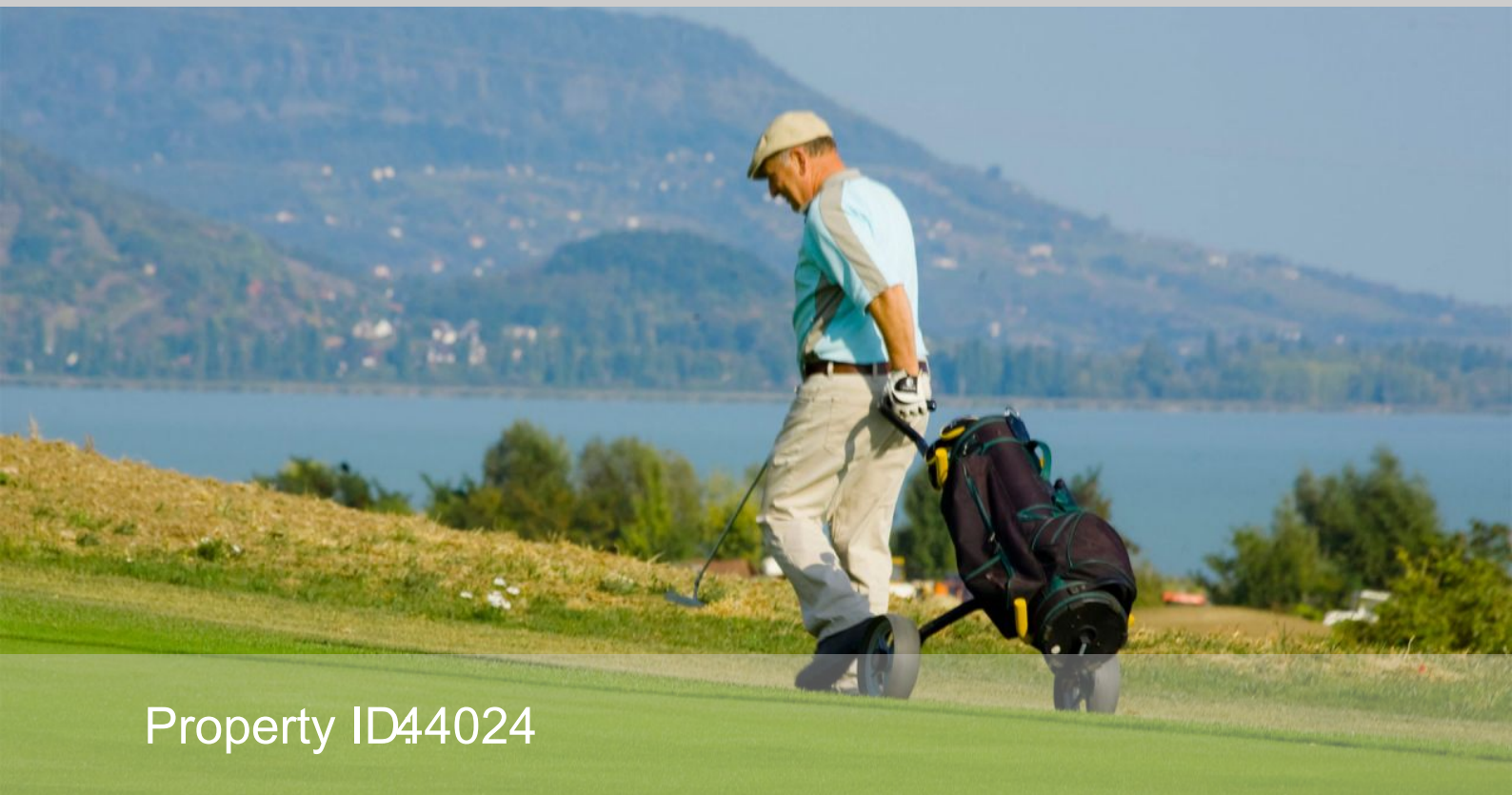
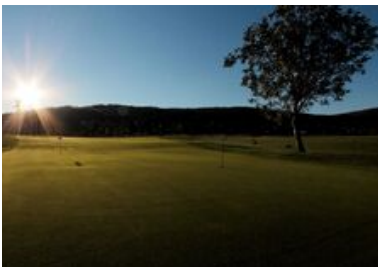




Property ID44024



(A-) property with golf course, beach,
building permit available



Price:

6.000.000 €

Type of object:

Leisure facilities



Property description:

The golf course with 18 holes (9 holes are already made and are in operation) is offered for sale directly on the shore of Lake Balaton. Further real estate developments can be carried out in the area, e.g. the construction of a sailing port on the shore. In picturesque surroundings there is a wonderful panorama from the golf course of Lake Balaton. Unique investment opportunity!

The golf course together with the beach has an area of approximately 69 hectares, while the KUNÉP building has an area of 1 hectare. The golf course and the holiday resort area can be divided into several separate areas - with their own parcel numbers.

10% of the total land area can be built. The buildability of the various areas differ from one another. A further 48 houses can be built on the resort area, but the maximum number of buildings is not restricted, the buildability - as a percentage - means the starting point. At present, only as many houses can be built in the area as there are already approved building permits for. By changing the settlement plan, several buildings can be built on other areas.

According to the current state of the current situation, a buildability of 10% applies in the construction area of the small houses, 15% in the KUNÉP area and the clubhouse. The golf course area cannot be built in at all.

(The building potential after modifying the real estate plan is as follows: in the area of small houses it is 20%, in the area of the KUNÉP building it is 30%, in the golf course area it is only 1%).

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 & quote; Welcome to Hungary & quote; 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

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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

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