



A unique dream house, lovingly designed and built amidst forests near the Danube in M...



Price: 269.000 € (≈ 97.999.390 Ft)

Living space: 87 sq. m.

Plot size: 480 sq. m.

Type of house: Detached house

Commission Rate: 1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

We are offering for sale a detached house built in 2025 in a new residential park surrounded by forests near the Danube in Mosonmagyaróvár.

A special feature of the residential park is the thermal water available on each property. The water temperature is 52 degrees Celsius. A heat pump is installed.

The thermal water can be used for both hot water and geothermal heating.

A water meter is installed on the property, and there is the option to connect the water to the pool or the house.

The house features comfortable and cost-effective underfloor heating powered by a heat pump. The heat pump has a built-in water tank.

A wood-burning stove creates a cozy atmosphere.

On warm days, the house is cooled by air conditioning.

The 87 m² of living space is comfortably and generously proportioned.

The house is a lightweight timber-framed house with 34 cm thick walls and has been awarded energy efficiency class A+.

Layout:

2 bedrooms, WC, bathroom (bathtub and shower), large cloakroom, utility room/laundry room, pantry, living room with open-plan kitchen.

The custom-made fitted kitchen, crafted by a master carpenter, is included in the purchase price.

The remaining furniture is negotiable.

The house also features a 30 m² covered terrace and a 6 m² covered front terrace.

The plot is 480 m².

A paved driveway provides parking for two cars.

The front garden is beautifully landscaped, and the courtyard has a lawn.

This house is a unique dream home, designed and built with great care—the pictures speak for themselves.

There are already completed, single-story houses on both sides of the street in the neighborhood.

The Aranyossziget villa park is located near Mosonmagyaróvár, but administratively belongs to Máriakálnok.

The area is surrounded by the Mosoni-Danube River and lies within a 150-hectare nature reserve, considered one of the most beautiful areas of the Szigetköz region.

The villa park covers 30 hectares and will include 270 residential plots, paved roads, street lighting, a viewing pond, a playground, and an attractively designed public area.

To date, approximately 100 apartments have been built.

Furnishings: Completely

Location: Aranyossziget is located in Győr-Moson-Sopron County, near Mosonmagyaróvár.

The area, surrounded by the Danube, is among the most beautiful parts of Szigetköz.

The Aranyossziget villa park is a truly unique choice: thanks to its location, it is reachable from several European capitals in just 1–2 hours by car.

Bratislava 30 km, Vienna 80 km, Budapest 150 km

Area: 30 ha

Miscellaneous:

Have you found a property and want to be sure that the price and condition are right?

Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks.

Because, based on the principle of "sold as seen," later claims for defects are difficult to enforce.

Upon request, our additional services when concluding a search agreement include:

- Search profile & suitable property suggestions
- Joint viewings
- Condition and risk assessment
- Support during the purchase process

Included in the commission:

- Land registry check (encumbrances & ownership)
- Referral to a German-speaking lawyer/notary
- German translation of the purchase agreement
- Transfer of electricity, water, gas, garbage, etc.
- Property management upon request for the first year

Note:

The property description is based wholly or partially on information provided by the owner. We assume no liability for the accuracy and completeness of this information.

Would you like to professionally market your property in Germany or Hungary?

Then please contact us!

Over 200,000 active prospective buyers are already waiting for your offer.

Please note that the property details may have been created or revised using artificial intelligence (AI). However, no essential features have been altered.

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

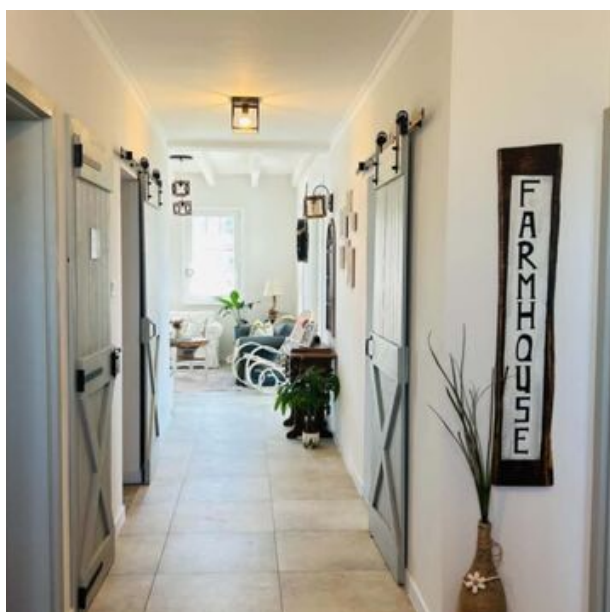
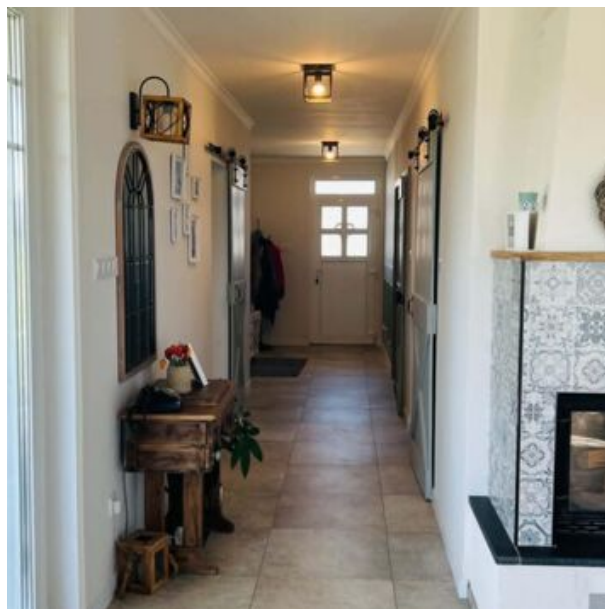
At the following fixed price:

