

**Balatonfüred**

# Investment opportunity near Lake Balaton. Smart guesthouse for sale, 10 minutes from the beach in Balatonfüred.

**Property ID: HU26439791**



**PURCHASE PRICE: 1.650.000 EUR • LIVING SPACE: ca. 700 m<sup>2</sup> • ROOMS: 20 • LAND AREA: 1.069 m<sup>2</sup>**

**Property ID: HU26439791 - 8230 Balatonfüred**

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## At a glance

|                        |                                   |                              |                              |
|------------------------|-----------------------------------|------------------------------|------------------------------|
| <b>Property ID</b>     | <b>HU26439791</b>                 | <b>Purchase Price</b>        | <b>1.650.000 EUR</b>         |
| <b>Living Space</b>    | <b>ca. 700 m<sup>2</sup></b>      | <b>Total Space</b>           | <b>ca. 743 m<sup>2</sup></b> |
| <b>Rooms</b>           | <b>20</b>                         | <b>Condition of property</b> | <b>Completely renovated</b>  |
| <b>Bedrooms</b>        | <b>17</b>                         | <b>Equipment</b>             | <b>Terrace</b>               |
| <b>Bathrooms</b>       | <b>14</b>                         |                              |                              |
| <b>Type of parking</b> | <b>14 x Outdoor parking space</b> |                              |                              |

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## Energy Data

|                    |   |                         |    |
|--------------------|---|-------------------------|----|
| Energy Source      | Electro   | Energy efficiency class | A+ |
| Energy information | At the time of preparing the document, no energy certificate was available. |                         |    |

