath	10.9 m²
Dressing room & utility	17.5 m²
Shower room	6.7 m²
Storage	5.0 m²
Loggia (33.3 m², counted at 50%)	16.7 m²

Living area approx. **136.1 m²**

Living area according to the German Wohnflächenverordnung, outdoor areas counted proportionally. Sample plan for a fictional project; furniture and dimensions are illustrative.



FLOOR PLAN

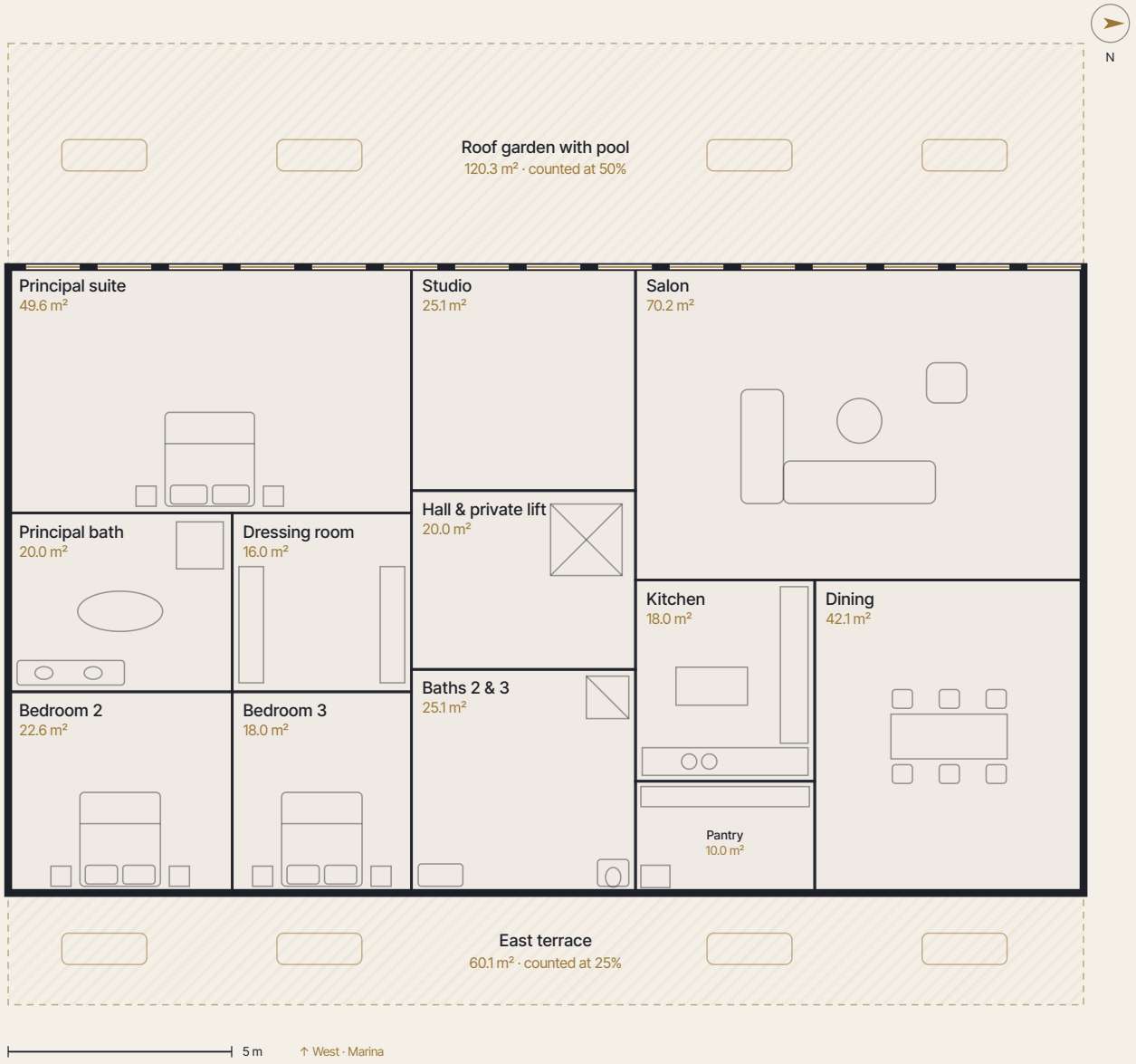
Salon Residence

Type B · Level 14 West

Salon (double height)	49.5 m²
Dining & kitchen	33.5 m²
Principal suite	28.5 m²
Principal bath	15.3 m²
Dressing room	8.1 m²
Hall & gallery	13.5 m²
Bedroom 2	19.7 m²
Utility & storage	10.8 m²
Bath 2	7.9 m²
Loggia (46.7 m², counted at 50%)	23.4 m²

Living area approx. **210.2 m²**

