IMMOCENTER UNGARN
IMMOBILIEN | BERATUNG | BETREUUNG

Property ID: KK033-G

A unique and versatile complex

Type of object:	Office and commercial buildings
Office/practice area:	280 sq. m.
Commission Rate:	1.27% of the purchase price including VAT

Property description:	Unique, versatile complex in the heart of Kiskőrös. With spacious treatment rooms on the ground floor, it is also ideally suited as commercial space. Three spacious treatment rooms/offices A reception area, fitness room (also available for community events), café, and offices are also available. On the first floor, there is a 100 m² furnished apartment with a terrace. A garage and carport are included. Parking is available in the courtyard and on the street. The property is located in the town center. The property features gas central heating and air conditioning. The bathroom and toilet are separate, equipped with modern technology, and wheelchair accessible. The kitchen is fitted, and the property is equipped with an alarm system. Immediate occupancy is possible; furniture can be arranged. The property is in excellent condition and offers garden access and street views. It offers five bedrooms plus one one-and-a-half-room apartment spread over two floors. The perfect choice for service providers, beauty salons, offices and even a private kindergarten or daycare center.
Furnishings:	Completely
Location:	Kiskőrös is a vibrant small town in the Hungarian Plain, renowned for its cultural significance and wine tradition. As the birthplace of the famous poet Sándor Petőfi, the town boasts interesting museums, a well-maintained cityscape, and a pleasant, authentic atmosphere. Surrounded by vineyards and nature reserves, Kiskőrös is ideal for enjoyable stays, cycling tours, and excursions into the Kiskunság region, prized for its unique landscape and nature reserves.

The location is also convenient from a tourist perspective:

Budapest is approximately 120 km away and can be reached by car in about 1.5 hours.

Vienna is roughly 260 km away, a journey of about 3 hours.

Keszthely on Lake Balaton is about 170 km away and can be reached in approximately 2.5 hours.

Kiskőrös combines culture, wine and nature and is an attractive destination for visitors who want to experience authentic Hungary.

Miscellaneous:

Whether you're looking to buy or sell a property in Hungary, Immocenter Hungary is your competent and trustworthy partner right on the ground. With our many years of experience, excellent market knowledge, and personalized service, we guide you safely and transparently through the entire buying or selling process.

Tip: Look out for our unique A-B-C classification in the title of our properties! You can find a detailed explanation of this classification on our homepage.

Property Inspection – Peace of Mind Before You Buy

Have you already found a property and want to be sure that the price and condition are right? Our certified building surveyor will thoroughly inspect your desired property and assess a fair purchase price. This way, you avoid costly surprises – because in Hungary, the principle of "sold as seen" generally applies, and subsequent claims for defects are difficult to enforce.

Individual consultation – personal, independent, and fair

Upon request, you can conclude an independent consulting agreement with us – entirely voluntary and not tied to any specific property. Our services include:

Detailed recording of your search criteria in a personal search profile
Suggestions of suitable properties – until you find your ideal property

Joint viewings including a thorough risk assessment by our building surveyor and energy consultant (within a radius of approximately 50 km around Hévíz/Keszthely)
Support and assistance with all purchase formalities
Referral to a German-speaking notary or lawyer
Provision of a German translation of the purchase agreement and support from a German-speaking lawyer
Assistance with transferring utilities (electricity, gas, water, etc.)
Upon request: reliable property management during your absence

Immocenter Hungary – secure, competent, and always by your side.

We look forward to meeting you in person and making your dream of owning a property in Hungary a reality!

Commission Rate:

As the buyer, you will pay 2.54% including Hungarian VAT for this property upon invoicing and signing of the purchase agreement. This price includes:

- Verification of the land register for encumbrances and ownership rights

- Referral to a German-speaking lawyer (in Hungary, lawyers authenticate purchase agreements, not notaries as in Germany)

- A German translation of the purchase agreement

- All utility transfers such as electricity, gas, water, waste disposal, 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

