IMMOTRADING
THE REAL ESTATE COMPANY

ENGLISH

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More objects from this agent



BASIC DATA

object number:	**3056/1085**
object type:	**Plot**
state:	**Közép-Dunántúl**
address:	**8175 Balatonfűzfő**
price:	**€ 9,000,000.-**
Plot area	**approx. 150,000.00 m²**

DESCRIPTION

15 HA DREAM PROPERTY RIGHT ON LAKE BALATON - WITH VARIABLE USAGE OPTIONS!

We are particularly pleased to be able to offer you a real rarity on the real estate market for sale.
Location / traffic / infrastructure:
Balatonfűzfő is a tranquil, very attractive small town on the eastern side of Lake Balaton in Veszprém county with its own port and many sights.
Easily and quickly accessible via well-developed state roads and the railroad.
The location of the property itself is between the main road and the Tobruki beach, a few meters from Lake Balaton. Infrastructure given in its entirety.
The next larger city, Veszprém, is just under 15 km away, approx. 200 km from Vienna, approx. 100 km from Budapest.

Basic data:
Plot size: ca. 15,5 ha
Dedication: Zone: SZ (special zone) - resort and leisure center (can be rededicated depending on the project).

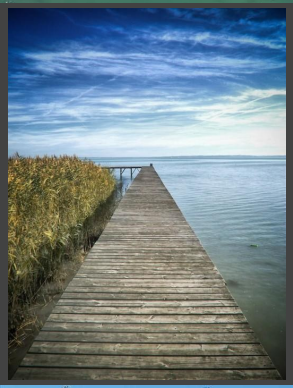
Short description:
For this project, plans have already been made for retail, apartment houses and a hotel right on the beach.
According to the study, there are various options:
12 apartment buildings on 3 floors, 144 residential units.
Development: 12 separate buildings are planned, a maximum of 4 residential units per floor. Apartment size of 30-70 m2, which can possibly be merged.
All apartment houses have a panorama of Lake Balaton.
Business units
Shopping center for the entire region, services. Good accessibility, sufficient parking spaces.
Building plots - 700-1000 m2 building plots for development..
Hotel, cure, relaxation - approx. 30 - 50 rooms- with sports fields and all leisure facilities, coffee houses and external restaurants.

A project company has already been founded for this property, which could be taken over. A share deal is always recommended.
Furthermore, the property could also be parceled out (resolution of the municipal administration available) so that individual parcels can be sold on request (e.g. for single-family houses).
Your bonus: A piece of paradise with many possibilities!
We would be happy to present you this wonderful property!

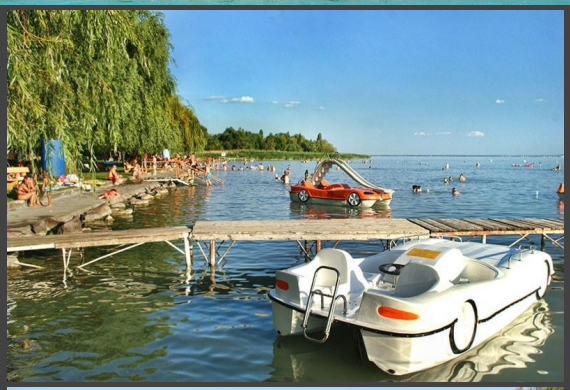
price:	**€ 9,000,000.-**
Buyer's comm.:	**4% plus 27% VAT**
Plot area	**approx. 150,000.00 m²**

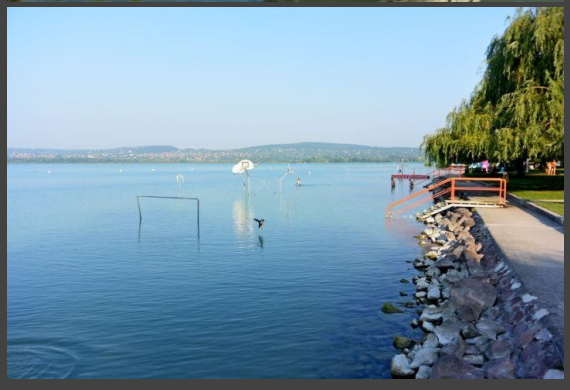
Location: with view of the sea/lake, directly at the sea / lake, Outskirts, Residential area, Green location, Panoramic location, sunny location**Public transport**: Railway, Bus

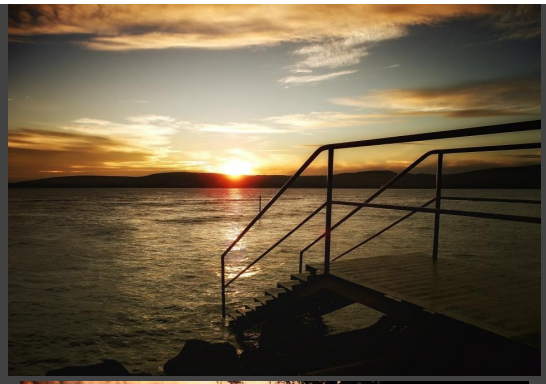




















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