



Property IDLux004



Modern living at the highest level –
stylish, comfortable and versatile.



Price:	603.000 € (≈ 220.064.850 Ft)
Living space:	150 sq. m.
Plot size:	922 sq. m.
Type of house:	Detached house



Property description:

In a quiet and well-maintained residential area of Győr-Szentiván, this exceptional, individually designed detached house awaits you in a modern minimalist style. Built in 2010, the house combines high-quality construction, timeless architecture, and state-of-the-art amenities to create an exclusive home.

The property sits on a beautifully landscaped 922 m² plot and offers a living environment that meets the highest standards.

Layout

The living area on the ground floor is approximately 150 m².

In addition, there is a 99 m² basement, including a 36 m² garage. Besides the garage, there is approximately 63 m² of versatile usable space.

The house features:

- Spacious living room with open-plan kitchen
- 4 bedrooms
- Dressing room
- 2 bathrooms
- Private Finnish sauna
- Utility room
- Technical room
- 36 m² garage
- Separate commercial space/office with private street access

Architecture and Living Comfort

The light-filled living room impresses with its exceptional architecture, featuring an elegantly curved window front and tall, narrow windows that flood the entire living area with natural light.

A modern fireplace and the stylish minimalist design create an elegant and comfortable atmosphere.

From the living room, you have direct access to the spacious, covered 44 m² terrace, which harmoniously connects the living space with the garden.

An additional 14 m² terrace is available in the rear garden.

Furnishings:

- Year of construction 2010
- Ytong masonry
- 5 cm thermal insulation
- Central heating
- Gas heating
- Solid fuel boiler
- Air conditioning
- Central vacuum system
- Automatic irrigation system
- Robotic lawnmower
- Finnish sauna

Location:

Quiet, well-maintained residential area in Győr-Szentiván. Family-friendly environment with excellent infrastructure. Shopping facilities, school, kindergarten, bus stop and motorway access are within easy reach.

Miscellaneous:

The 922 m² property has been professionally landscaped and features a well-maintained lawn, ornamental shrubs, and automatic irrigation. Here you can enjoy privacy, peace, and relaxation in a stylish setting.

Ideal for living and working

A particular highlight is the separately accessible commercial space with its own entrance from the street.

Ideally suited for:

- Medical practice
- Law firm
- Tax advisor
- Beauty salon
- Massage practice
- Office

- Insurance agency
- Architectural firm
- Company headquarters
- Home office with client reception

This allows you to perfectly combine living and working without compromising your private living space.

Commission Rate: As the buyer, you will pay 2.54% 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 such as electricity, gas, water, 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











