



Incredible investment property with long-term opportunities in the immediate vicinity...



|                  |                                           |
|------------------|-------------------------------------------|
| Type of object:  | Special object                            |
| GLA:             | 197.500 sq. m.                            |
| Main area:       | 197.500 sq. m.                            |
| Price:           | 1.622.000 €                               |
| Commission Rate: | 2.54% of the purchase price including VAT |



Property description:

A sand pit in Hungary is for sale due to retirement!!

The sand pit on South Lake Balaton comprises a 197,520 m<sup>2</sup> (almost 20 hectares) excavated pit (material pit) from agricultural use. The distance from the Balaton Riverbed is only 900 m.

225,000 m<sup>3</sup> of sand, 225,000 m<sup>3</sup> of other materials, and 3,000 m<sup>3</sup> of humus soil may be extracted from the sand pit site.

The sand pit is located between Highway 7 and the M7 motorway and is easily accessible from the M7 motorway via a 250 m long developed access road.

The sand available for extraction is suitable for road construction, landfill, and filling lidos (Lido Plage). Since the owners paid the equivalent value for the removal from agricultural use, a company and foreign private individuals may acquire their property.

The operating license for the sand pit was legally extended by the Pecs Mining Authority until March 1, 2025 (legally binding decision number BA/V/51-13/2021), but the owner has extended it for another 15 years. According to the Mining Authority's decision of October 30, 2017, 450,000 m<sup>3</sup> of sand up to 102.7 mBf may still be mined.

The pit can be connected to electricity, gas, water, telephone, and sewerage systems. The site is also suitable for a solar panel park.

The existing material was tested by the Quality Control Center (Emi Minőségellenőrző Központ) Ltd. and approved as M3 Highway grade backfill sand on June 19, 2019. Furthermore, the sand pit is also suitable as a sludge storage site for the Balaton Riverbed cleanup.

The project "Water Sports Lake, Thermal Leisure Center" is possible on the site. It is registered on the Balaton Development Council's map. The project is supported by the municipal council.

The Balaton Development Council also considers the project to be significant and worthy of support as an outstanding recreational area. The exclusive owner of the

mining rights is a limited liability company (Kft/Ltd.). We hereby offer the ownership and mining rights of the sand pit for sale.

The owner recently entered into an agreement with the glass factory in Kaposvár to regularly purchase sand from him!

#### Miscellaneous:

Whether you're looking to buy a property in Hungary or sell your property: Immocenter Hungary is your competent and trusted local partner. With our many years of experience, excellent market knowledge, and personal support, we will guide you safely and transparently through the entire buying or selling process.

Tip: Look for our unique A-B-C classification in the title of our properties! The meaning of this classification is explained in detail on our homepage.

#### Property Check – Security Before You Buy

Have you already found a property and want to be sure that the price and condition are correct? Unfortunately, it often happens that properties are offered to foreign buyers at inflated prices or that hidden defects are overlooked. Therefore, trust in our independent expertise: Our certified building expert will thoroughly inspect your desired property and assess the appropriate purchase price. This way, you can avoid expensive surprises – because in Hungary, "sold as seen" usually applies, and subsequent complaints about defects are hardly enforceable.

#### Individual advice – personal, independent, and fair

If you wish, you can enter into an independent consulting contract with us – of course, this is voluntary and not tied to a specific property. Our service includes:

- Detailed recording of your search criteria in a personalized search profile
- Suggestions of suitable properties – until you find your dream property
- Joint viewings including a thorough risk assessment by our building expert and energy consultant (within a radius of approximately 50 km from Hévíz/Keszthely)
- Support and assistance with all purchase formalities
- Provision of a German-speaking notary or lawyer
- Provision of a German purchase agreement translation and support from a

German-speaking lawyer  
 Support with re-registering for electricity, gas, water, etc.  
 Upon request: reliable property management during your absence

Immocenter Hungary – safe, competent, and always by your side.  
 We look forward to meeting you personally and making your dream of owning a property in Hungary a reality!

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commission Rate:             | <p>As a buyer, you will pay 2.54% including Hungarian VAT for this property upon presentation of the invoice and signing the purchase agreement. This price includes:</p> <ul style="list-style-type: none"> <li>- Review of the land register for encumbrances and owner rights</li> <li>- Provision of a German-speaking lawyer (in Hungary, lawyers notarize purchase agreements, not notaries like in Germany)</li> <li>- A German translation of the purchase agreement</li> <li>- All utility changes such as electricity, gas, water, garbage, etc.</li> </ul> |
| Remarks:                     | <p>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.</p>                                                                                                                                                                                                                                                                                                          |
| General business conditions: | <p>We refer to our terms and conditions. Through further use our services do you explain your knowledge and consent.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Miscellaneous:               | <p>Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on <a href="http://www.ungarn.online">www.ungarn.online</a></p>                                                                                                                                                                                                                                                                                                                                                                                |

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.

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 services:

- Create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- Suggestions 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 advisor (within a radius of Héviz | Keszthely 30 km)
- 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)

You can find many more of our properties at:  
[www.immocenter-ungarn.com](http://www.immocenter-ungarn.com)





