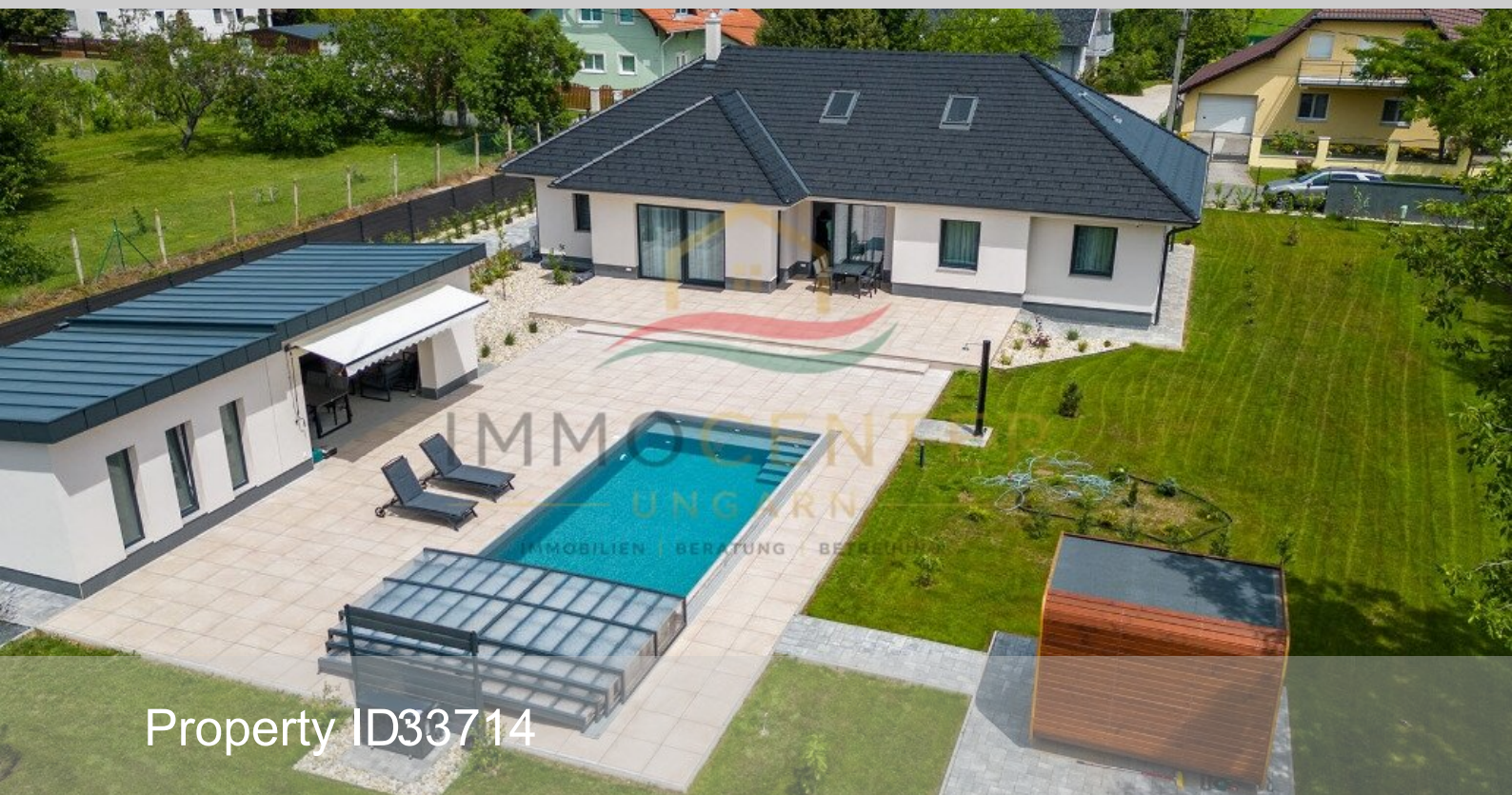




Newly built, exclusive detached house

Price:	1.000.000 € (≈ 364.310.000 Ft)
Living space:	185 sq. m.
Plot size:	2.040 sq. m.
Type of house:	Villa
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

This stunning villa with a swimming pool is located in one of the most beautiful areas of Balatongyörök, just minutes from the town center. The property's location is peaceful and quiet, making it the perfect choice for those seeking tranquility and relaxation.

The villa is constructed using the finest building materials. It also features a beautiful swimming pool and a Finnish sauna, both designed for ultimate relaxation. The spacious and bright rooms offer an elegant living environment.

Furnishings:

Public utilities
Gas connected
Water connected
Electricity connected
Sewer connected

Location:

Balatongyörök is one of the most beautiful places on the northern shore of Lake Balaton. This well-maintained resort town boasts a breathtaking lake panorama, a tranquil and sophisticated atmosphere, and a perfect blend of nature, relaxation, and leisure activities.

The Szépkilátó viewpoint is particularly famous, offering one of the most spectacular views of Lake Balaton. The attractive beach, excellent restaurants and cafés, and ideal conditions for cycling, hiking, and water sports make Balatongyörök appealing year-round. It is a popular destination for visitors who appreciate peace, quality, and scenic beauty.

... . The viewpoint Szépkilátó is particularly well-known, offering one of the most spectacular views of Lake Balaton.

] Distances

To Vienna: approx. 190 km
Travel time: approx. 2.5–3 hours

To Budapest: approx. 200 km
Travel time: approx. 2–2.5 hours

To Keszthely: approx. 10 km
Travel time: approx. 10–15 minutes

Balatongyörök is therefore ideally suited for a relaxing stay at Lake Balaton with quick access to Keszthely and the western lake region.

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

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

