

**Zamárdi-Felső**

# An exclusive gem on the southern shore of Lake Balaton!

**Property ID: HU26439845**



**PURCHASE PRICE: 1.025.000 EUR • LIVING SPACE: ca. 200 m<sup>2</sup> • ROOMS: 5**

**Property ID: HU26439845 - 8621 Zamárdi-Felső**

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## At a glance

<b>Property ID</b>	<b>HU26439845</b>
<b>Living Space</b>	<b>ca. 200 m<sup>2</sup></b>
<b>Rooms</b>	<b>5</b>
<b>Bedrooms</b>	<b>4</b>
<b>Bathrooms</b>	<b>3</b>
<b>Year of construction</b>	<b>2026</b>
<b>Type of parking</b>	<b>1 x Outdoor parking space</b>

<b>Purchase Price</b>	<b>1.025.000 EUR</b>
<b>House</b>	<b>Single-family house / Detached house</b>
<b>Condition of property</b>	<b>First occupancy</b>
<b>Equipment</b>	<b>Terrace, Guest WC</b>

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## Energy Data

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

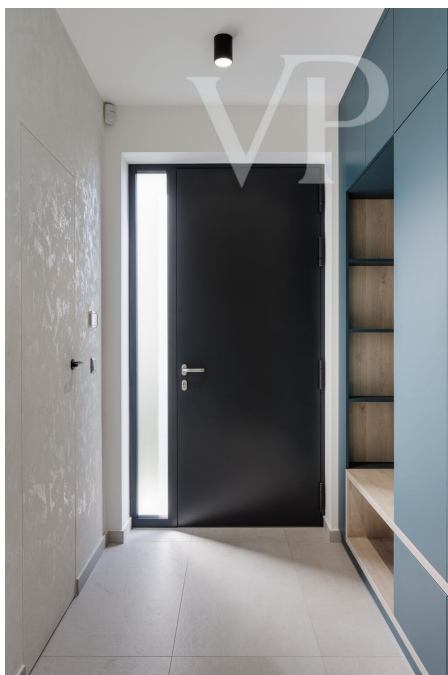
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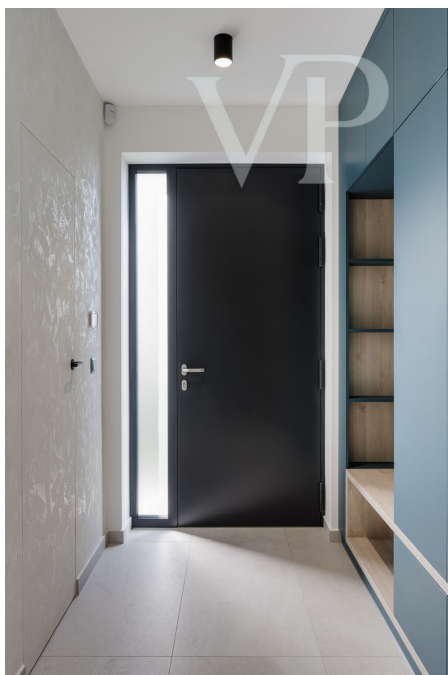
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## A first impression

An exclusive gem on the southern shore of Lake Balaton!

On the southern shore of Lake Balaton, just a few minutes walk from the waterfront, just 50 minutes from Budapest, we offer this newly built luxury villa, ready for immediate occupation. The property's clean, modern architectural concept exudes timeless elegance, while offering premium quality and comfort in every detail.

The two-storey home is located in a family-friendly, tranquil environment, where high quality engineering and unique interior design are harmoniously combined. On the ground floor there is a guest bedroom, a guest bathroom and a mechanical room with a practical space for a washing and drying machine. The entrance hall is distinguished by an exclusive Italian OIKOS design plasterwork, elegantly blended with hidden wallpaper doors.

The upstairs is accessed by a custom-built steel-framed staircase with oak panelling, glass balustrade and spectacular back-lit natural stone tile. Upstairs are three bedrooms, including a master bedroom with private en-suite bathroom. The spacious family bathroom has a free-standing bath and built-in shower. Thanks to the special design of the bath, you can admire the stars of the Lake Balaton sky through the skylights.

Comfort is guaranteed in all seasons: a modern heat pump system with ceiling heating in summer and underfloor heating in winter ensures ideal temperatures. Each room is equipped with a remote-controlled thermostat that can be regulated separately. The property is equipped with alarm and camera systems.

Thanks to its favourable orientation and large glass surfaces, the house is bathed in natural light all day long. Raised ceilings further enhance the sense of space, while motorised aluminium shutters provide shading. Outstanding energy efficiency is ensured by a 20 cm thick façade and 30 cm thick rock wool roof insulation.

The central space of the living room and kitchen is connected to the garden through a sliding door of almost 3 m, which makes it almost a single, coherent living space. All the furnishings are custom-designed, premium quality furniture, perfectly in keeping with the character of the property.

The wellness experience is completed by a panoramic Finnish sauna, which provides comfortable relaxation for five people at a time. The carefully designed garden is a true private oasis: a barbecue area, a relaxation area with motorised pergola and a 3 x 5.5 m

swimming pool, heated and cooled by its own heat pump.

The automatic irrigation system is supplied with water from a drilled well. The garden is surrounded by a laurel hedge and features ambient lighting, decorative frontal lights and illuminated vegetation, which can be controlled remotely and on a timer.

The courtyard driveway, accessed via a motorised gate, provides space for one car and an electric car charging station is also available.

Asking price: HUF 350 million + VAT

350.000 €.

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## Contact partner

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

**VON POLL REAL ESTATE Budapest**

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