Living area according to the German Wohnflächenverordnung, outdoor areas counted proportionally. Sample plan for a fictional project; furniture and dimensions are illustrative.



FLOOR PLAN

Penthouse

Type C3 · Level 20

Principal suite	49.6 m²
Studio	25.1 m²
Salon	70.2 m²
Principal bath	20.0 m²
Dressing room	16.0 m²
Hall & private lift	20.0 m²
Bedroom 2	22.6 m²
Bedroom 3	18.0 m²
Baths 2 & 3	25.1 m²
Kitchen	18.0 m²
Pantry	10.0 m²
Dining	42.1 m²
Roof garden with pool (120.3 m², counted at 50%)	60.2 m²
East terrace (60.1 m², counted at 25%)	15.0 m²

Living area approx. 411.9 m²

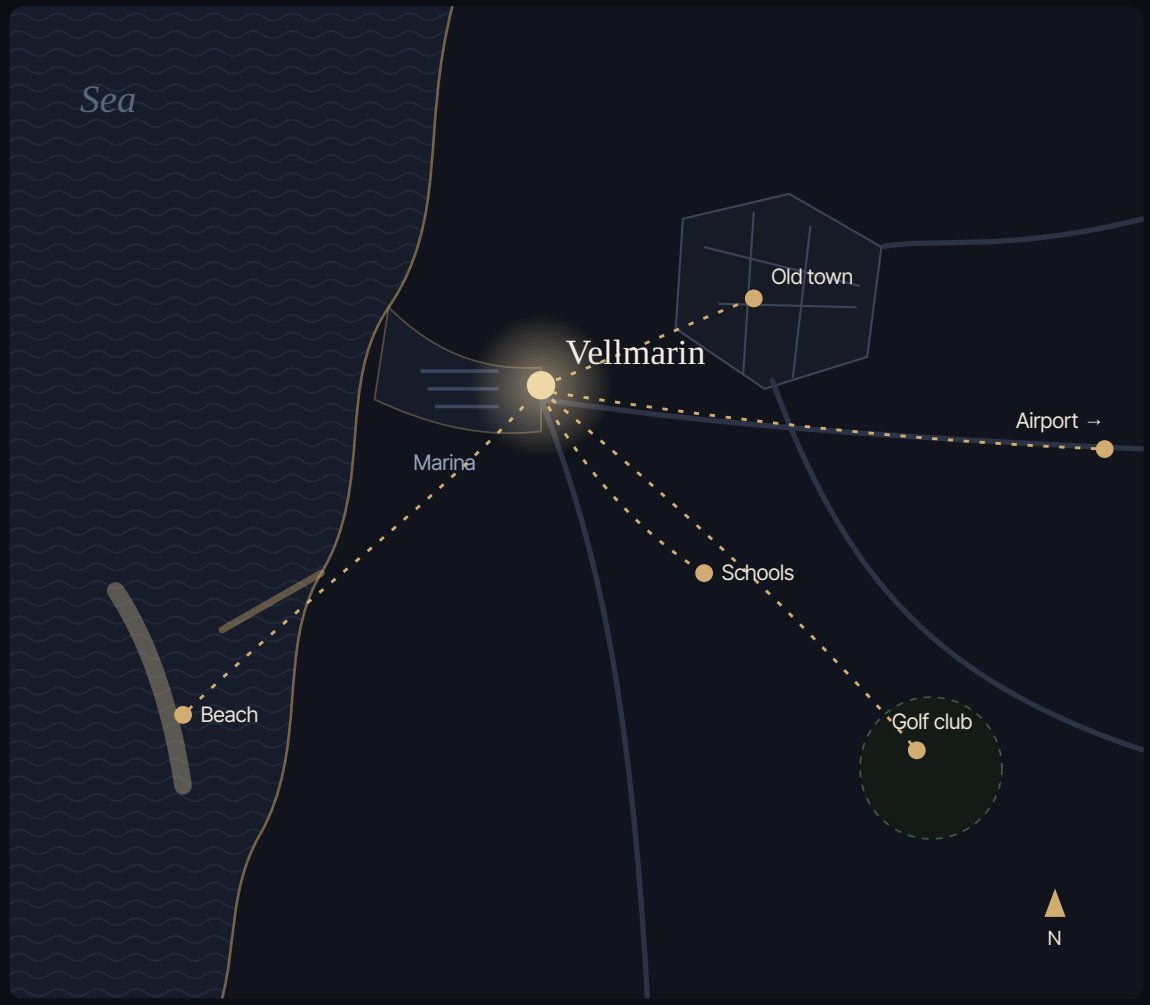
Living area according to the German Wohnflächenverordnung, outdoor areas counted proportionally. Sample plan for a fictional project; furniture and dimensions are illustrative.

