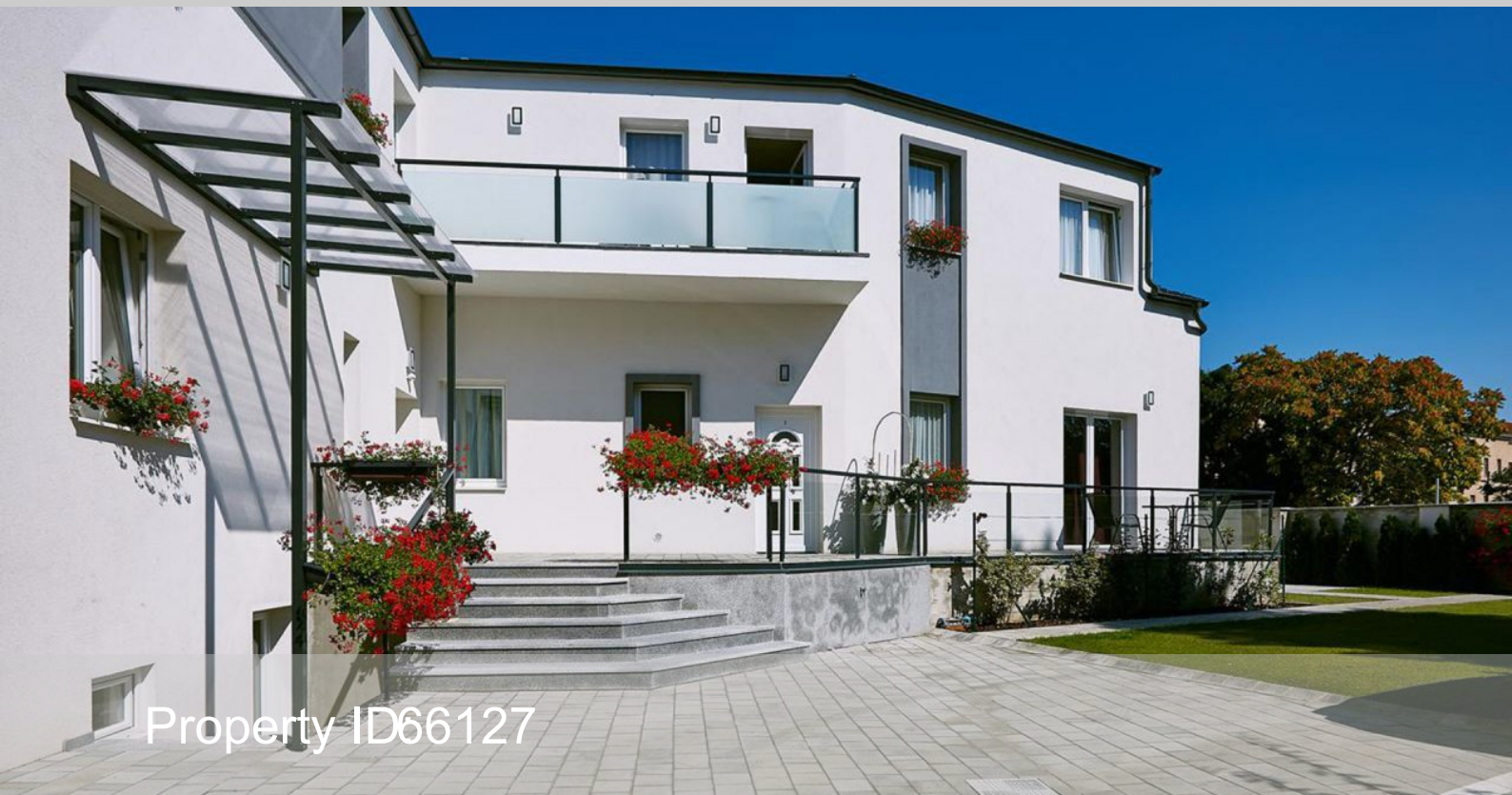




(AA) New apartment building with 5 condominiums



Price:	950.000 €
Type of object:	Apartment building
Year of construction:	2015



Property description:

IN SOPRON, 70 km from Vienna, a community building with 5 condominiums built in 2017 is for sale! The house is 5 minutes from downtown. On the ground floor there is a 70 square meter apartment with 2 bedrooms, with a large living room, kitchen-dining room, bathroom. The second is a completely separate apartment of approx. 55 square meters, consisting of a bedroom, kitchen-dining room, and a living room, including a 20 square meter terrace. There is another room on the ground floor that can be used as a household room.

The stairwell is equipped with a spacious, pleasant, elegant glass railing. On the first floor 3 apartments were built, which were completely separated from each other by soundproof walls. The apartments are 45, 50, 54 square meters. In every apartment there is a bedroom, kitchen, dining room, living room. One of the apartments also has a 10 square meter terrace. The apartments are fully furnished, there is the possibility of renting out for a short or long period.

In every apartment there are toilets built into the wall, sunken showers, kitchens equipped with new machines, granite sinks, marble sinks.

Under the house there is a 100 square meter, completely dry cellar with a large interior height, where the machines are also set up. The house has central heating, each apartment is equipped with separately adjustable underfloor heating.

The social building has received modern insulation from the outside, is equipped with plastic doors, windows with 2 or 3 layers, with electric shutters and complete light-blocking shading.

The remote control gate leads to the courtyard, where convenient parking for 5 cars has been set up with a grass grid flooring.

Furnishings:

All connections available

Location:

Distance from Balaton: 129 km, 114 min.
Distance from Hévíz: 124 km, 111 min.

Miscellaneous:

Have you found a house and want to know whether the offer is in order? Often there is the " foreigner surcharge " or hidden defects, let our building surveyor look at the house and verify the purchase price. After the " purchase as seen " Complaints are as good as no longer actionable.

You have the opportunity to conclude a consulting contract with us! This service is not tied to a specific object, is voluntary and includes the following:

- * Please create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- * Proposals for suitable properties from various channels and from private sellers until you have found the right property
- * Joint inspection of your dream property & risk assessment by our building expert & energy consultant (within a radius of Héviz | Keszthely 50 km)
- * Support in handling all purchase formalities
- * Selection of a German-speaking notary (lawyer)
- * German translation of the sales contract
- * Re-registration of all suppliers such as electricity, water, gas etc.
- * Housekeeping during your absence

At the following fixed price:

Purchase price greater than € 50,000 = 1.27% of the purchase price (including VAT)

Purchase price less than € 50,000 = 2.54% of the purchase price (including VAT)

The information about the property is based on information provided by the seller. No guarantee or liability can be assumed for the correctness and completeness of the information. An intermediate sale and mistakes are reserved.

You can find many more of our properties on:
www.immocenter-ungarn.com

The book " Welcome to Hungary " we can highly recommend you if

you don't know anything or not much about Hungary: <https://ogy.de/conny>

Remarks: The information provided by us is based on information provided by the seller or the seller. For the correctness and completeness of the information, no responsibility or liability can be accepted. An intermediate sale and mistakes are reserved.

General business conditions: We refer to our terms and conditions. Through further use our services do you explain your knowledge and consent.

Miscellaneous: Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on www.ungarn.online

Have you found a house and want to know whether the offer is in order? Often there is the "foreigner surcharge" or hidden defects, let our building surveyor look at the house and verify the purchase price. After the purchase as seen Complaints are practically no longer enforceable.

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- Support in handling all purchase formalities
- ion of an English-speaking notary (layer)
- English sales contract translation
- Re-registration of all providers such as electricity, water, gas etc.

- Housekeeping during your absence

At the following fixed price:

- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

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