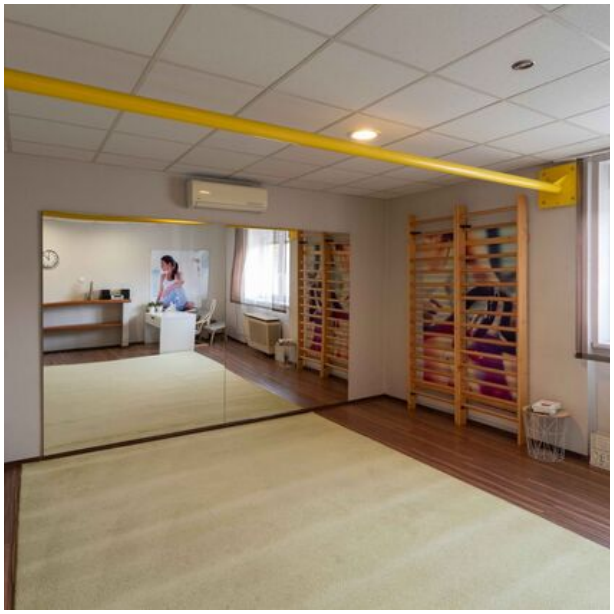
- Re-registration of all providers such as electricity, water, gas etc.

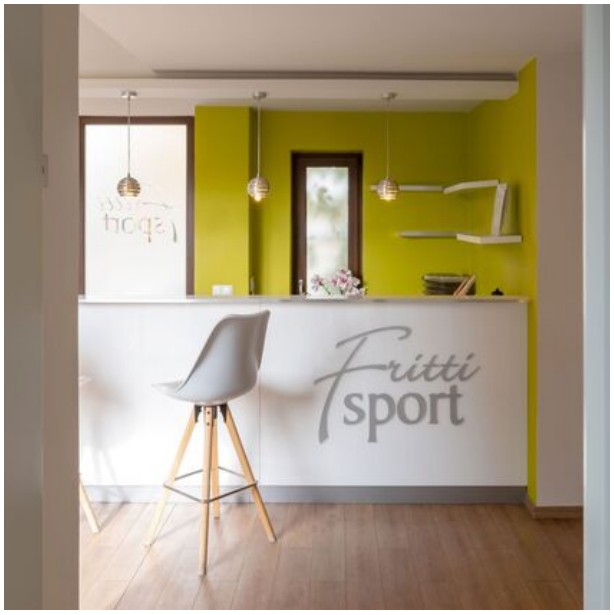
- Housekeeping during your absence

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

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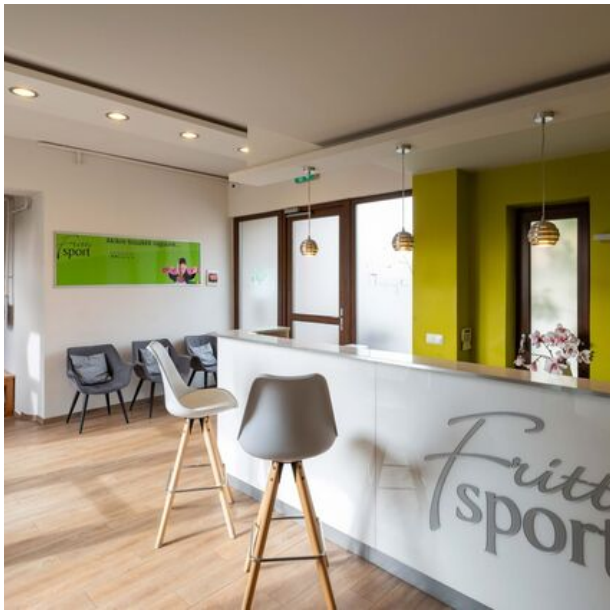