LOCATION · FICTIONAL PLACE

The water in front, *the old town behind.*

Marina & jetty	right outside the door
Old town	8 min on foot
Beach	1.2 km · 5 min by bike
Schools	6 and 10 min
Golf club	12 min by car
Airport	25 min by car

Place, map and distances are invented. No real address.



SPECIFICATION

What you touch *should last.*

Floors & walls

Travertine in bathrooms, hallways and lobby · Oak herringbone parquet, 22 cm · Joinery and doors in walnut

Climate

Underfloor heating and surface cooling · Heat pump using ambient heat · Ventilation with heat recovery · Triple glazing

Security

24-hour concierge · Lift stops only at your level · RC3 entrance doors

Service

Concierge for reservations and tradespeople · Spa floor · Rooftop pool · Guest apartment

Kitchen

Bespoke, with stone worktop and island · Professional-grade appliances · Manufacturer left open in this example

Smart home

Lighting, climate and curtains via keypad and app · Open bus system (e.g. KNX) · Fibre

Arriving

Garage with number-plate recognition · Every space prepared for an 11 kW wallbox · Chilled parcel room

On the water

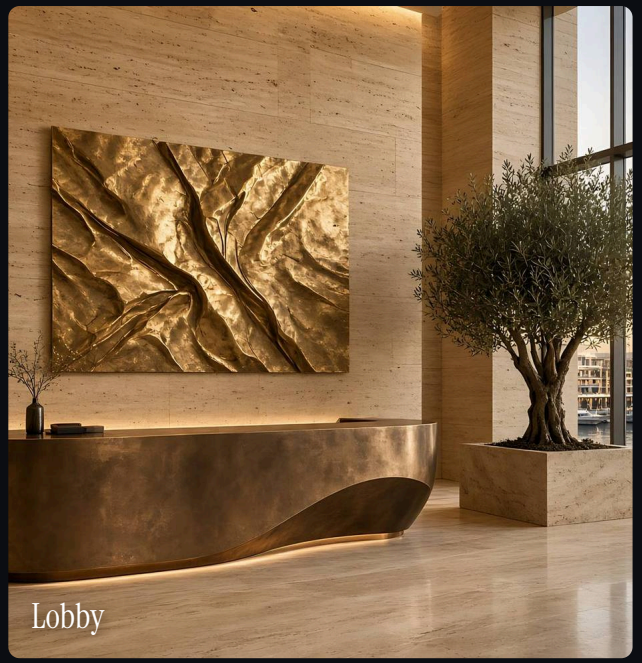
Private jetty · Berths for the penthouses · Promenade outside the lobby

