IMMOCENTER UNGARN
IMMOBILIEN | BERATUNG | BETREUUNG

Property ID: NYV5184

Two plots of land in a quiet and easily accessible location

Plot size:	10.222 sq. m.
Price:	72.550 € (≈ 26.379.180 Ft)
Type of usage:	Mixed

Property description:

In Csertszegtomaj, two plots of land are for sale in the inner area between Pajtika Street and the Csóka-Kő stream.

One plot is 9,761 m², the other 461 m². They are located very close to each other.

No public utility lines are laid; all connections are located in the neighboring street.

Zone Lf-2 regulations, § 20:

(1) The minimum area of a building plot in this zone is 1,500 m², the minimum width is 16 m, and the minimum depth is 50 m.

(2) A building may only be erected on the portion of the plot where the width is at least 16.0 m.

(3) Permitted building method: along the side boundary of the plot.

(4) The size of the front garden depends on the surrounding area; otherwise, the width is 3.0 m.

(5) Maximum building area: 18%.

(6) Maximum building area below ground level: 30%, which may only be located within the building plot.

(7) Minimum proportion of landscaped green space on the property: 60%.

(8) Maximum permissible building height: 4.5 m.

(9) A sloping plot may only be built upon if the slope is at least 4 m wide. The slope itself is not taken into account when calculating the building area. Drainage of the slope must be ensured.

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 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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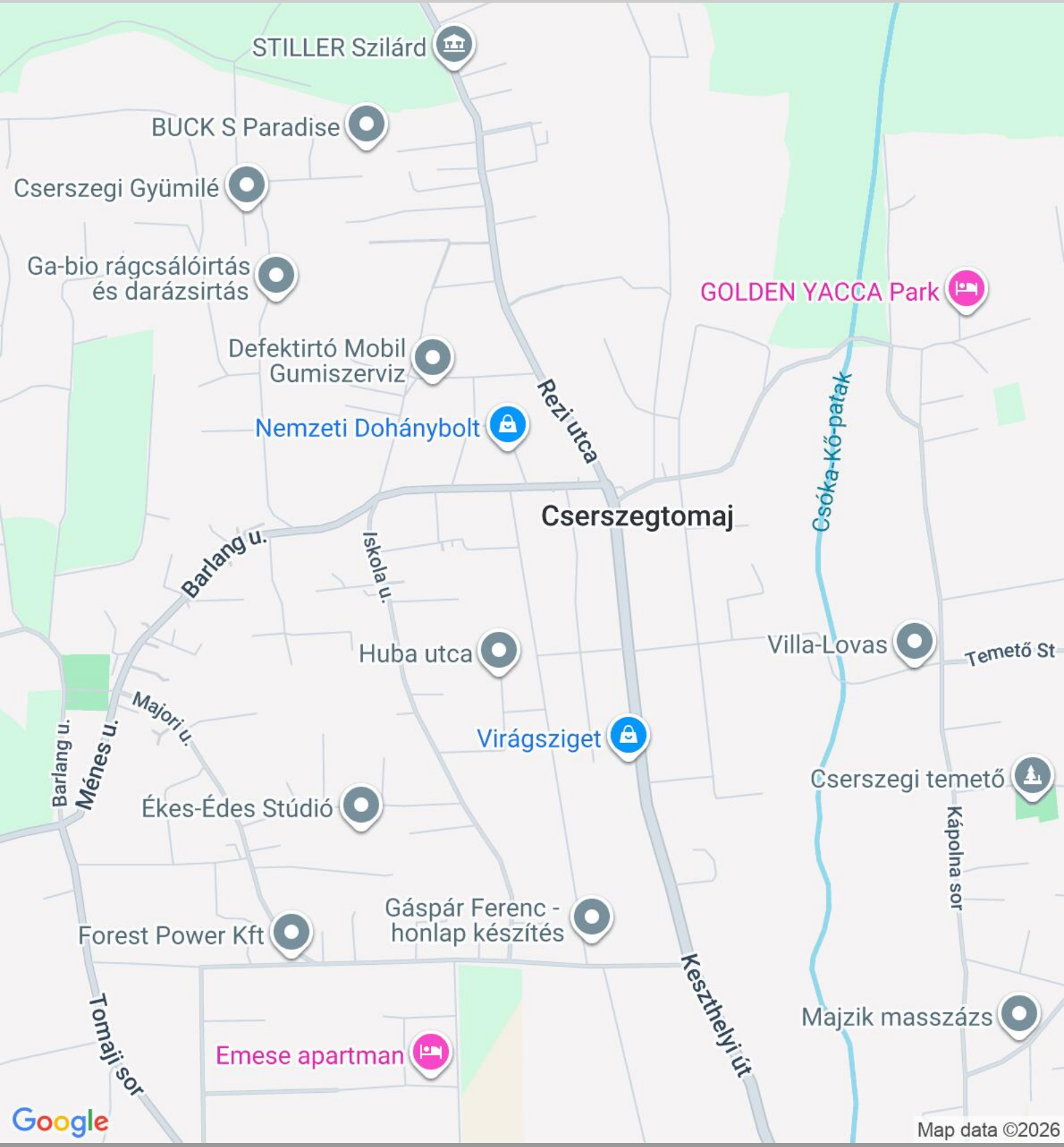
KÁPOLNA SOR
Meder köz
Alomvirag Virag
Ajandek Uzlet

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