

**Siófok**

# Apartment with panoramic view of Lake Balaton in Siófok on the Silver Coast

**Property ID: HU26439708**



**PURCHASE PRICE: 325.000 EUR • LIVING SPACE: ca. 46 m<sup>2</sup> • ROOMS: 2**

**Property ID: HU26439708 - 8600 Siófok**

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## At a glance

Property ID	HU26439708	Purchase Price	325.000 EUR
Living Space	ca. 46 m <sup>2</sup>	Condition of property	Like new
Floor	2	Construction method	Solid
Rooms	2	Equipment	Guest WC
Bedrooms	1		
Bathrooms	1		
Year of construction	2023		
Type of parking	1 x Outdoor parking space, 15800 EUR (Sale)		

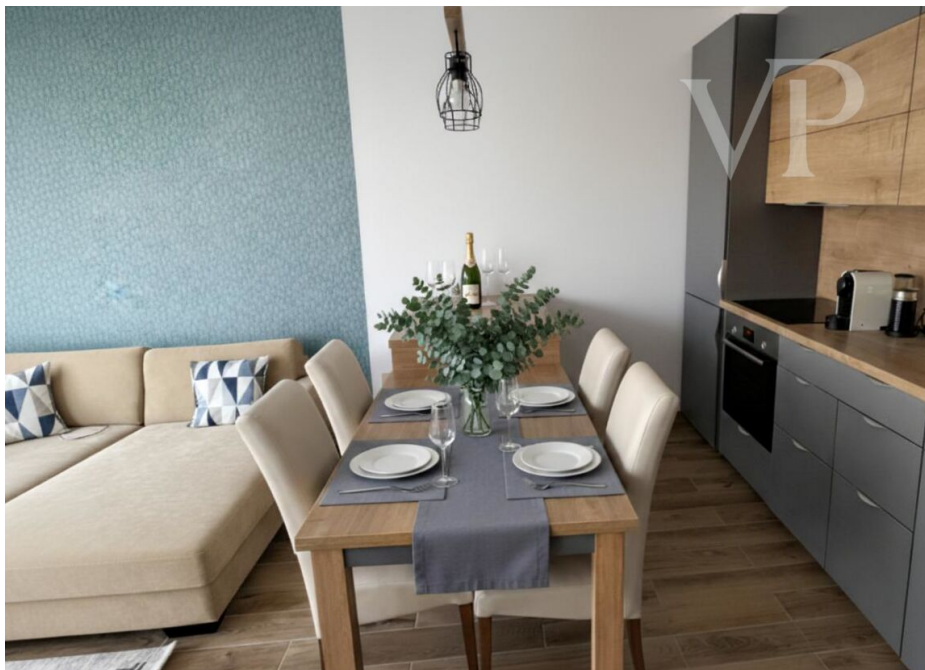
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## Energy Data

Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

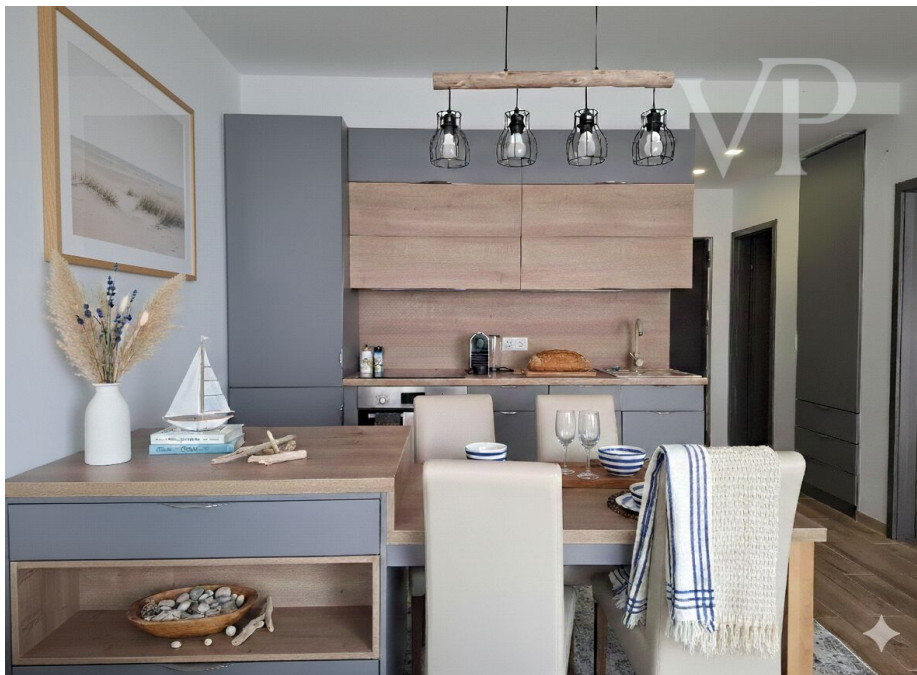
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## The property