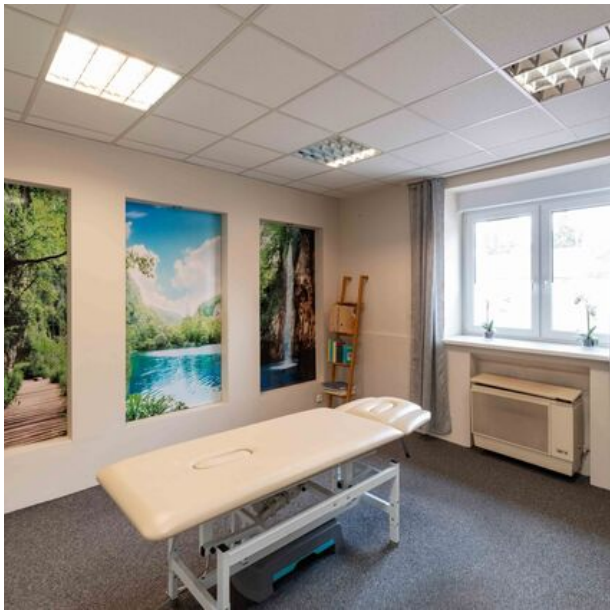

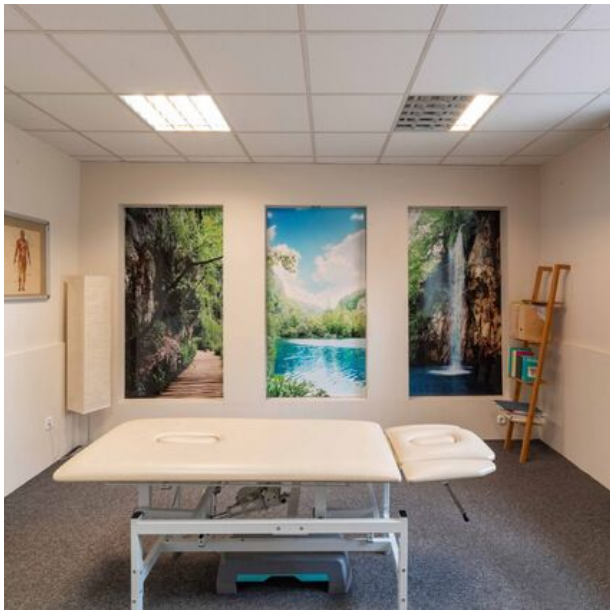

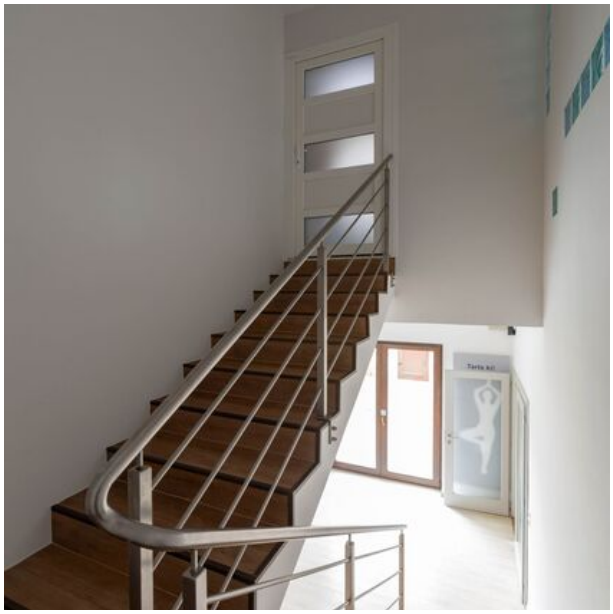

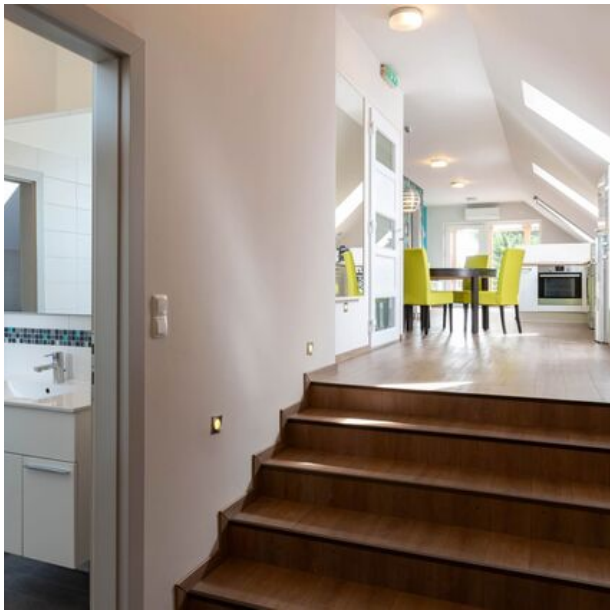

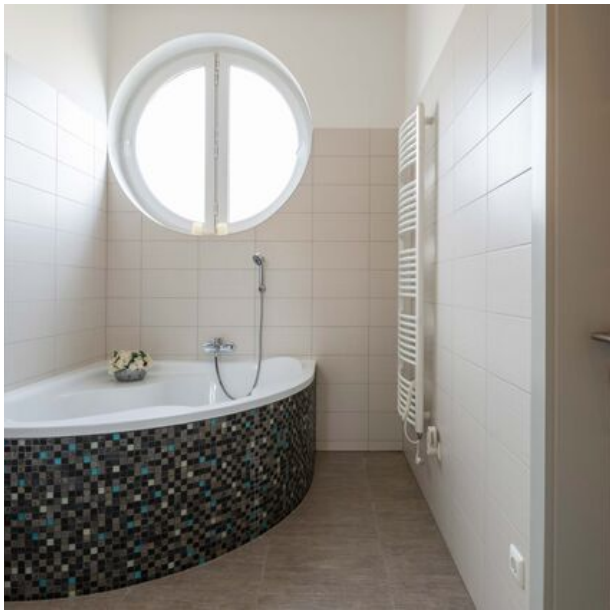

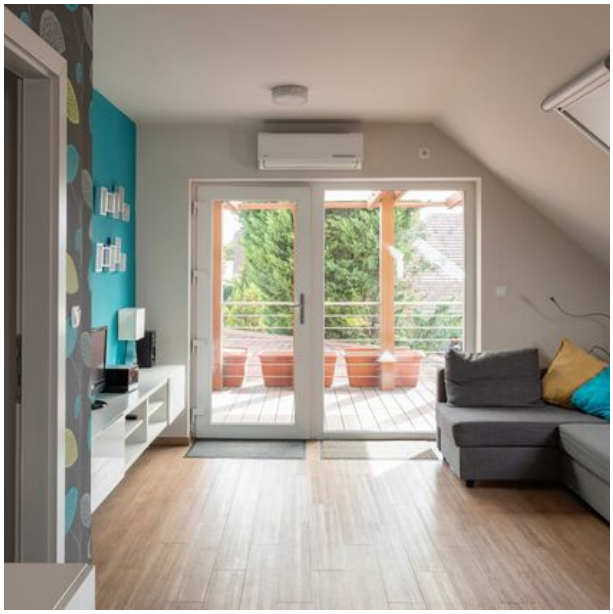

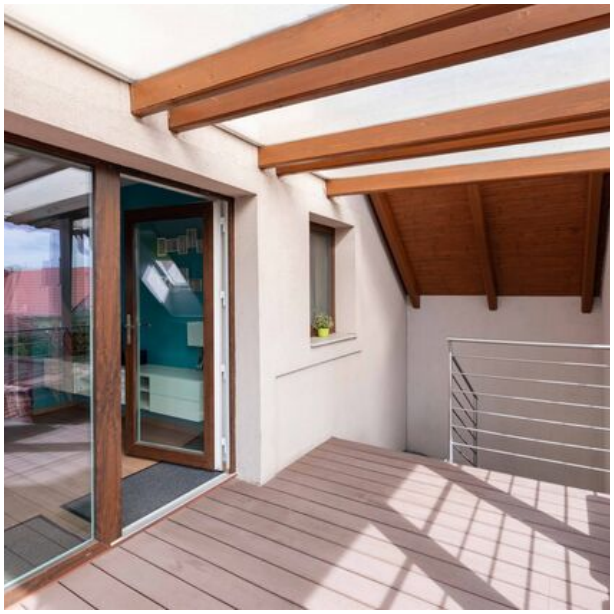

