

Balatonudvari – Zala

# Direct Waterfront Residence in an Exclusive Gated Community – North Shore of Lake Balaton

*Property ID: HU26439711*



**PURCHASE PRICE: 2.000.000 EUR**

Property ID: HU26439711 - 8243 Balatonudvari – Zala

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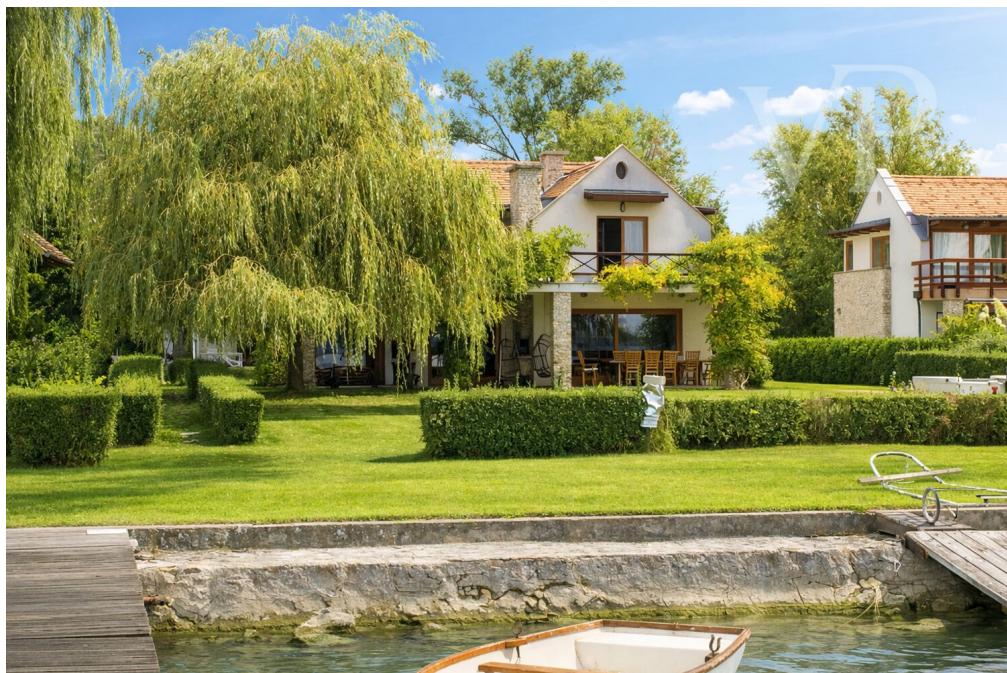
**Property ID: HU26439711 - 8243 Balatonudvari – Zala**

## At a glance

Property ID	HU26439711	Purchase Price	2.000.000 EUR
Year of construction	2003	Condition of property	Well-maintained
		Equipment	Terrace

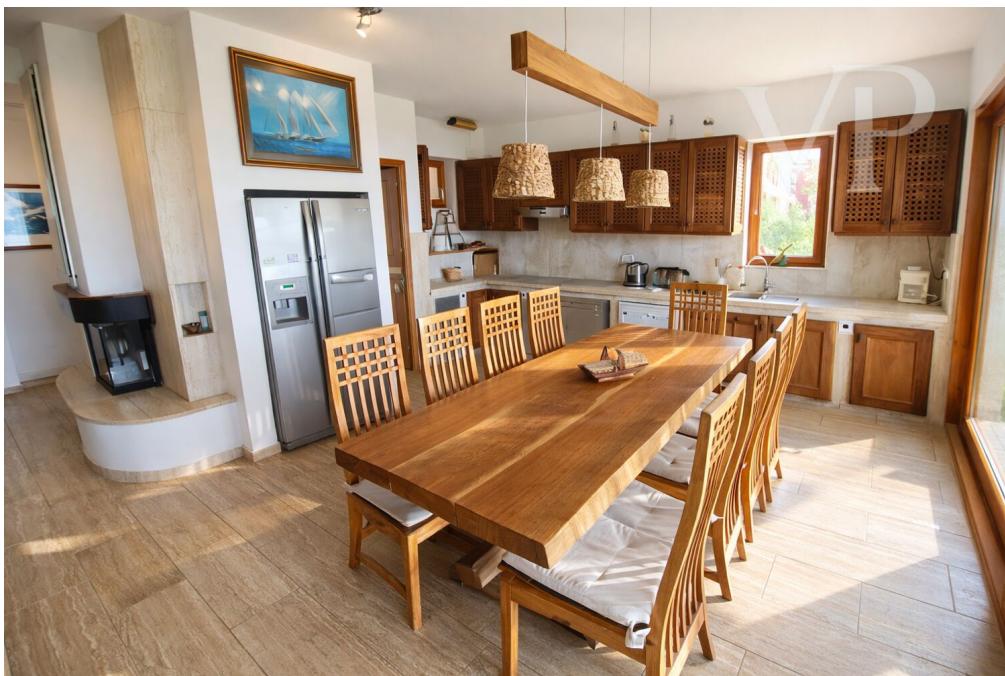
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## The property



