

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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## At a glance

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

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## The property



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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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