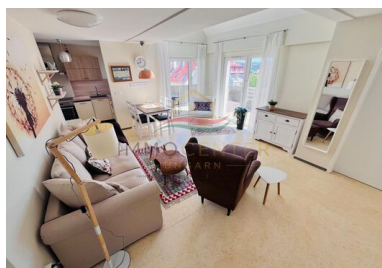


Exclusive gallery penthouse in the heart of Hévíz



Price: 279.000 €
 Living space: 80 sq. m.
 No. of rooms: 3
 Type of apartment: Penthouse
 Commission Rate: 1.27% of the purchase price including VAT,
 Subject to commission: yes



Property description:

EXCLUSIVE GALLERY PENTHOUSE IN THE HEART OF HÉVÍZ – READY TO OCCUPANCY!

Are you looking for a special home or a sound investment in Hévíz? Then look no further!

For sale is a sophisticatedly designed 80 m² gallery apartment in a modern, well-insulated residential complex built in 2017. The property is located in a well-maintained, gated community in one of Hévíz's most desirable areas. The apartment is on the second floor of a building with an elevator.

The world-famous thermal lake of Hévíz, the pedestrian zone, restaurants, cafés, shops, and all essential amenities are within easy walking distance. Enjoy the highest level of living comfort in one of Hungary's most attractive spa towns.

The spacious, light-filled living room impresses with its high ceilings, open gallery, and numerous skylights, creating a pleasant atmosphere. The large terrace is perfect for enjoying breakfast in the morning sun or relaxing at the end of the day.

The living room is spacious and filled with natural light. The high ceilings, open gallery, and numerous skylights create a pleasant ambiance.

... Key Features:

- Living area: 80 m²
- 3 rooms
- Spacious living area with open-plan kitchen
- 2 bedrooms
- 2 bathrooms with toilets
- Utility/storage room
- Large terrace
- Attractive gallery design with a unique sense of space
- The bedroom on the gallery can be closed off separately with sliding doors

Technical Features:

- Vaillant gas heating
- Comfortable underfloor heating
- Daikin air conditioning
- Double-glazed PVC windows
- Insect screens and electric shutters
- High-quality built-in furniture
- Custom-made built-in wardrobes
- Stylish, modern furnishings

Additional Benefits:

- Private parking space
- Gated residential complex with electric gate
- Elevator in the building
- Shared operating costs: 27,000 HUF/month
- Unencumbered property
- Clear ownership
- Ready for immediate occupancy
- Sale includes Fully furnished

Why Hévíz?

Hévíz is one of the most renowned and popular spa towns in Europe. Its unique natural thermal lake, excellent infrastructure, well-maintained townscape, and proximity to Lake Balaton make it a highly desirable residential and investment location. Thanks to year-round tourism, there is consistently high demand for high-quality properties – both for personal use and for rental.

This bright and elegant apartment is the ideal choice as a permanent residence, an exclusive holiday home, or a high-yield investment. The superb location, modern amenities, and distinctive gallery architecture offer a rare opportunity on the Hévíz real estate market.

Enjoy the feeling of exclusive living in the heart of Hévíz every day!

Furnishings: Completely

Location: Hévíz is one of Hungary's most renowned spa and wellness resorts, famous for its unique thermal lake, the largest biologically active natural thermal lake in the world. The year-round warm water, well-maintained bathing facilities, and high-quality spa offerings make Hévíz a first-class destination for rest, health, and relaxation.

In addition to the lake, the town boasts a stylish spa park, a pleasant, international atmosphere, and numerous restaurants, cafés, and wellness hotels. Hévíz is ideal for health retreats, relaxing getaways, and indulgent escapes.

Distances

To Vienna: approx. 180 km
 Travel time: approx. 2.5–3 hours

To Budapest: approx. 190 km
 Travel time: approx. 2–2.5 hours

To Keszthely: approx. 6 km
 Travel time: approx. 10 minutes

Hévíz thus offers a perfect combination of a world-famous thermal spring, high-quality infrastructure, and immediate proximity to the western shore of Lake Balaton.

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