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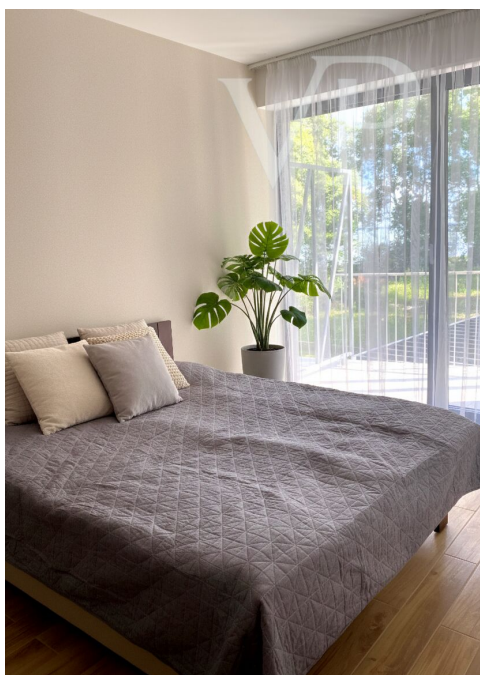
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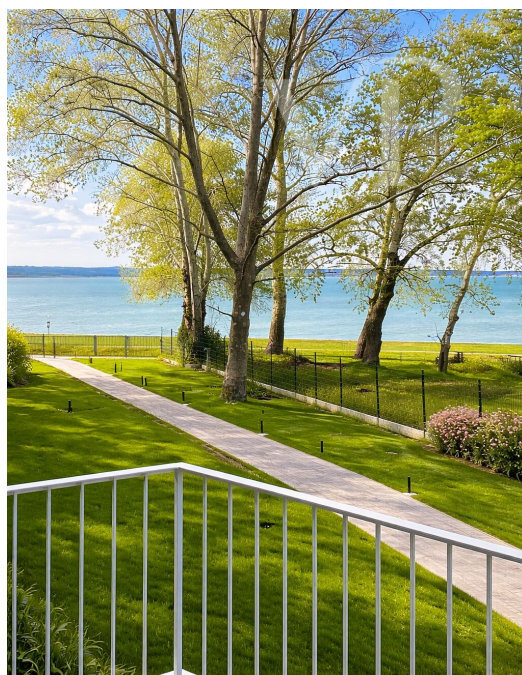
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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Apartment with panoramic view of Lake Balaton on the "Ezüstpart" of Siófok, with swimming pool and direct beach connection

We offer for sale a modern, well-arranged holiday apartment in a residential complex built in 2023, close to the waterfront, designed by Ybl Prize-winning architect. The well-maintained environment, the services of the residential complex and the direct exit to Lake Balaton together provide a real comfort for a carefree holiday on the Silver Coast.

The home

The 45 m<sup>2</sup> apartment has a 9 m<sup>2</sup> balcony, its distribution is practical and livable. The living room-kitchen-dining room, separate bedroom, bathroom with shower, separate toilet with hand wash, hallway and balcony make up the space.

The apartment can be accessed from an elegant glass-walled lift from a spacious corridor.

The beautiful, modern kitchen is equipped with appliances, dishwasher, sink, hob, fridge, built-in. The kitchen also has a dining area. From the living room there is a beautiful panoramic view of Lake Balaton, and from here you can also go directly to the balcony.

The large glass surfaces of the bedroom also open to Lake Balaton, the spacious wardrobe provides convenient storage. Thanks to the large glass surfaces, the interior is bright and the view of Lake Balaton is part of everyday life.

The bathroom has a walk-in shower, sink and washing machine.

### Quality and facilities

The building's unique design features a central heat pump system that provides cost-effective ceiling cooling and heating, which can be controlled room by room, even via a telephone application. Consumption is accounted for by individual meters. The high-quality windows and doors are fitted with electric shutters. Security is provided by a central alarm and fire alarm system.

### Security and alarm system

The residential complex is situated on a well-kept plot of land with a gardener. During the summer season, a heated swimming pool is available in the garden. SUP storage facilities are available in the garden.

A particular asset is the direct access to the promenade and the open beach, a particularly sought-after feature on the Silver Coast.

### Location and access

Access from Budapest via the M7 motorway is quick and convenient. The train station, shops and restaurants are within walking distance, making it easy to organise everyday use and spending.

### Use and investment

The property is classified as residential, so it is suitable for winter-summer, even for residential use. It is a good choice for both short and long term rentals, with panoramic views of Lake Balaton and beach access, in a strong demand environment.

Price: 114.000.000 Ft (cca. 300.000 EUR)

### Storage, parking

The property includes an on-site storage and 1 surface parking space, to be purchased separately:

- Storage: 3.500.000 Ft -in addition to the purchase price
- Surface parking: HUF 6.000.000 in addition to the purchase price

Total price cca. 325.000 EUR

Come and see it in person! It is ready to move in!

This is the apartment on Lake Balaton where you can spend your holiday already  
this spring - summer!

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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