

CONTACT

Robert Hauer

Mobile : +43 680 440 1352
 e-mail : robert.hauer@immotrading.at
 company : ImmoTrading GmbH
 address : 1010 Wien, Kärntner Ring 5-7
[More objects from this agent](#)



BASIC DATA

object number: **3056/1072**
 object type: **Accommodation**
 state: **Nyugat-Dunántúl**
 address: **8380 Hévíz**
 price: **€ 1,630,160.-**
 Guest rooms: **12**

DESCRIPTION

FORTUNA HOTEL HÉVIZ

Villa Fortuna is located in the residential area of Hévíz on the corner of Hunyadi and Fortuna streets on 1022 m².
 The orientation of the villa is east - south - west with a view of Lake Balaton, Cserszegtömaj and Hévíz. 700m from the seaside resort.

The building has five apartments with separate entrances and three studios, a breakfast and drinks bar as well as a reception and a 98 m² apartment. Ideal for 30 people.
 Total usable area: 600 m²

Location of the premises:

On the ground floor:

- an apartment / bedroom with living-dining area, kitchen blocks, shower with toilet and terrace, garden connection / 45m².
- 2 treatment rooms / massage /,
- Whirlpool with sauna, relaxation area
- breakfast room - drinks bar reception / seats 50 /,
- kitchen, warehouses,
- 1 staff room
- boiler room, laundry room.

On the first floor:

- 2 apartments / 1 one and a half bedrooms and 1 2 bedrooms /,
- Apartment / living-dining room, kitchen, hall, 2 bedrooms, 2 bathrooms, terrace.

In the attic:

- 3 studio apartments / rooms with kitchenette, shower and toilet, balcony /,
- 2 apartments / 1 1 bedroom and 1 2 bedrooms.

In the apartments resp. Studio apartments, equipped kitchenette, TV and safe. Each room has a terrace or a balcony.

Villa Fortuna was built and renovated and renovated between 1996 and 2005.

2014 air conditioning was installed.

External insulation and facade plaster in spring 2015.

2016 terraces, balconies, cladding

2017 Main entrance stair cladding, bathroom with washbasin with mirror replacement.

2018 2 bathrooms complete with cladding replacement and all others with washbasin with mirror cabinet.

Construction materials used:

- Structure: Ytong brick, monolithic and reinforced concrete beam with slab,
- Bowl: Beavertail pot,
- Insulation: loft wool, - on the north side Heratekta 80 mm
- Doors and windows: doors and windows made of plastic from Kömmerling and Panorama,
- Interior doors: interior doors made of wood veneer,
- Coverings: granite, ceramic, wood and laminate

price: € 1,630,160.-

Buyer's comm.: 3% plus 20% VAT

Guest rooms: 12
Plot area: approx. 2,066.00 m²
Effective area: approx. 600.00 m²

noise: absolute quiet location
heating demand class: B
Energy class factor: A

Air conditioning: individual; **Location:** Green location; **Features:** sauna, fireplace, Fully accessible, safe, with a cellar; **Security:** alarm; **Public transport:** Bus













IMMOTRADING GMBH
Kärntner Ring 5-7, 1010 Vienna, Austria
+43 664 350 4000
office@immotrading.at

Imprint

CONTACT US:

Name *		
Street, House Nr.		
ZIP, city		
Phone *		
E-Mail *		