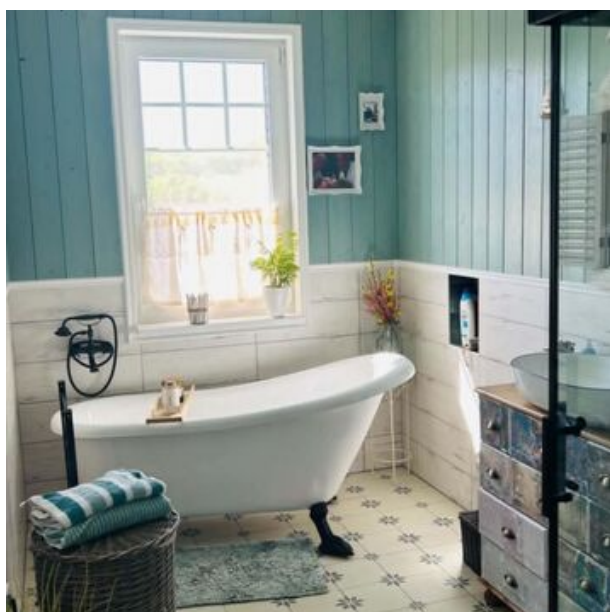
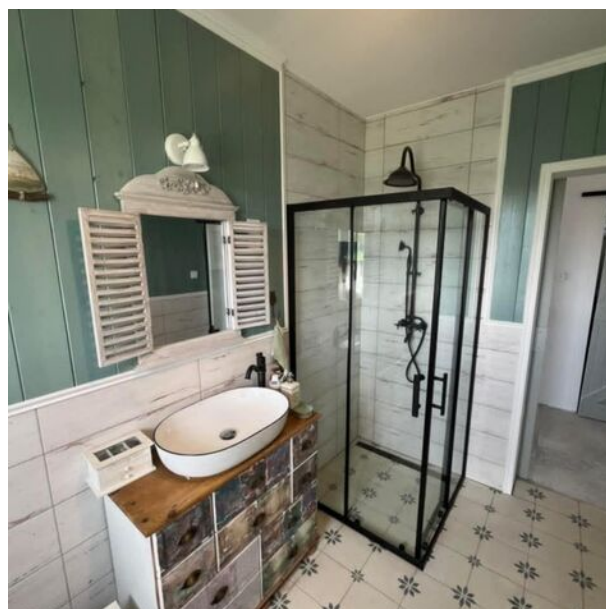
- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

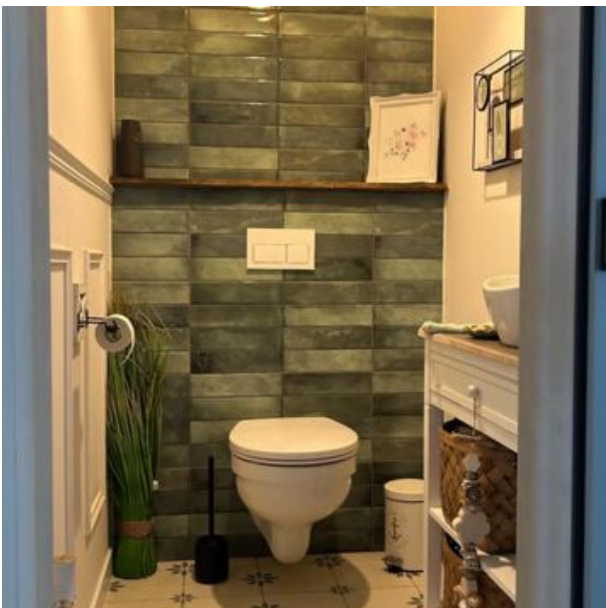
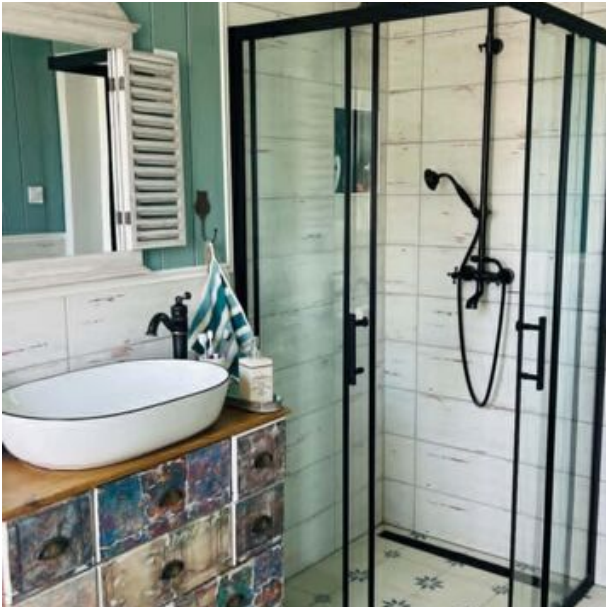
You can find many more of our properties at:
www.immocenter-ungarn.com













Nappali	gres lap	20,39 m2
Konyha-étkező	gres lap	10,94 m2
Előtér közlekedő	gres lap	10,18 m2
WC	gres lap	2,00 m2
Szoba	laminált padló	13,43 m2
Fürdő	gres lap	7,00 m2
Szoba	laminált padló	9,57 m2
Házt. h. gépészet	gres lap	4,68 m2
Gardrób	gres lap	5,70 m2
Kamra	gres lap	2,25 m2
Terasz	térkö	26,28 m2
Portikusz	térkö	5,31 m2
Nettó összes alapterület:		117,73 m2

