



A family home under construction with magnificent panoramic views



Price:	328.000 € (≈ 119.260.800 Ft)
Living space:	82 sq. m.
Plot size:	833 sq. m.
Type of house:	Detached house



Property description:

A family home under construction with stunning panoramic views

Based on the designs, a truly beautiful and modern home is being created.

Construction has already begun and can be observed on-site.

Purchase requires ongoing financing from the buyer, which is linked to the progress of construction. Furthermore, you can customize the interior to your liking.

The building has two floors: a basement and a ground floor.

The main entrance is located at garage level on the east side of the street and is connected to the public road through a 5-meter-wide gate.

A shower room with a toilet is connected to the entrance hall. From here, you can access the garage and the living area.

The ground floor comprises the following rooms: a kitchen-living room, a dining area, three bedrooms, a toilet, and a sink.

Room List: (Usable floor area of the rooms)

Basement:

1. Entrance area 4.10 m²
 2. Shower/WC/Washbasin 2.83 m²
 3. Hallway 2.73 m²
 4. Garage 50.33 m²
 5. Stairwell 4.95 m²
- Total usable floor area basement: 64.94 m²

Ground Floor:

1. Living room 19.93 m²
2. Eat-in kitchen 14.48 m²
3. Room 15.62 m²
4. Hallway 3.50 m²

- 5. WC/Washbasin 1.64 m²
- 6. Room 13.67 m²
- 7. Room 12.96 m²
- Total usable floor area ground floor: 81.80 m²
- 8. Covered terrace 11.02 m² m²
- 9. Terrace 11.31 m²
- 10. Balcony 6.85 m²

Heating, Hot Water:

The apartment is heated by a Vaillant eloblock VE 9 heat pump (Q = 9 kW, 3 x 14 A). The basement is also heated! Hot water is also supplied by the heat pump.

An ABX TOLEDO air-to-air fireplace with a closed combustion chamber is installed as an additional heating source if needed.

Electricity:

The building is supplied with electricity via the 0.4 kV overhead line in the street. The connection is made via an underground cable (with a three-phase meter).

The building's electricity demand is 3 x 32 A, and the calculated heat demand is Q = 4.617 kW. To meet this demand, a total of 15 solar panels will be installed on the south and west sides of the roof. The estimated output of the solar system is 4.50 kWp. The inverter is located in the northwest part of the garage.

Structure:

Walls: The walls are constructed of thermo-block graphite masonry blocks (U = 0.13 W/m²K). The load-bearing walls of the basement are made of Leier 25 tongue-and-groove masonry blocks (λ = 0.30 W/mK) with 25 cm wide sheathing. The partition walls consist of 10 cm thick Leier partition wall elements. The facade surfaces of the basement sections that protrude above ground level are insulated with 10 cm of Austrotherm graphite thermal insulation (λ = 0.031 W/mK).

Roof construction: As per the plans, a segmented hipped roof made of nailed metal sheets will be constructed. The roof covering consists of anthracite-colored Lindab tiles. The sheet metal structures are equipped with anthracite-colored Lindab gutters and drainage systems.

Windows and Doors: The facade windows and doors are made of PVC and coated with anthracite-colored foil on the outside and white foil on the inside. The exterior windows and doors are Kömmerling 88 MD Type 7 air-chamber PVC windows and doors with triple-glazed thermal insulation. The interior windows and doors consist of wood fiberboard door leaves.

Utilities:

Water, electricity, sewage, and gas lines are located in the street. The sewage connection for the planned building is already in place. Wastewater generated in the building will be discharged into the street network.

A gas connection will not be installed.

Facade Design:

The facade surface consists of white (0018) Baunit Silicone Top System, with the base and clad facade areas made of dark gray and yellowish-brown stone.

The complete planning documentation is available for review.

The house is ideally suited as a main residence, holiday home or for a family with several children.

Furnishings:

Completely

Location:

Hévíz is one of Hungary's most renowned and charming spa and resort towns. It owes its international renown to Europe's largest natural thermal lake, whose warm, mineral-rich waters invite bathing year-round – even in winter, steam rises from the lake, creating a unique, almost mystical atmosphere.

The town offers an elegant blend of wellness, nature, and culture.

Well-maintained parks, promenades, and cozy cafes and restaurants characterize the townscape. Visitors particularly appreciate the relaxed, sophisticated atmosphere, ideal for health retreats, rejuvenating getaways, and romantic escapes.

The area surrounding Hévíz is equally captivating: vineyards, rolling hills, and numerous excursion destinations are right on the doorstep. From the thermal lake, you can reach Lake Balaton, historical sites, hiking trails, and traditional villages in just a few minutes. Hévíz is therefore perfect for both wellness travelers and explorers who want to combine nature and culture.

Hévíz Distances (approx.)

Vienna: approx. 220 km

Budapest: approx. 190 km

Keszthely on Lake Balaton: approx. 6 km

Hévíz is ideal for travelers seeking high-quality relaxation. Whether a spa stay, a relaxing wellness weekend, or a combination of nature, culture, and culinary delights – this town is one of the most beautiful and pleasant destinations in Western 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

If you wish, you can enter into 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 personally 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 Hévíz | 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