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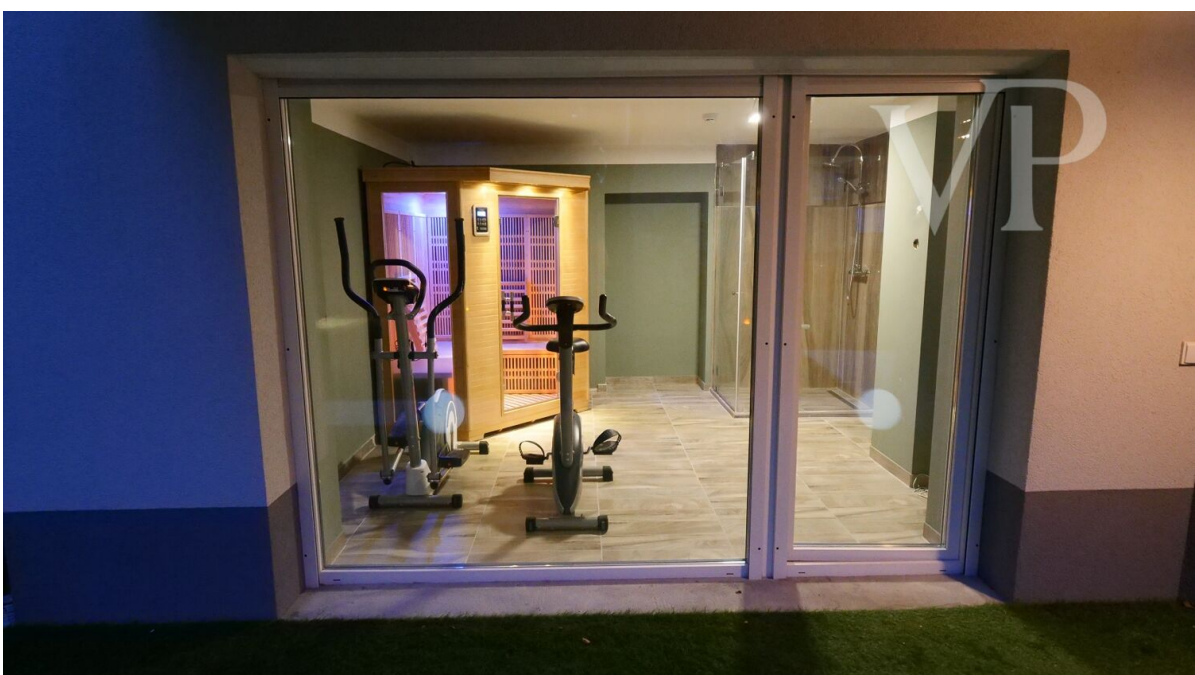
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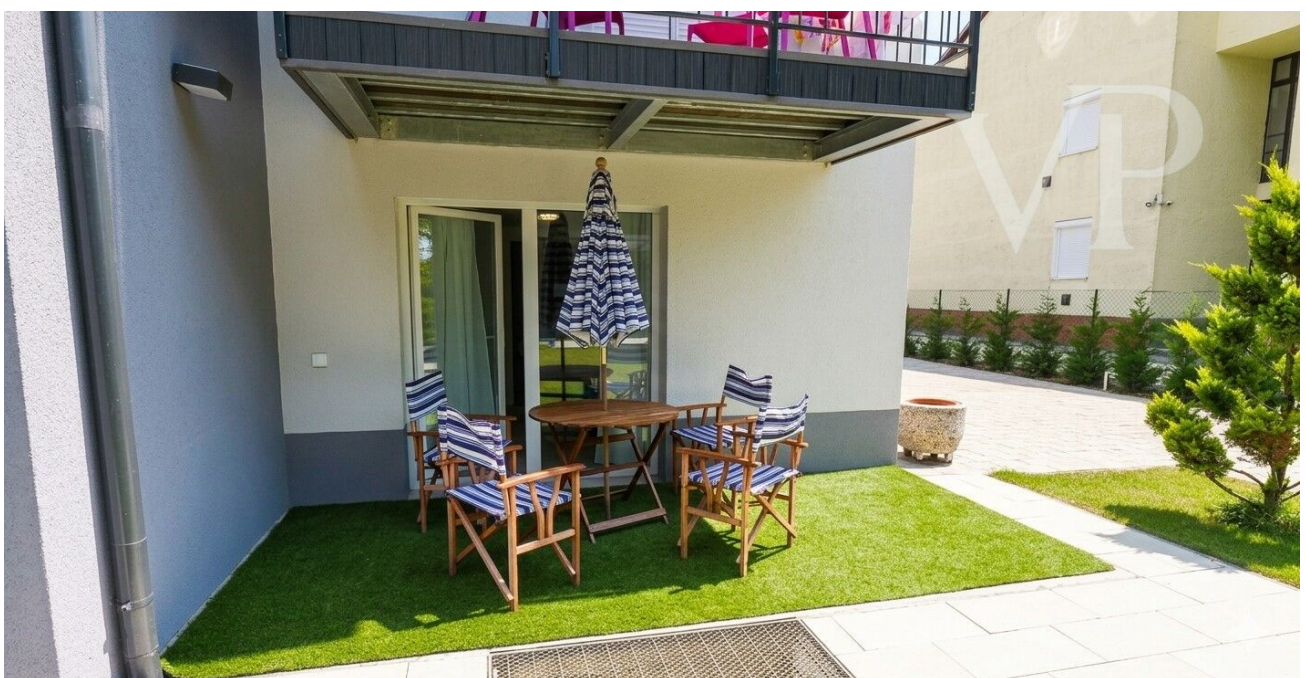
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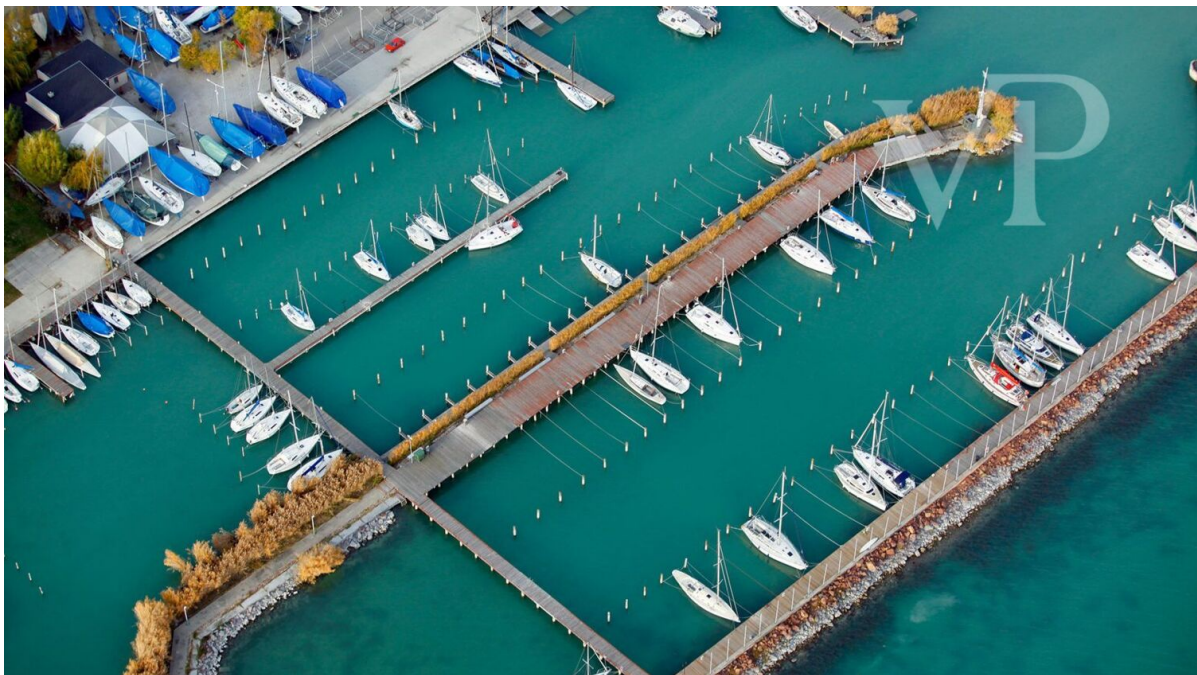
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## **A first impression**