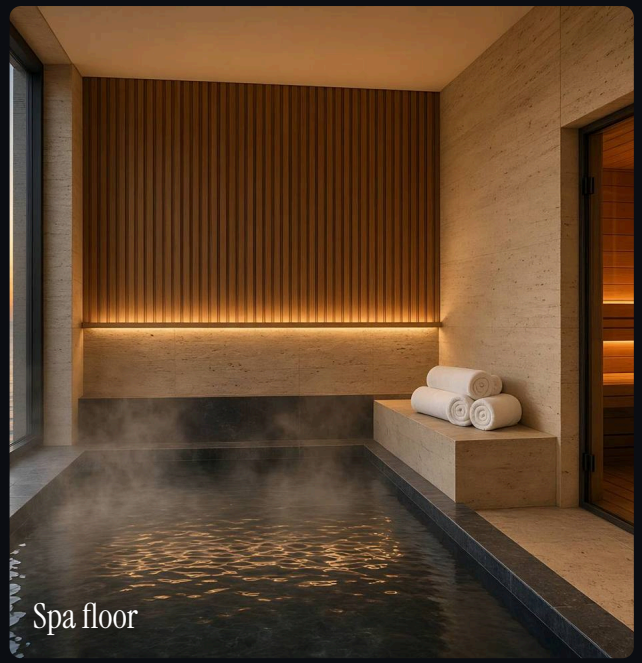
Specification examples for a fictional project. Brand names are deliberately omitted.

THE HOUSE

What awaits you *downstairs.*

A lobby of travertine and bronze with a concierge, a spa floor with pool and sauna, a rooftop pool and a private jetty at the door.


Lobby


Spa floor


Rooftop pool


Private jetty

ENERGY DATA (GERMAN GEG) · SAMPLE VALUES

Mandatory disclosures

ENERGY CERTIFICATE	FINAL ENERGY DEMAND	EFFICIENCY CLASS	MAIN ENERGY SOURCE	YEAR BUILT
Demand-based (Bedarfsausweis)	27.4 kWh/(m²·a)	A+	Electricity (heat pump, ambient heat)	2029 (planned)

A+ | A | B | C | D | E | F | G | H

TIMELINE · SAMPLE DATES

Until the keys are in your hand

AUTUMN 2026
Sales launch
Showroom and selections

Q1 2027
Groundbreaking
Excavation and foundations

Q2 2028
Structure
All twenty levels stand

SUMMER 2028
Topping-out
On the roof

Q3 2029
Completion
Spa, pool, jetty finished

FROM Q4 2029
Handover
Inspection and keys

DEVELOPER & CONTACT · FICTIONAL

Seewende *Projektentwicklung*

An invented developer for this demo. Payment in up to seven instalments tied to construction progress under the German MaBV, the first only after groundworks have begun. Prices exclude purchase costs (real estate transfer tax 3.5 to 6.5% depending on the federal state, notary and land registry approx. 1.5 to 2%). No agent's commission when buying directly from the developer. Underground parking space with charging point in this example €65,000. Service charge in this example €6.80 per m² per month, including concierge.

> *"We didn't design the tower for how it looks from the harbour, but for the view from inside."*
> *Studio Lind & Aranda Architekten (fictional)*

Register interest via the form on the website. Showroom visits by personal appointment.

Important: Vellmarin Residences, Seewende Projektentwicklung and Studio Lind & Aranda are invented. This brochure is a demo by Cassandra Tasche. All prices, areas, floor plans, dates, energy values and distances are sample values; all images are AI-generated. Not an offer; not legal or tax advice.