



44024 Business project



Price 2489 500 000 Ft

House area 0 m²

Lot size 690000 m²

Features

- Balaton panorama
- Balaton property
- Commercial properties
- Golf court nearby
- Near lake
- Panoramic view
- Property with privacy
- Shopping area nearby
- Yacht Club nearby

From Lake Balaton 0 km, 0 min.

From Spa Héviz 14,3 km, 20 min.

Energy efficiency

On the shoreline of lake Balaton there is a 18-hole golf course for sale (9 holes are already finished and are now operating). It can be fulfilled other real estate improvements on the territory as well, for example building a harbor for sailing boats next to the shoreline. There is picturesque surrounding, you can enjoy the beautiful view from the golf course to the lake. This is an unique investment opportunity! The golf course together with the territory of the beach has an approximate area of 69 ha, while the KUNÉP-building has got 1 ha area. The golf course and the recreational area can be separated in several different areas - with different parcel numbers. 10% of the total land area can be built-in. The integrity of the several areas are various. The building of 48 houses is allowed in the resort, but the number of buildings is not maximalised, the average built-in percent (%) is required. At the moment only so many houses can be built into the area for which there is a living permission. By modifying the settlement planning plan, you can build-in a different area and more buildings as well. According to the current state, 10% of the building sites with small houses can be built-in, in the area of construction of KUNÉP-building and club house it means 15%. Currently, the golf course is not allowed to build-in. (The available integrity for real-estate planning due to the modification plan is the following: 20% for building in the land of the small houses, 30% in