IMMOCENTER UNGARN
IMMOBILIEN | BERATUNG | BETREUUNG

Property ID: FAR1906

Apartment in a well-maintained apartment building

Price:	118.500 €
Living space:	55 sq. m.
No. of rooms:	2
Type of apartment:	Single storey apartment
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes

Property description:

Bright, well-maintained brick apartment with balcony for sale in Keszthely!

We are offering a 55 m² brick apartment on the third floor of a well-maintained apartment building for sale.

The apartment has an excellent layout: From the hallway, you can access two full-sized rooms, the kitchen, and the bathroom.

All rooms in the apartment have windows, making them bright, well-ventilated, and inviting.

The 5 m² balcony, accessible from the living room, overlooks a green, quiet courtyard, perfectly combining urban convenience with a peaceful environment.

The property is well-maintained and has undergone structural and aesthetic renovations: The windows and doors have been replaced with uPVC windows, the windows have been fitted with roller shutters and insect screens, and a combined heat, power, and air conditioning system was installed two years ago.

Heating is provided by a gas convector and the air conditioning unit, and hot water is supplied by an electric boiler.

The kitchen and bathroom are in good condition and have recently been re-tiled.

The apartment includes a private, lockable storage room, the stairwell is tidy, and the windows and doors are made of PVC.

The neighborhood is pleasant, and parking is easy, which makes everyday life easier.

Furnishings:

Completely

Location:

Keszthely – the charming capital of Lake Balaton!

Keszthely is considered the "unofficial cultural capital" on the western shore of Lake Balaton and enchants visitors with a perfect blend of history, vibrant city life, and picturesque nature. The baroque Festetics Palace, one of Hungary's most

magnificent aristocratic residences, forms the heart of the city and invites you to stroll through its splendid palace gardens.

The lovingly restored Old Town, with its cozy cafes, small shops, and museums, delights visitors of all ages. The lakeside promenade, the marina, and the well-maintained beaches make Keszthely a wonderful starting point for relaxing holidays on the "Hungarian Sea."

Whether sailing, cycling along the Balaton Cycle Path, or taking a trip to the nearby thermal spa town of Hévíz – Keszthely offers relaxation and diverse leisure activities all year round.

Distances at a glance:

Vienna: approx. 190 km (around 2.5 hours' drive)

Budapest: approx. 190 km (also around 2.5 hours' drive)

Keszthely combines Hungarian hospitality, Mediterranean flair, and historical splendor into a holiday destination you'll want to visit again and again.

Keszthely – where Lake Balaton meets culture, nature, and a carefree lifestyle!

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 1.27% 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, including electricity, gas, water, and 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