



Apartment on Lake Balaton with Balaton panorama



Price:	262.500 €
Living space:	80 sq. m.
No. of rooms:	4
Type of apartment:	Appartment
Commission Rate:	1.27% of the purchase price including VAT



Property description:

Balatonfenyves (south shore): Lovely apartment with a panoramic view of Lake Balaton – 3rd floor (top floor), 80 m² living space / 100 m² usable space, 4 rooms, 2 parking spaces

Price: €276,000 • Living space: approx. 80 m² • Usable space: approx. 100 m² • Rooms: 4 • Floor: 3 of 3 • Year of construction: 1990 • Last modernization: 2024 • Heating/air conditioning: Underfloor heating (electric) + air conditioning units • Features: Fitted kitchen, guest toilet, bathroom with shower, window & bidet • Parking: 2 outdoor parking spaces • Furnishings: Partially furnished • View: Lake view • Commission: 1.27% incl. VAT

Why this apartment?

Balaton panorama: Living by the lake – with a lake view from the 3rd floor.

Ready to move in: Modernized in 2024, fitted kitchen included – ideal as a second home or vacation base.

All-year-round comfort: Underfloor heating (electric) + air conditioning (cooling/heating).

Practical layout: 4 rooms, guest toilet, bathroom with natural light; partially furnished.

Parking included: Two outdoor parking spaces at the house – a rare combination near the lake.

Layout & Features (brief overview):

Living/dining area with access to the fitted kitchen

4 rooms (according to the provider), number of bedrooms in the listing: 4

Bathroom with shower, window, bidet + separate guest toilet

Floors: Tiles & parquet • Features: Partially furnished

Floor: 3/3 (attic) • Apartment type: Apartment

Location & Lifestyle

Balatonfenyves stands for long beaches, shallow water, and a relaxed

south-shore feel – ideal for families, water sports, and cycling paths along the lake. With this apartment's panoramic location, you can enjoy the lake every day; many amenities are within walking distance or a short drive. (Property address: 8646 Balatonfenyves – residential area.)

Who is this property suitable for?

Expats & second home owners who want to enjoy the lakeside lifestyle

Home office by the lake (quiet 3rd floor, air conditioning & underfloor heating)

Vacation rental: marked as suitable as a vacation home in the property description (observe local regulations).

Key data (quickly recorded)

Price: €276,000 • Living space/usable space: ~80/100 m² • Rooms: 4
Bathroom/guest toilet: yes/yes • Heating: Underfloor (electric) + air conditioning
Parking: 2× outdoor parking spaces • Year of construction/modernization:
1990/2024

Lake view, partially furnished, fitted kitchen.
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Furnishings:

All connections available

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? Our certified building expert will thoroughly inspect your dream 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:

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:

- Review of the land register for encumbrances and owner rights
- Provision of a German-speaking lawyer (in Hungary, lawyers notarize purchase agreements, not notaries like in Germany)
- A German translation of the purchase agreement
- All utility changes such as electricity, gas, water, garbage, etc.

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. 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















