IMMOCENTER UNGARN
IMMOBILIEN | BERATUNG | BETREUUNG

Property ID: ROG15

Industrial property / former shoe manufacturing plant

Type of object:	Production
GLA:	5.217 sq. m.
Production/wareh... :	1.811 sq. m.
Price:	559.000 €
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes

Property description:

For sale is a registered industrial building ("kivett üzem") in Kiskunmajsa, Hungary, located directly on a main road on the outskirts of town.

The property is easily accessible via a paved road and is ideally suited for production, warehousing, logistics, or as an investment property.

Property & Infrastructure

Total plot area: approx. 5,217 m²

Fully developed: Water, electricity, and gas connections available on the property

Good access for trucks and delivery vehicles

Quiet, industrial setting

Building 1 – Industrial Hall

Year of construction: 1990

Usable area: 608.5 m²

Plot area: 2,495 m²

Construction: Brick masonry

Ceiling: Reinforced concrete beams

Roof: Flat roof with bitumen waterproofing

Windows & Doors: Double-glazed insulating glass

Heating/Cooling: Air conditioning/cooling units + gas convectors

Suitable for production or storage

Building 2 – Production/Warehouse Hall

Usable area: 1,168.5 m²

Plot area: 2,722 m²

Construction: Brick masonry

Ceiling: Reinforced concrete beams

Roof: Steel structure, pitched roof with Lindab metal roofing

Windows & Doors: Double-glazed PVC

Exterior facade: Thermally insulated with decorative plaster

Heating: Gas convectors

Completely renovated in 2000:

Facade insulation and painting

Replacement of exterior doors and windows

Renewal of the roof structure with new Lindab roofing

Additional building

Pizzeria on the premises

Year built: 1980

Usable area: 34.3 m²

Ideal as a canteen, office, or for rental

Special features

Former shoe factory

Multiple buildings on separate plots

Flexible usage options

Excellent visibility Main street location

Ideal for investors, manufacturing companies, or logistics firms

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

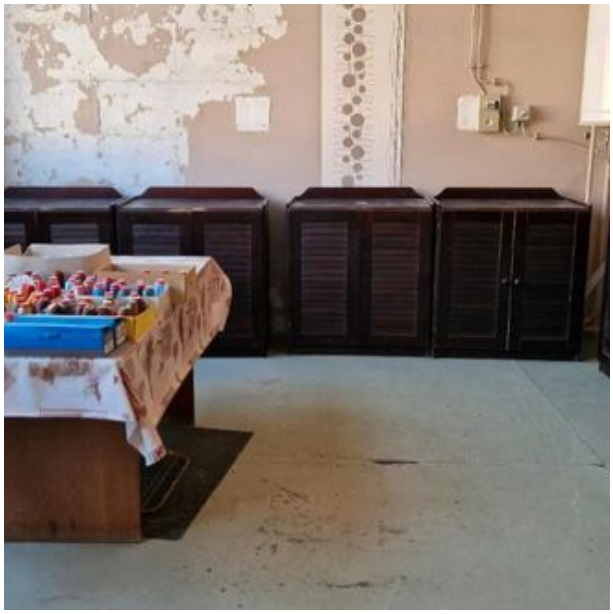
- Re-registration of all providers such as electricity, water, gas etc.

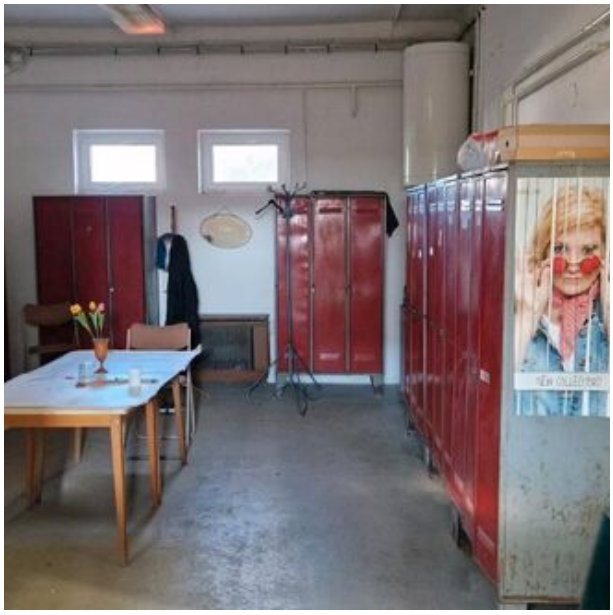
- Housekeeping during your absence

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

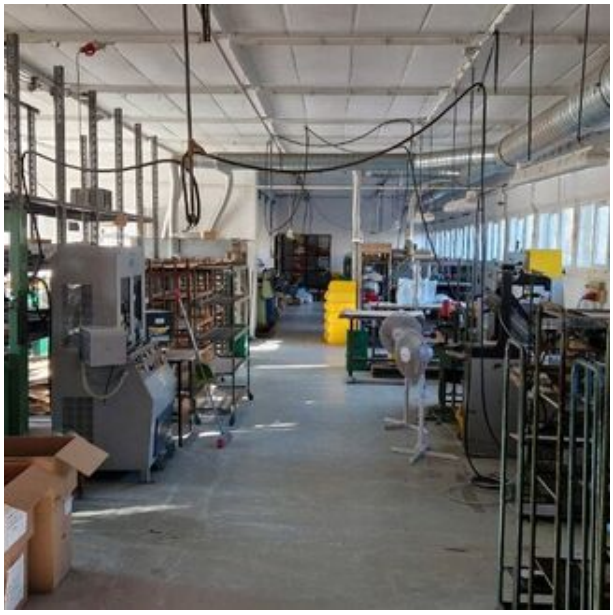
VAT)