We offer for sale a modern, "smart" hotel in one of the most popular, panoramic streets of Balatonfüred, only 10 minutes walk from the Esterházy beach, close to the waterfront.

Every detail of the property is designed for the comfort and satisfaction of the guests, with premium quality finishes. The hotel is currently operating successfully, with a stable, returning guest base, excellent reviews, its own website and community presence.

This well-established tourism business, which can be continued immediately, is an ideal choice for family businesses, couples or investors looking to take over and develop a well-established system.

The smart hotel system significantly simplifies day-to-day operations while offering cost-effective solutions:

Remotely controllable doors, gates, and heating—even from a mobile phone

Optimized energy consumption: heating and cooling can always be adjusted to current needs, resulting in significant savings

Simpler operation requiring less on-site staff and more transparent daily operations

Quick and flexible response: the system can be controlled remotely in real time (e.g., access control, temperature regulation)

Thanks to smart solutions, the property not only offers a modern guest experience but also ensures predictable, efficient, and easily manageable operations for the owner in the long term.

Key features and specifications:

The building has undergone a complete renovation in 2020 (water, electricity, sewerage and heating system, 25 cm thermal insulation).

14 + 3 bedrooms, 3 floors, smart house on a plot of more than 1000 m<sup>2</sup> in a waterfront area of Balatonfüred.

220 m<sup>2</sup> of floor space per level, total 743 m<sup>2</sup> (including balconies and basement)

9 balconies (43 m<sup>2</sup>), cellar: 40 m<sup>2</sup>

Distribution of premises:

Basement: boiler room, laundry room, storage room, ironing room

Ground floor: 2 apartments (1 room and 2 rooms), kitchen, breakfast/event room for 15-25 people, sauna and wellness area, reception, office, guest toilet

1st floor: 5 rooms with balconies (3 single, 2 double), common kitchenette

2nd floor: 7 rooms (4 with balcony)

All rooms have private bathroom, mini-fridge, air conditioning, TV, safe and hairdryer. Comfort is ensured by heavy-duty beds and quality mattresses. TV channels available in more than 8 languages cater to international guests.

**Extras and facilities**

**Zero overheads:**

**43 solar panels provide annual electricity supply**

**2 16 kW air-source heat pumps for heating**

**Smart system: card rooms, remote control of doors, gates and heating**

**Individual LED mood lighting in all rooms**

**8 camera security system, full WiFi coverage**

**Garden and outdoor amenities:**

**Pavilion and covered summer kitchen**

**Automatic irrigation system with drilled well**

**Bicycle storage**

**14 enclosed parking spaces**

**2 electric car chargers**

**The property is unencumbered and is currently used as a private residence with continuous occupancy.**

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## Contact partner

**For further information, please contact your contact person:**

**VON POLL REAL ESTATE Budapest**

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