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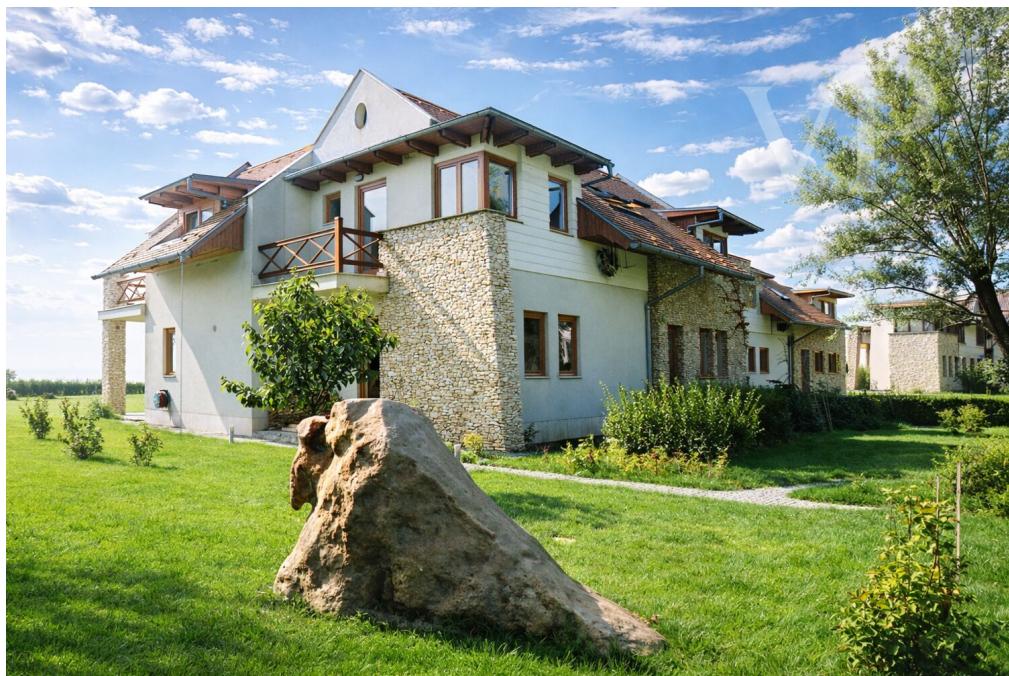
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## A first impression

Exclusively from our office

Direct Waterfront Residence in an Exclusive Gated Community - North Shore of Lake Balaton

We are pleased to offer a premier 200 sqm residence set on an expansive 1,400 sqm plot, located directly on the shores of Lake Balaton. Situated within a fully gated, access-controlled luxury estate, this property combines the freedom of private waterfront living with the security and convenience of professional management and maintenance services.

### The Prestige of the Villa Park

The value of this property extends beyond its dimensions, rooted in its sustainable and strictly regulated environment:

- Elite Community: The gated nature and high entry threshold ensure a refined, tranquil, and like-minded residential environment.
- Property Management & Maintenance: A dedicated on-site staff manages the continuous upkeep of common areas, the park, and the shoreline, relieving the owner of all operational responsibilities.
- Discretion and Security: The estate is protected by a professional security system and constant surveillance, minimizing external tourist presence. The community's private street lighting further enhances safety and exclusivity.

### Technical Features

- Living Space: An expansive living room complemented by 5 independent bedrooms and 3 bathrooms.
- Terrace System: Two 50 sqm terraces offering direct views of Lake Balaton from both the ground floor and first floor perspectives
- Parking: Private parking reserved for 3 vehicles.

### Private Infrastructure and Waterfront

- Private Shoreline and Pier: Direct, exclusive access to the water.
- Sailing Marina: An exclusive, licensed mooring facility providing immediate access for deep-water navigation.
- Manicured Environment: A harmonious balance between architectural elegance and the natural shoreline, maintained by permanent landscaping services.
- Coastal Protection: A professional shoreline protection system (revetment) ensures the long-term integrity of the private waterfront segment.

**Investment Potential**

Properties on the North Shore of Lake Balaton featuring a private marina and professional management are exceptionally rare. The robust infrastructural background of the villa park and the high level of security guarantee long-term value retention and prestige.

Floor plans and additional photos are available upon request via email.

**PLEASE NOTE:** Viewing is by prior telephone appointment only.

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Budapest

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