You can find many more of our properties at:
www.immocenter-ungarn.com



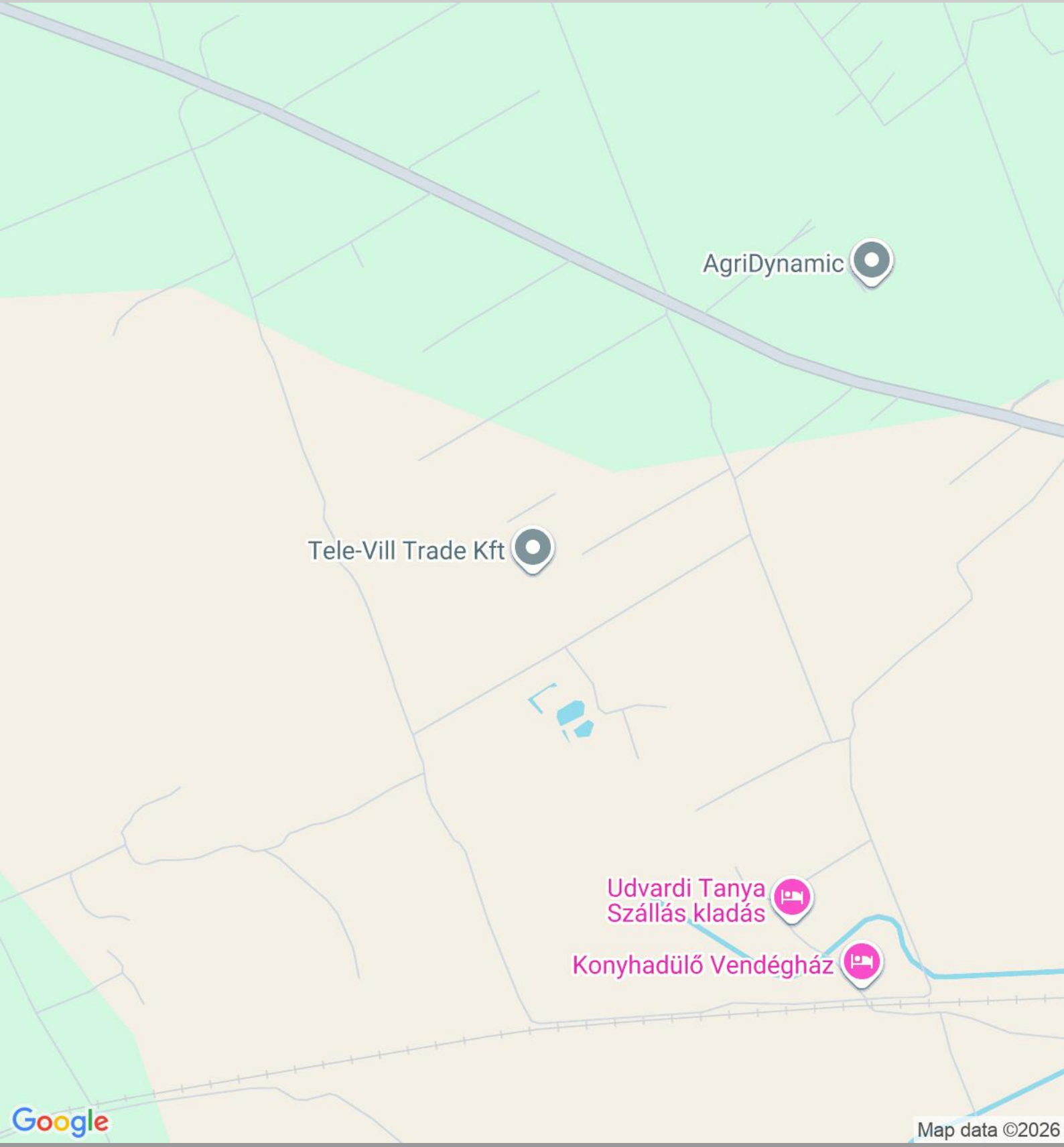


TILOS
LEKAPCSOLNI
TILOS
LEKAPCSOLNI
TILOS
TILOS
LEKAPCSOLNI



MADE IN ITALY

KOMATSU


AgriDynamic
Tele-Vill Trade Kft
Udvardi Tanya
Szállás kladás
Konyhadülő Vendégház
Google
Map data ©2026