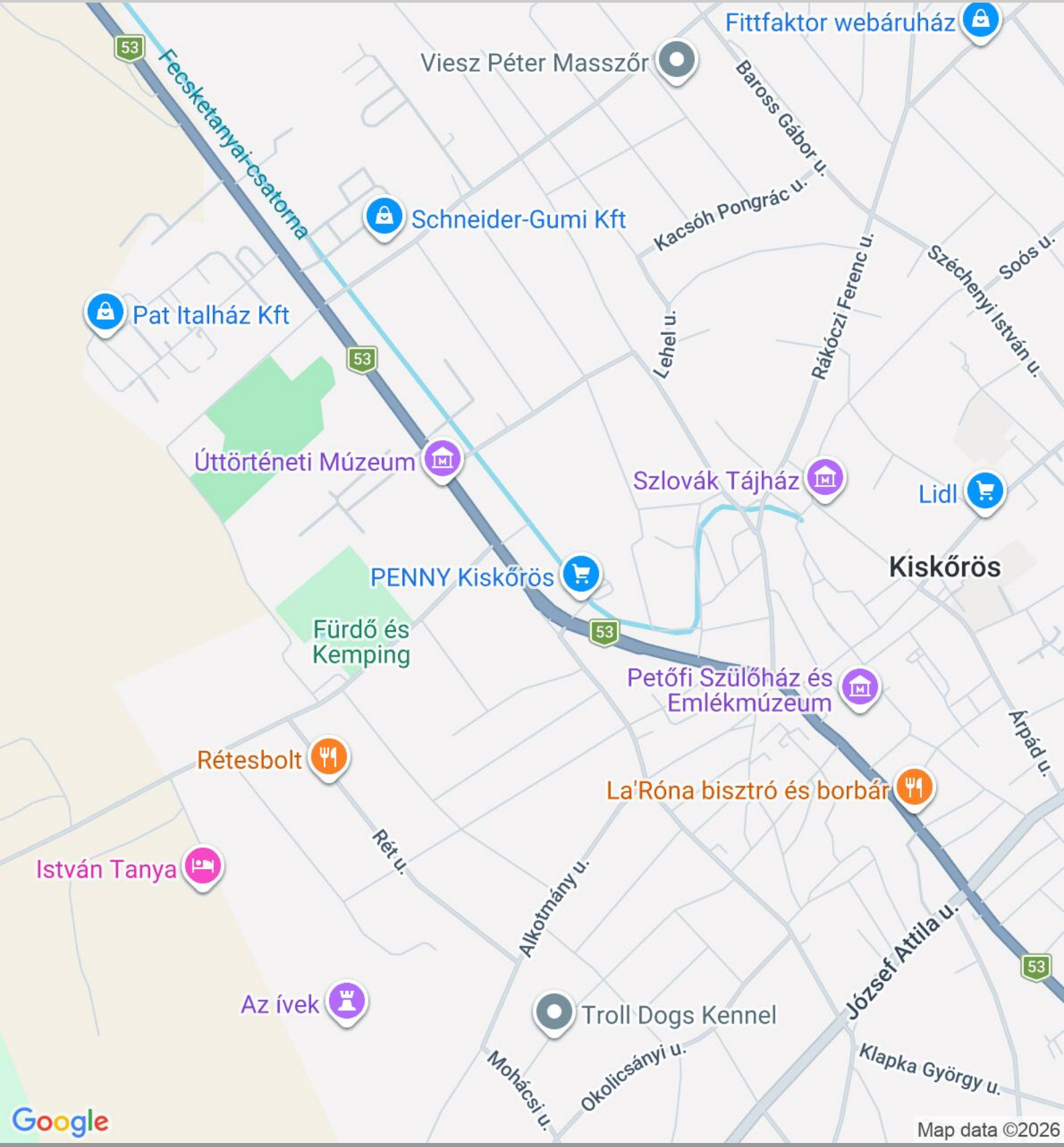
Fittfaktor webáruház
Viesz Péter Masszőr
Baross Gábor u.
Fecsketanyai-csatorna
Schneider-Gumi Kft
Kacsóh Pongrác u.
Pat Italház Kft
Lehel u.
Rákóczi Ferenc u.
Széchenyi István u.
Soós u.
Úttörténeti Múzeum
Szlovák Tájház
Lidl
Kiskőrös
PENNY Kiskőrös
Fürdő és Kemping
Petőfi Szülőház és Emlékmúzeum
Árpád u.
Rétesbolt
La'Róna bisztró és borbár
Rét u.
István Tanya
Alkotmány u.
József Attila u.
Az ívek
Troll Dogs Kennel
Mohácsi u.
Okolicsányi u.
Klapka György u.
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