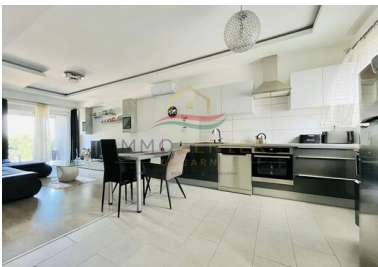


Modern premium apartment in the center of Keszthely



Price:	217.000 €
Living space:	51 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:

Current notice: The current exchange rate is 75.90 million Forints (FT).

Due to the current significant exchange rate fluctuations, we are unfortunately unable to update the displayed EUR price daily.

Modern premium apartment for sale in the center of Keszthely!

If you value quality, comfort, and a central location, then you've found your dream apartment!

In the heart of Keszthely, I am offering a stylish, high-quality apartment for sale in a modern residential complex (built in 2019).

Apartment Features:

- 51 m² living space + 4 m² balcony
- Layout: Living room with kitchen and dining area, bedroom, hallway, bathroom with toilet, utility room
- 2nd floor, with elevator
- Solid construction (brickwork) with 20 cm thick graphite thermal insulation
- Triple-glazed PVC windows with insect screens and roller shutters
- Quiet location, friendly neighborhood
- Free of encumbrances, available immediately

Energy Efficiency & Comfort:

- Electric underfloor heating, ceiling heating in the bedroom
- Individually controlled heating with thermostats
- Air conditioning (heating & cooling)
- Solar system – depending on consumption, no electricity costs or even a refund from the energy supplier!

Residential Complex & Surroundings:

- Gated, secure residential complex with only 22 units

- Well-maintained garden, regularly cared for by a gardener
- Children's playground available
- Professional cleaning service
- Low operating costs: only 16,000 HUF/month, including garden maintenance, cleaning, and garbage collection
- Private parking within the complex

This apartment is ideal as a primary residence or investment, as its high-quality features, central location, and low operating costs make it particularly attractive and a sound investment.

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 visitors 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 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:

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

