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BASIC DATA

object number: **3056/651**
 project number: **Hotelanwesen mit Weingut in Ungarn**
 object type: **Accommodation**
 state: **Közép-Dunántúl**
 address: **8273 Monoszló**
 price: **€ 5,500,000.-**
 Guest rooms: **9**

DESCRIPTION

BOUTIQUE HOTEL WITH WINERY

This Winery is a 10-hectare-vineyard, mostly producing red wine. It's a prized winner of 'most beautiful winery' in Hungary. It is a pinnacle project for the entire country in terms of level of sophistication, elegance and facilities. The vineyard has maintained most of its authentic heritage including an untouched approximately 275-year-old wine cellar.

The winery is located in the middle of a beautifully protected Salföldi Major National Park, in a close proximity to Balaton Lake, on its Northern shore. The lake is the largest freshwater one in Central Europe, located in the Transdanubian region of Hungary.

That makes this winery a foremost destination for tourists, an ideal place for wedding and birthday celebrations, corporate events (team buildings), and conferences. It is a paradise for moviemakers and photographers. Guests could enjoy exclusivity and privacy of the place. At the same time, the estate serves as a family residence. That allows considering the winery as a private residence for future owners.

The surrounding area includes:

- Hegyestű Geological Exhibition Site,
- Botanical Garden – Badacsonytomaj,
- Salföldi Major National Park (10 km),
- Tapolca, a small city with the thermal springs,
- Zanka (a village with great views over Balaton lake & camp opportunities),
- Szentbékáll (10 km, interesting from geological aspects),
- Liliomkert termelői piac (15 km, famous for its farmers market).

The Estate / Boutique Hotel was built in 2012, consists of 9 well-equipped rooms and 12 bathrooms.

Building Lot: 6500 m2
 Building Size/Area under roof: 1615 m2
 Building useable space: 2437 m2
 Elevator: Yes (Kone)

For investors:

The Wine Mansion is a perfect pillar of a project concept for a highly profitable hotel business. We held discussions and interviews with industry players to develop proforma data to review the market potential and competitive situation.

Have we piqued your interest?

Then please contact us for further information such as pictures, plans and possible viewing appointments.

price:	€ 5,500,000.-
Revenue:	€ 394,900.-
Buyer's comm.:	4% plus 27% VAT

Guest rooms:	9
Plot area:	approx. 100,000.00 m ²
Effective area:	approx. 2,437.00 m ²

Air conditioning: preinstalled;**Location:** Green location, sunny location;**Features:** Fully accessible, with a cellar, New building



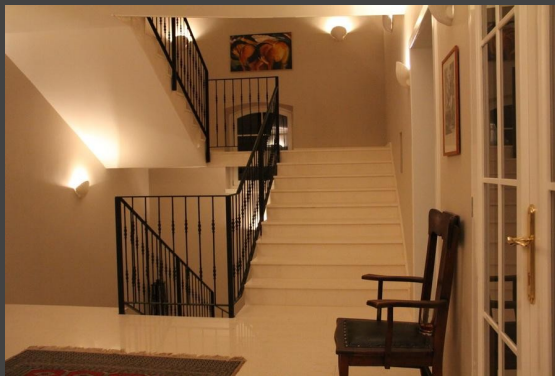


















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