



Property ID: FAR2024



New construction: A modern detached house



Price: 1.247.222 € (≈ 453.115.753 Ft)

Living space: 282 sq. m.

Plot size: 814 sq. m.

Type of house: Detached house

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



Property description:

There are houses that are simply built. And then there are houses that are created with foresight, thoughtful planning, and without compromise. This modern family villa in Balatonkeresztúr, built in 2022 with a total floor area of approximately 282 m², clearly belongs to the latter category. From the moment you step inside, it's evident that every detail has been carefully planned. Clean lines, natural materials, spacious rooms, and high-quality technical features create a home that combines comfort, functionality, and long-lasting quality of life.

The heart of the house is the open-plan living, dining, and kitchen area. The floor-to-ceiling windows, which open almost across the entire width of the house, connect the interior directly to the covered terrace and the beautifully landscaped garden. This creates a bright, spacious living environment with a seamless transition between indoors and outdoors – the ideal setting for everyday family life.

The master suite features a private dressing room, a stylish bathroom, and direct access to the garden. The combined sauna and five-person whirlpool are integral parts of a house designed for everyday enjoyment. The fitness or hobby room can be flexibly used as a home office, playroom, or guest room.

Upstairs, comfortable living areas await family members or guests. Thoughtful storage solutions, separate dressing rooms, and high-quality built-in furniture ensure a high level of everyday comfort.

The property also boasts impressive technical features: an air-to-water heat pump, underfloor heating, ceiling cooling, triple-glazed windows, electric exterior blinds, and a 14.4 kWp photovoltaic system guarantee maximum energy efficiency and living comfort.

The proximity to Lake Balaton makes waterfront living a daily occurrence, while the villa is situated in a quiet and well-maintained residential area. Balatonkeresztúr offers the ideal balance between nature, relaxation, and privacy. Shopping facilities and services are available locally, while Keszthely, Hévíz, and many other destinations are just minutes away.

This property is for those seeking a well-planned home, free from construction or

lengthy renovations, where all the essential decisions have already been made. A house you move into without blueprints – a place where you can start living right away.

Key Facts

Modern family villa, built in 2022

Approx. 282 m² total living area
 814 m² beautifully landscaped plot
 Spacious open-plan living, dining, and kitchen area
 Direct access to the covered terrace and garden
 Master suite with dressing room and en-suite bathroom
 Wellness area with combined sauna and whirlpool for five people
 Multifunctional fitness or hobby room
 Air-to-water heat pump
 Underfloor heating and ceiling cooling
 14.4 kWp photovoltaic system
 Triple-glazed windows and electric exterior blinds
 Double garage
 Smart home features
 Energy efficiency class A+++
 Complete technical documentation available.

Furnishings:

Completely

Location:

Balatonkeresztúr is one of the most popular residential and holiday destinations on the southwestern shore of Lake Balaton, boasting a relaxed atmosphere, excellent infrastructure, and immediate proximity to the lake. Together with its neighbor, Balatonmárfiafürdő, it forms an attractive region for those who want to enjoy life on Lake Balaton without sacrificing peace and relaxation.

Just minutes away are well-maintained beaches, small marinas, and a beautiful lakeside promenade. Numerous restaurants, cafés, and shops ensure a high quality of life, while cycling and hiking trails along Lake Balaton and through the charming landscape of Somogy County invite you to enjoy a variety of excursions. The Kis-Balaton Nature Reserve and the renowned thermal spa town of Hévíz are

also nearby, offering diverse leisure and recreational opportunities year-round.

Balatonkeresztúr is particularly attractive both as a permanent residence and as a holiday home. The town boasts excellent transport links, including a train station and quick access to the M7 motorway. Keszthely on the western shore of Lake Balaton is only about 20 kilometers away, Budapest approximately 175 kilometers, and Vienna around 220 kilometers. Balatonkeresztúr thus combines the advantages of living on Lake Balaton with outstanding accessibility from Germany, Austria, and the Hungarian capital.

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











